

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre
on Tuesday 27 February 2018 at 7:45 pm**

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

Also present: *1 member of the public
1 member of the press*

Officer present: *L. Matthews, Committee Officer*

179. **APOLOGIES**

Apologies for absence were received from Councillors S. Brindley, R. Dolinski, B. Franklin and D. Mills.

180. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

181. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 30 JANUARY 2018**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 30 January 2018 be approved and signed by the Chairman as a true and accurate record.

182. **CURRENT PLANNING APPLICATIONS**

Notification had been received from the planning authority that the documentation for application No. 180319, 66 Bruce Road, was invalid and the application had been removed from the list of applications to be determined. The application would be considered at a future meeting, following resubmission.

RESOLVED:

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

183. **PLANNING DECISIONS**

RESOLVED:

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

184. **OFFICE CONVERSION PRIOR NOTIFICATION**

RESOLVED:

- ◆ To note application 180184.
Location: 81-109 Crockhamwell Road, Woodley, RG5 3JP.
Proposal: Prior approval submission for the conversion of part of first floor of existing offices (Use Class B1(a)) to 8 No. residential units (Use Class C3).

185. **PLANNING APPEAL**

RESOLVED:

- ◆ To note the following appeal decision:
 - Application: 170364
 - Location: Land known as 7-10 The Parade, Brecon Road, Woodley, RG5 4PR.
 - Appeal details: Appeal against the refusal of planning permission for the construction of two semi-detached houses with associated parking, drainage and access.
 - Decision: The appeal was allowed and planning permission granted.

186. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note that Wokingham Borough Council had made the following Tree Preservation Orders:
 - a) TPO 1624/2018 – relating to 2 English oak trees on land at The Bulmershe School, Woodlands Avenue, Woodley.
This order took effect, on a provisional basis, from 31 January 2018 and would continue in force for 6 months or until the order was confirmed by Wokingham Borough Council.
 - b) TPO 1635/2018 – relating to 5 broad leaf trees on land at Woodley Park Estate, Reading Road, Woodley.
This order took effect, on a provisional basis, from 9 February 2018 and would continue in force for 6 months or until the order was confirmed by Wokingham Borough Council.

187. **COMMUNITY SPEED WATCH**

The Chairman informed Members that an order had been placed for the Sentinel speed detection unit. He reported that he had investigated the possibility of purchasing a speed indication unit that could be fixed to lampposts, but had discovered that the Wokingham Borough Council Highways Department would not allow these units to be attached to road signs, as they distracted drivers' attention from the signs. Lamppost mounted units that measured speed but did not indicate to drivers were being investigated.

The Chairman reported that Finchampstead Parish Council had invited Woodley Members to join them at the roadside to observe their speed detection equipment in operation. The Chairman had also been in contact with Thames Valley Police to discuss training arrangements for speed watch volunteers and police requirements for the operation of the equipment.

188. **WOKINGHAM BOROUGH COUNCIL SCHOOL CROSSING PATROL CONSULTATION**

As requested at the Planning Committee meeting held on 30 January (minute number 171), the response of the Town Council when the matter of school crossing patrollers was considered previously had been circulated to the Committee.

Members considered the current proposal that the remaining school crossing patrols should cease at the end of the current academic year (July 2018).

RESOLVED:

- ◆ To respond to the consultation saying that the Town Council had concerns about the loss of the school crossing patrols in all three of the locations in Woodley and looked forward to seeing the Borough Council's proposals for new pedestrian crossings.

189. **APPLICATION FOR PREMISES LICENCE: 1 ENGLEFIELD PLACE**

Members noted that notification had been received from Wokingham Borough Council of an application under the Licensing Act 2003 for a premises licence to permit the sale of alcohol at 1 Englefield Place, Earley, RG6 1FR. Although this location had an Earley postcode, it was located within the Woodley parish boundary.

The Town Council's comments on this application were required prior to the meeting and details of the application had therefore been circulated to the Committee and Members' views sought. No objections had been raised.

190. **APPLICATION FOR THE DESIGNATION OF ST NICHOLAS HURST PARISH AS A NEIGHBOURHOOD AREA**

Members noted that St Nicholas Hurst Parish Council had applied to have the area of St Nicholas Hurst Parish designated as a 'Neighbourhood Area' for the purposes of neighbourhood planning and that comments on the application had been requested by Wokingham Borough Council.

