

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

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

Also present: *Councillor R. Horskins
3 members of public*

Officer present: *L. Matthews, Committee Officer*

200. **APOLOGIES**
Apologies for absence were received from Councillor S. Brindley.

201. **DECLARATIONS OF INTEREST**
Councillor D.Mills – Personal interest: Agenda item 4, planning application 180608: 2 Chard Close, as he knows the applicant.

Councillor Mills left the room when planning application 180608 was considered and took no part in the discussion or decision on this application.

202. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 27 FEBRUARY 2018**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 27 February 2018 be approved and signed by the Chairman as a true and accurate record.

203. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

204. **PLANNING DECISIONS**

RESOLVED:

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

205. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 180585.
Location: 271 Headley Road East, Woodley, RG5 4SE.
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 3.6m, for which the maximum height would be 2.49m and the height of the eaves 2.49m.

- ◆ To note application 180732.
Location: 113 Woodlands Avenue, Woodley, RG5 3HQ.
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 3.45m, for which the maximum height would be 2.90m and the height of the eaves 2.7m

206. **OFFICE CONVERSION PRIOR NOTIFICATION**

RESOLVED:

- ◆ To note application 180573.
Location: Cockayne House, 116-128 Crockhamwell Road, Woodley, RG5 3JP.
Proposal: Prior approval submission for the conversion of first floor offices (Use Class B1(a)) to 4 No. one bedroom apartments and 4 No. two bedroom apartments (Use Class C3).

207. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note that Wokingham Borough Council had made the following Tree Preservation Orders:
 - a) TPO 1645/2018 – relating to an English oak tree located in the north-east corner of the front amenity area of 39 Crockhamwell Road, Woodley.
This order was served on 13 March 2018.
 - b) TPO 1646/2018 – relating to trees on land at South Lake Primary School, Campbell Road, Woodley.
This order was served on 13 March 2018.
 - c) TPO1647/2018 – relating to an English oak and a Norway maple on land at Bulmershe Leisure Centre, Woodlands Avenue, Woodley.
This order took effect, on a provisional basis, from 22 March 2018 and would continue in force for 6 months or until the order was confirmed by Wokingham Borough Council.

208. **HIGHWAYS**

Road Works / Street Works Major Projects Co-ordination meeting

Members noted the details of the items discussed at the Wokingham Borough Council Road Works/Street Works Major Project Co-ordination meeting held on 21 March 2018.

209. **BUTTS HILL ROAD BRIDGE, WOODLEY**

Members noted the correspondence received from Network Rail regarding work to the parapets of the Butts Hill Road bridge, which is scheduled to take place from April 2018 to October 2018.

210. **COMMUNITY SPEED WATCH**

The Chairman drew Members' attention to the Sentinel speed detection unit and tripod, which had been delivered that day and had been erected in the meeting room for Members to view. He tabled the results of his investigation of a post-mounted data logging device that would measure the speed of vehicles travelling in both directions on a road, but would not identify the vehicles or indicate the speed to drivers. This device was unmanned and could be left in position for a week or more to investigate whether there was actually a problem in areas where speeding had been reported and to indicate what times of day the problem occurred.

This would then allow the manned Sentinel equipment to be deployed in targeted areas to act as a deterrent.

The Chairman reported that in areas where it was found necessary to use the data logging equipment on a regular basis, supporting brackets could be permanently fixed to lampposts to simplify the positioning of the equipment and permission for this would have to be sought from Wokingham Borough Council. In locations where the equipment was erected for a "one-off" deployment, it would not be necessary to request permission but the Borough Council would have to be notified where the unit was being used. It would also be necessary to notify Thames Valley police where the equipment was being used.

Members discussed the ways in which the data logging equipment could be used to target the use of the Sentinel equipment and considered the costs of the available units.

RESOLVED:

- ◆ To purchase a speed detection data logger and necessary software, battery charger and brackets.

211. **WOKINGHAM BOROUGH COUNCIL FIVE YEAR HOUSING LAND SUPPLY**

RESOLVED

- ◆ To note correspondence received from Councillor David Lee, Wokingham Borough Council Executive Member for Strategic Highways and Planning, regarding the Five Year Land Supply Statement.
- ◆ To note receipt of the Wokingham Borough Council Five Year Housing Land Supply Statement.

212. **NATIONAL PLANNING POLICY FRAMEWORK CONSULTATION**

RESOLVED:

- ◆ To defer this item until the next Planning Committee meeting, to be held on 24 April 2018, to allow more time for consideration of the draft revised National Planning Policy Framework.

