

**Minutes of a Meeting of the Plans Committee held at the Oakwood Centre
on Tuesday 26 July 2016 at 7:45 pm**

Present: *Councillors: T. Barker (Chairman); S. Brindley; J. Cheng; R. Dolinski;
B. Franklin; J. MacNaught; D. Mills; S. Rahmouni; M. Walker; P. Wicks*

Also present: *Councillor K. Baker
8 members of the public*

Officer present: *L. Matthews, Committee Officer*

63. **APOLOGIES**

Apologies for absence were received from Councillor M. Forrer.

64. **DECLARATIONS OF INTEREST**

Councillor T. Barker – Prejudicial interest: Agenda item 5, planning application 161858: 61-63 Crockhamwell Road, as he knows the owner of the property.
Councillor Barker took no part in the discussion or decision on this application.

65. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 5 JULY 2016**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 5 July 2016 be approved and signed by the Chairman as a true and accurate record.

66. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

67. **PLANNING DECISIONS**

RESOLVED:

- ◆ To note information on decision notices received from the planning authority since the last meeting. (**Appendix B**)

68. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 161930
Location: Loddon Vale House, Hurricane Way, Woodley, RG5 4UX.
Proposal: Application for the prior approval for the proposed change of use from existing offices (Use class B1) to 12 self contained residential flats (Use class C3).

69. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note the following:

TPO 3/1951: 68 Hazel Drive, Woodley, RG5 3SA.
Consent for the selective pruning of a beech.

70. **BUDGETARY CONTROL**

RESOLVED:

- ◆ To note Report No. P 4/16.

71. **HIGHWAYS**

Road Works/Street Works Major Projects Co-ordination meeting

Members noted the minutes of the Wokingham Borough Council Road Works/Street Works Major Projects Co-ordination meeting held on 28 June 2016.

72. **PERFORMING RIGHTS SOCIETY TARIFFS CONSULTATION**

Councillor Barker presented Report No. P 5/16.

Members noted that under the proposed new Performing Rights Society (PRS) tariff system most of the relevant activities in the Town Council's premises would continue to be charged in the same way as before, but were disappointed that there would be increased charges at the Oakwood Centre due to the introduction of a background music charge.

RESOLVED:

- ◆ To note Report No. P 5/16.
- ◆ To send a "no comment" response to the PRS Tariffs consultation, but for the response to note that the proposals would result in a significant percentage increase to the overall licence fee paid by the Council.

73. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Me2 Club Newsletter – July 2016*

74. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

75. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

The following two items were received from Wokingham Borough Council after the agenda had been published.

76. **WOKINGHAM BOROUGH COUNCIL CONSULTATION: SUSTAINABLE DRAINAGE SYSTEM STRATEGY**

Members noted the information from Wokingham Borough Council regarding the consultation on its plans for Sustainable Drainage Systems (SuDS) to manage flood risk and

improve water quality and biodiversity across the borough, for which responses were required by 16 September 2016.

RESOLVED:

- ◆ That Councillor Barker would review the consultation document and report back to Members at the next meeting of the Planning Committee, on 23 August 2016, so that a response could be agreed.

77. **WOKINGHAM BOROUGH COUNCIL'S STRATEGIC DEVELOPMENT LOCATION (SDL) COMMUNITY FORUM REVIEW**

Members noted that Wokingham Borough Council was reviewing the format of the SDL Community Forums, which had been set up four years earlier to keep residents informed about the housing growth within the borough.

78. **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.

79. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of six ongoing enforcement matters.

The meeting closed at 9:05 pm

Chairman

Woodley Town Council

Date :- 27/07/2016

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
Approved on the following applications;				
161666	14/07/2016	Graham Vaughan	Unknown	Unit 21 Suttons Park Avenue Earley RG6 1LA
Proposal : ADJOINING PARISH CONSULTATION				
Full application for demolition of existing industrial unit (Unit 21) and the erection of a retail supermarket (Class A1) and a Class A3/A5 drive through coffee shop/cafe together with new parking and landscaping.				
Observations : No comment.				
161758	06/07/2016	Dariusz Kusyk	Mr Martin Sutton	2 Mannock Way Mannock Way Woodley RG5 4XW
Proposal : Householder application for proposed partial conversion of existing garage to habitable accommodation plus changes to side fenestration.				
Observations : No objections.				
161826	06/07/2016	Stephen Thwaites	Mr T Grover	26 Marathon Close Marathon Close Woodley RG5 4UN
Proposal : Householder application for the proposed erection of a single storey front and rear extension to dwelling.				
Observations : No objections.				
161856	19/07/2016	Stefan Fludger	Mr Paul Preuth	19 Reading Road Reading Road Woodley RG5 3DA
Proposal : Householder application for proposed conversion of existing side flat roof to pitched roof.				
Observations : No objections.				
161858	19/07/2016	Mark Croucher	Prezzo plc	61 - 63 Crockhamwell Road Crockhamwell Road Woodley RG5 3JP
Proposal : Full planning application for the proposed change of use of basement and ground floor from retail (Class A1) to restaurant (Class A3); installation of new shopfront lobby plus installation of condenser units, extraction duct and enlarged grille on the rear elevation.				
Observations : The owner of the property was present at the meeting.				
The Committee considered the application and had no objections to the proposal.				