RESOLVED:

- ◆ To send a "no comment" response on the St Nicholas Hurst Parish Neighbourhood Area Designation application.

191. **CONTROLLED LOCALITY (RURALITY) DETERMINATION OF READING: NHS PHARMACEUTICAL REGULATIONS**

Members noted correspondence received from NHS England regarding a controlled locality determination for Reading and surrounding areas, in accordance with NHS pharmaceutical regulations, and seeking the views of the Town Council.

RESOLVED:

- ◆ To send a "no comment" response regarding the controlled locality determination for Reading and surrounding areas.

192. **BUS SERVICE 12**

Members noted the update from Wokingham Borough Council on the current situation regarding Bus Service 12, as given in the agenda. The Executive Council had approved funding for the service and the key principles for the service had been agreed, including the requirement that future tenders must include morning peak journeys. The tender documents would be sent out shortly, allowing bids to be assessed and an operator to be appointed to run the service from September 2018.

193. **WOODLEY AND NORTH EARLEY COMMUNITY FORUM**

Members noted the report of the Woodley and North Earley Community Forum held on 29 January 2018.

194. **INTRODUCTION OF FOOD WASTE COLLECTION**

Members noted the press release from Wokingham Borough Council regarding plans to introduce weekly food waste collections the following year.

195. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Thames Valley Environmental Records Office Newsletter – January 2018*
 - *JAC Newsletter – Autumn 2017*
 - *Launchpad Newsletter – February 2018*
 - *Community Council for Berkshire e-bulletin - February 2018*

196. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

197. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

198. **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.

199. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of six ongoing enforcement matters and two enforcement investigation closure notices.

The meeting closed at 8:55 pm

Chairman

Woodley Town Council

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Date :- 28/02/2018

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;				
180143	26/01/2018	Ade Balogun	Mr & Mrs Riley	214 Colemans Moor Road Colemans Moor Road Woodley RG5 4DW
	Proposal : Householder application for the proposed erection of single storey rear extension to form conservatory.			
	Observations : No objections.			
180161	12/02/2018	Christine Phillips	Mr Jonathan Cawthorn	172 Crockhamwell Road Crockhamwell Road Woodley RG5 3JH
	Proposal : Advertisement consent for the proposed erection of 1No. internally illuminated fascia sign and 1No. internally illuminated projecting sign.			
	Observations : The Committee had no objections to this application and were pleased to note that there would be a new retail outlet moving into the premises.			
180176	01/02/2018	Senjuti Manna	Mr A Stewart	18 Glendevon Road Glendevon Road Woodley RG5 4PJ
	Proposal : Application to vary condition 2 (approved plans) of planning consent 172429 for the erection of a single storey side extension to existing dwelling. The new plans propose change in the roof design.			
	Observations : No objections.			
180205	01/02/2018	Ade Balogun	Mr Mark Green	2 Gainsborough Close Gainsborough Close Woodley RG5 4HD
	Proposal : Householder application for proposed erection of single storey rear extension to dwelling and part conversion of existing garage to provide habitable accommodation.			
	Observations : No objections.			
180231	06/02/2018	Christine Phillips	Mr Mark Seagrove	53 Haddon Drive Haddon Drive Woodley RG5 4LX
	Proposal : Householder application for the proposed erection of single storey side extension.			
	Observations : No objections.			
180277	22/02/2018	Katie Herrington	Mr Arun Gill	3 Southlake Parade Kingfisher Drive Woodley RG5 3SJ
	Proposal : Full application for the proposed change of use from Office to 1No. two bedroom residential dwelling.			
	Observations : The Committee had no objection to the proposed change of use for this property, but			

