

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre
on Tuesday 26 February 2019 at 7:45 pm**

Present: *Councillors: T. Barker (Chairman); D. Bragg; J. Cheng; M. Forrer;
D. Fradley; D. Mills; S. Rahmouni; M. Walker; P. Wicks*

Officer present: *L. Matthews, Committee Officer*

Also present: *Councillor K. Baker
7 members of public*

178. **APOLOGIES**

Apologies for absence were received from Councillors B. Franklin and J. MacNaught.

179. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

180. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 29 JANUARY 2019**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 29 January 2019 be approved and signed by the Chairman as a true and accurate record.

181. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

- ◆ To forward comments to the planning authority as detailed in **Appendix A**.

182. **PLANNING DECISIONS**

RESOLVED:

- ◆ To note information on decision notices received from the planning authority since the last meeting, as given in the agenda.

183. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 190313.
Location: 32 Armstrong Way, Woodley, RG5 4NW.
Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.8m, for which the maximum height would be 2.8m and the height of the eaves 2.4m.

184. **COMMUNITY SPEEDWATCH UPDATE**

The Chairman informed Members that the data logger was currently deployed in Woodlands Avenue opposite The Birches Care Home.

185. **WOKINGHAM BOROUGH COUNCIL LOCAL PLAN UPDATE:
HOMES FOR THE FUTURE CONSULTATION**

As agreed at the previous meeting (Planning Committee, 29 January 2019, minute number 171), Councillors Barker, Bragg and Walker had met to consider a response to the Homes for the Future consultation, which forms part of the Wokingham Borough Council Local Plan update, and the proposed response had been circulated to the Committee for confirmation.

Members noted the submitted response to the Wokingham Borough Council Homes for the Future consultation as provided in the agenda.

186. **ROYAL BERKSHIRE FIRE AUTHORITY BUDGET AND COUNCIL TAX
CONSULTATION 2019/20**

Correspondence had been received from the Royal Berkshire Fire Authority regarding proposed increases to the council tax in 2019/20 and subsequent years. Members had been notified of the proposals ahead of the meeting, and comments requested, as a response was required by 20 February 2019.

Members noted that a response had been sent to the Royal Berkshire Fire Authority Budget and Council Tax consultation 2019/20 stating that the Town Council had no objection to the proposed increase of £1.92 in the council tax for 2019/20, but felt that the proposed increase of up to £5 per year in subsequent years should be resisted, and suggested that the increase be raised by £1 each year until the cap of £5 increase per year was reached.

187. **WOKINGHAM HIGHWAYS ALLIANCE: CONTRACT LAUNCH**

Members noted that Wokingham Borough Council had awarded new highways term contracts to WSP and VolkerHighways, with effect from 1 April 2019.

RESOLVED:

- ◆ That the Town Council would not send any representatives to the contract launch event on 18 March 2018 as no Committee members were available to attend.

188. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

189. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

190. **EXCLUSION OF PUBLIC AND PRESS**

RESOLVED:

- ◆ That in view of the confidential nature of the business about to be transacted in relation to legal matters, it was advisable in the public interest that the public and press were temporarily excluded and asked to withdraw for the following agenda item.

191. **ENFORCEMENT ISSUES**

The Chairman informed Members that no enforcement notifications had been received since the last meeting.

The meeting closed at 9:00 pm

Woodley Town Council

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Date :- 27/02/2019

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
Approved on the following applications;			
182616	12/02/2019	Mr Adam Whiting	24 Western Avenue Western Avenue Woodley RG5 3BH
Proposal : Householder application for the proposed erection of a brick built shed, summer house and garden wall following demolition of existing sheds to the rear of the property.			
Observations : No objections.			
190072	29/01/2019	Mr & Mrs H Gill	45 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4AP
Proposal : Householder application for the proposed erection of first floor side extension to existing dwelling.			
Observations : No objections.			
190108	18/02/2019	Mr Andy Hopping	2 Rothwell Gardens Rothwell Gardens Woodley RG5 4TJ
Proposal : Householder application for the proposed erection of a part two storey rear and part single storey side and rear extensions to dwelling.			
Observations : One letter of concern had been received for this application.			
The Committee had no objections to the proposal, but asked that the neighbour's concerns about loss of privacy be taken into account.			
190144	25/01/2019	Mr & Mrs M Iqbal	8 Butts Hill Road Butts Hill Road Woodley RG5 4NH
Proposal : Householder application for the proposed creation of a new "in and out" driveway with new front entrance gates on brick piers and a new dropped kerb.			
Observations : No objections.			
190151	30/01/2019	Mr Richard Alexander	Woodley Library Headley Road Woodley RG5 4JA
Proposal : Full application for the replacement of entrance fenestration, including new access doors and associated external works.			
Observations : No objections.			