Date :- 27/07/2016

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
161875	19/07/2016	Katie Herrington	Ms Lijuan Chen	Units 1 & 6, E Reading Retail Shepherds Hill Woodley RG6 4BD
Proposal : Full application for proposed change of use from Class A1 (shops) to Class D2 (assembly and leisure) for Units 1 and 6 to open an Anytime Fitness gym operating on a 24 hours a day, 7 days a week basis.				
Observations : No objections.				
161880	13/07/2016	Stephen Thwaites	Mr M Mahendra	59 Malone Road Malone Road Woodley RG5 3NL
Proposal : Householder application for the proposed erection of a part single storey part two storey side extension, following the demolition of existing garage.				
Observations : Two residents were present at the meeting to discuss the proposal, but did not raise any objections.				
The Committee considered the application and had no objections to the proposal.				
161921	13/07/2016	Jemma Cox	Mr Page	33 Bingley Grove Bingley Grove Woodley RG5 4TT
Proposal : Householder application for proposed conversion of existing garage to habitable accommodation.				
Observations : No objections.				
161929	20/07/2016	Brett Beswetherick	Mr Akhtar Hussain	97 Howth Drive Howth Drive Woodley RG5 3DJ
Proposal : Application for a certificate of existing lawful development for a single storey rear extension to the dwelling.				
Observations : No objections.				
161958	15/07/2016	Brett Beswetherick	Mr Ryan & Miss Shepherd	100 Butts Hill Road Butts Hill Road Woodley RG5 4NR
Proposal : Householder application for the proposed erection of a part single storey, part two storey front extension to include the part conversion of existing garage and single storey rear extension.				
Observations : No objections.				
161959	13/07/2016	Christine Phillips	Mr Domonic Jackson	65 Lunds Farm Road Lunds Farm Road Woodley RG5 4PZ
Proposal : Householder application for the proposed erection of a single storey rear extension to form a conservatory.				
Observations : No objections.				

Date :- 27/07/2016

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
161980	21/07/2016	Brett Beswetherick	Mr Tim Potter	96 Haddon Drive Haddon Drive Woodley RG5 4LT
<p>Proposal : Householder application for the proposed erection of a single storey rear extension, single storey extension to existing garage and part 1st floor extension to dwelling.</p> <p>Observations : Two residents were present at the meeting, but did not raise any objections. The applicant was present at the meeting.</p> <p>The Committee considered the application and had no objections to the proposals.</p>				
161991	19/07/2016	Charlie Snell	Mr Sailesh Tailor	146 Howth Drive Howth Drive Woodley RG5 3DL
<p>Proposal : Householder application for the proposed erection of a single storey rear extension to dwelling.</p> <p>Observations : Two residents were present at the meeting to voice concerns about the possible future use of this property.</p> <p>The Committee had no objection to the proposed extension, but if permission is granted would like there to be a condition that the property must not be used as a house of multiple occupation.</p>				

Date :- 27/07/2016

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
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Concerns on the following applications;**161876**

19/07/2016	Stefan Fludger	Mr Sanjay Sankla	74 Crockhamwell Road Crockhamwell Road Woodley RG5 3LD
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Proposal : Householder application for the proposed erection of a part single part two storey front/side extension, to include conversion of garage to habitable accommodation with single storey extension to existing garage.

Observations : The Committee discussed the application and had the following concerns:

- The proposed extension is a significant increase in size and is not subservient to the existing property.
- A neighbour had previously reported drainage and flooding problems in the back gardens and these could be exacerbated by the extension.

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough CouncilMinute Ref

Thu 21 July 2016

District Ref

' C ' Contrary to District 'CD' Contrary Delegated
 ' D ' Delegated
 ' E ' Endorsed by District 'ED' Endorsed Delegated

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GRANTED PLANNING PERMISSIONS

E 160948	Approved	Greyholme
E 161147	Approved	130-134 Crockhamwell Road
E 161197	Approved	72 Reading Road
E 161216	Approved	57 Western Avenue
E 161224	Approved	88 Hearn Road
E 161278	Approved	150 Loddon Bridge Road
E 161304	Approved	4 Messenger Road
E 161306	Approved	46 Harvard Close
E 161325	Approved	21 Tiger Close
E 161348	Approved	58 Campbell Road
E 161387	Approved	37 Crockhamwell Road
E 161390	Approved	47 Colemans Moor Road
E 161404	Approved	The Chequers, 198 Crockhamwell
E 161426	Approved	The Chequers, 198 Crockhamwell
E 161472	Approved	113 Woodlands Avenue
E 161484	Approved	189 Faiwater Drive
E 161542	Approved	28 Wroxham Road

REFUSED PLANNING PERMISSIONS

C 161267	Refused	15 Reading Road
District COMMENT		Local COMMENT The applicant was present at the meeting. One letter of concern had been received.
		The Committee considered the application and had no objections to the proposals.

OTHER PLANNING DETAILS

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Minute Ref

Thu 21 July 2016

District Ref

' C ' Contrary to District 'CD' Contrary Delegated
' D ' Delegated
' E ' Endorsed by District 'ED' Endorsed Delegated

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161326

Withdrawn

146 Howth Drive