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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>
				commented that the plans were poor.
				The Committee made the following comments: - It is unclear what is depicted by the enclosed L-shaped space adjacent to the kitchen. - The access to the bathroom is directly off the living accommodation.
180287	12/02/2018	Christine Phillips	Mr Daniel Smith	45 Haddon Drive Haddon Drive Woodley RG5 4LX
				Proposal : Householder application for the proposed erection of single storey side and rear extensions to dwelling following the demolition of existing conservatory and existing garage plus internal alterations on the ground floor.
				Observations : No objections.
180296	06/02/2018	Ade Balogun	Mr & Mrs Syam Nair	67 Woodlands Avenue Woodlands Avenue Woodley RG5 3HF
				Proposal : Householder application for the proposed erection of single storey rear, single storey side extension to form porch, hip to gable rear roof extension plus changes to fenestration.
				Observations : No objections.
180362	15/02/2018	Rosie Rogers	Mr & Mrs Tyler	3 Haddon Drive Haddon Drive Woodley RG5 4LX
				Proposal : Householder application for the proposed erection of single storey side and rear extension to dwelling following the demolition of existing garage plus single storey front extension to form porch and internal alterations.
				Observations : No objections.
180364	16/02/2018	Ade Balogun	Mr Stuart Simpkins	41 Reading Road Reading Road Woodley RG5 3DA
				Proposal : Householder application for the proposed erection of single storey front extension to extend existing porch plus erection of gazebo to the rear of the dwelling.
				Observations : No objections.
180382	16/02/2018	Nuno Fernandes	Mr Balaradjou Anandhakrishnan	10 Cottesmore Road Cottesmore Road Woodley RG5 3NX
				Proposal : Householder application for the proposed erection of single storey rear extension following the demolition of the existing conservatory, erection of single storey front to form porch, garage conversion to create habitable accommodation, plus changes to fenestration.
				Observations : No objections.

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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>
180388	21/02/2018	Dariusz Kusyk	Mr & Mrs Thompson	1 Lindberg Way Lindberg Way Woodley RG5 4XE
Proposal : Householder application for the proposed erection of single storey rear extension to dwelling following the demolition of existing conservatory.				
Observations : No objections.				
180393	22/02/2018	Senjuti Manna	Mr & Mrs M Smith	45 Coppice Road Coppice Road Woodley RG5 3RA
Proposal : Householder application for the proposed erection of a single storey rear extension following demolition of existing conservatory.				
Observations : No objections.				
180404	16/02/2018	Ade Balogun	Mrs Seymour	18 Roslyn Road Roslyn Road Woodley RG5 3HR
Proposal : Householder application for the proposed erection of single storey rear extension to dwelling plus demolition of existing detached garage.				
Observations : No objections.				
180435	21/02/2018	Senjuti Manna	Mr & Mrs Morgan & B Brennan	77 Western Avenue Western Avenue Woodley RG5 3BL
Proposal : Householder application for the proposed extension of a new side dormer to dwelling.				
Observations : No objections.				
180444	21/02/2018	Ade Balogun	Mr & Mrs Paul Bell	84 Butts Hill Road Butts Hill Road Woodley RG5 4NR
Proposal : Householder application for the proposed erection of single storey rear extension to dwelling.				
Observations : No objections.				
180449	21/02/2018	Ade Balogun	Mr V Pitambaran	15 Concorde Way Concorde Way Woodley RG5 4NF
Proposal : Householder application for the proposed conversion of existing garage to habitable accommodation.				
Observations : No objections.				

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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;**180178**

31/01/2018	Rasha Khoja	Mr E Claus	27 Dowding Close Dowding Close Woodley RG5 4NL
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Proposal : Householder application for the proposed part conversion of existing garage to habitable accommodation, single storey front and rear extension, first floor extension over existing garage.

Observations : The Committee were concerned about the reduction in parking provision for this property with the loss of the garage, as there is only room for one car on the driveway.

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Wed 28 February 2018

' C ' Contrary to District

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' E ' Endorsed by District

GRANTED PLANNING PERMISSIONS

E 172423	Approved	8 Copse Mead
C 173033	Approved	24 Badgers Rise Local COMMENT The Committee recommended that this application be refused on the following grounds: - The extension is not subservient to the existing building. - The proposed dormer extension is the same height as the roof ridge. - Visually unacceptable. - Out of keeping with neighbouring properties. - This extension would set a precedent.
173377	Approved	29 Duncan Road
E 173417	Approved	Hawkhurst House
E 173470	Approved	74 Millbank Crescent
E 173496	Approved	30 Redwood Avenue
E 173525	Approved	42 Highgate Road
E 173573	Approved	5 Herald Way
E 173581	Approved	118 Kingfisher Drive
E 173591	Approved	4 Quentin Road
E 173597	Approved	38 Cypress Road
E 173697	Approved	7 Bingley Grove