Date :- 27/02/2019

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
190194	28/01/2019	Ms J Moulton	1 South Lake Crescent South Lake Crescent Woodley RG5 3QW
Proposal : Householder application for the proposed erection of a single storey front extension and single storey side extension with changes to fenestration following removal of cement side roof.			
Observations : No objections.			
190203	25/01/2019	Mr & Mrs Roberts	88 Haddon Drive Haddon Drive Woodley RG5 4LT
Proposal : Householder application for the proposed erection of a single storey side/rear extension, conversion of existing loft to create additional habitable accommodation with a rear facing dormer extension and installation of 2 No. roof lights.			
Observations : No objections.			
190213	05/02/2019	Mr Daniel Clifton	75 Arundel Road Arundel Road Woodley RG5 4JR
Proposal : Householder application for the proposed erection of two storey and single storey extension, conversion of garage into habitable accommodation and single storey front extension with open tiled canopy across, plus changes to side fenestration.			
Observations : No objections.			
190217	08/02/2019	Mr King	14 Rowan Drive Rowan Drive Woodley RG5 4LW
Proposal : Householder application for proposed erection of part two storey rear extension, part single storey rear extension following demolition of existing conservatory, reduction of existing double garage, plus internal alterations and changes to fenestration.			
Observations : No objections.			
190218	01/02/2019	Ms Victoria Edwards	4 Keats Close Keats Close Woodley RG5 3QF
Proposal : Householder application for proposed erection of a single storey rear extension following demolition of existing conservatory, and conversion of garage into habitable accommodation, including raising height of existing garage roof.			
Observations : One letter of concern had been received for this application.			
The Committee considered the proposal and had no objections to the application.			

Date :- 27/02/2019

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
190298	04/02/2019	Mrs Safina Shahin	18 Gemini Road Gemini Road Woodley RG5 4TF
Proposal : Householder application for the proposed erection of single storey rear extension to existing dwelling, plus changes to fenestration.			
Observations : No objections.			
190344	19/02/2019	Mr Adam Gee	5 Wilmington Close Wilmington Close Woodley RG5 4LR
Proposal : Application to vary condition 2 of planning consent 181744 for the proposed erection of part single, part two storey side/rear extension to dwelling following the demolition of existing garage. Condition 2 relates to approved details to make changes to the roof.			
Observations : No objections.			
190350	20/02/2019	Mrs Hannan	40 Ravensbourne Drive Ravensbourne Drive Woodley RG5 4LJ
Proposal : Householder application for the erection of a glass canopy with clear laminated glass and aluminium powder coated posts and profiles to the rear of the property.			
Observations : No objections.			

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Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
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Refused on the following applications;**190037**

04/02/2019

Mr Craig Christian

64 Headley Road
Headley Road
Woodley
RG5 4JE

Proposal : Householder application for proposed erection of single storey rear extension and conversion of existing loft space to provide habitable accommodation plus erection of a side dormer extension and internal alterations.

Observations : Two residents were present at the meeting to voice their concerns about this application.

After listening to the residents' views, the Committee considered the proposal and recommended that the application be refused on the following grounds:

- The drawings are inconsistent. The proposed elevations and the proposed first floor plan are conflicting.
- The proposed large flat roof dormer is out of character with the street scene.

The Committee noted that construction had already commenced without planning permission and planning permission had not been granted for the dormer that was now already in existence.

190254

08/02/2019

Mr T Miller

39 Selsdon Avenue
Selsdon Avenue
Woodley
RG5 4PQ

Proposal : Householder application for the proposed erection of a single storey side and single storey rear extension also raising the roof for a loft conversion including two dormers and three rooflights, following demolition of existing garage to create habitable accommodation.

Observations : The Committee recommended that this application be refused on the following grounds:

- Overlooking of the neighbours to the side and the rear.
- Even though the dormers have been reduced in size from the previous proposal, they are still disproportionately large.

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Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
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Concerns on the following applications;**190146**

28/01/2019

Mr E Holmes

4 Harris Close
Harris Close
Woodley
RG5 4XH

Proposal : Householder application for the proposed erection of a single storey rear extension and a two storey side extension and dormer to existing dwelling following the demolition of existing conservatory and garage to create habitable accommodation.

Observations : Two residents were present at the meeting to voice their concerns about this application.

After listening to the residents' views, the Committee considered the application and had the following concerns:

- The proposed extension will change the street scene in this small spur off Harris Close.
- There is already very limited parking in this part of Harris Close and in order to compensate for the loss of parking spaces that would be caused by the proposed extension, the applicant seems to be proposing to pave over the front garden, which will alter the street scene even more.
- In order to maintain a reasonable gap between No.4 and No.5 Harris Close, any extension to No.4 should not extend closer than 1m from the shared boundary, and in order to achieve this the extension should be set back further from the front wall of No.4.

190352

19/02/2019

Unknown

Unit 5, E Reading Retail Centr
Shepherds Hill
Woodley
RG6 1FE

Proposal : Full application for the proposed change of use from retail to Sui Generis (Tanning Salon).

Observations : The Committee had no objections to this proposal, but had concerns about possible parking problems. If this became a successful business, parking could be required for up to 4 staff members and 13 customers.