213. **CAMPAIGN TO PROTECT RURAL ENGLAND – PLANNING WORKSHOP**

RESOLVED:

- ◆ That Councillors Barker and Mills will attend the Planning Workshop for town and parish councils to be held by the Campaign to Protect Rural England on 18 April 2018.

214. **ALDERMASTON PARISH COUNCIL – RESILIENCE PLAN**

Members considered the Aldermaston Parish Council Resilience Plan.

RESOLVED:

- ◆ To send a "no comment" response on the Aldermaston Parish Council Resilience Plan.

215. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Launchpad Newsletter – March 2018*
 - *WTCMI Newsletter - March 2018*

216. **FUTURE AGENDA ITEMS**

The following items were requested for inclusion in the next agenda:

- The National Planning Policy Framework consultation
- Community Speed Watch update

217. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

218. **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.

219. **ENFORCEMENT ISSUES**

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

The meeting closed at 9:30 pm

Chairman

Woodley Town Council

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Date :- 28/03/2018

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;				
180319	05/03/2018	Rosie Rogers	Mrs H Gennace	66 Bruce Road Bruce Road Woodley RG5 3DZ
Proposal : Householder application for the proposed erection of single storey side extension to dwelling.				
Observations : No objections.				
180361	05/03/2018	Dariusz Kusyk	Mr & Mrs Lewis	5 Lanark Close Lanark Close Woodley RG5 4DF
Proposal : Householder application for the proposed part single storey, part two storey side extension, conversion of existing garage to habitable accommodation and single storey front extension to form porch.				
Observations : No objections.				
180380	07/03/2018	Ade Balogun	Mr Mark Redman	67 Malone Road Malone Road Woodley RG5 3NL
Proposal : Householder application for the proposed erection of single storey front, side and rear extensions to dwelling.				
Observations : No objections.				
180408	19/03/2018	Christine Phillips	Papa John's (GB) Ltd	172 Crockhamwell Road Crockhamwell Road Woodley RG5 3JH
Proposal : Full application for the proposed refurbishment of existing shop front, retention and overhaul of existing extraction flue, new opening on rear wall, installation of steel entrance door, erection of a single storey rear extension and installation of a condensing unit, erection of a timber fence and gate.				
Observations : No objections.				
180416	19/03/2018	Nesha Burnham	Mr Barry Keen	36 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4AS
Proposal : Householder application for proposed erection of part single, part first floor side and rear extensions plus two storey rear extension to dwelling.				
Observations : No objections.				
180463	19/03/2018	Stefan Fludger	Mr & Mrs Smillie	1 Oak Way Oak Way Woodley RG5 3QS
Proposal : Householder application for the proposed erection of single storey front extension to form porch.				
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>
180492	07/03/2018	Nesha Burnham	Mr John Eighteen	3 Seaford Gardens Seaford Gardens Woodley RG5 3LN
<p>Proposal : Householder application for the proposed erection of first floor side extension to dwelling.</p> <p>Observations : One letter of concern had been received for this application, but the concerns raised were not planning matters.</p> <p>The Committee had no objections to this application.</p>				
180499	20/03/2018	Rosie Rogers	Mr & Mrs Ewer	200 Hurricane Way Hurricane Way Woodley RG5 4UH
<p>Proposal : Householder application for the proposed conversion of loft space to create habitable accommodation.</p> <p>Observations : No objections.</p>				
180521	23/02/2018	Fiona Sullivan	Mr Aktar	185 Colemans Moor Road Colemans Moor Road Woodley RG5 4DD
<p>Proposal : Application for conversion of existing garage to additional habitable accommodation, to include change of existing flat roof to pitched roof. (Retrospective)</p> <p>Observations : No objections.</p>				
180570	05/03/2018	Nesha Burnham	Mrs A Plaistow	45 Malvern Close Malvern Close Woodley RG5 4HL
<p>Proposal : Householder application for the proposed erection of single storey side extension to dwelling.</p> <p>Observations : No objections.</p>				
180595	05/03/2018	Simon Taylor	Unknown	Land adjacent to 25 Henley Wood Road Earley RG6 7EE
<p>Proposal : ADJOINING PARISH CONSULTATION Full planning application for the proposed erection of 1No. dwelling with lockable cycle store.</p> <p>Observations : No comment.</p>				
180608	19/03/2018	Nesha Burnham	Diana Mason	2 Chard Close Chard Close Woodley RG5 4HU
<p>Proposal : Householder application for the proposed erection of single storey front extension to dwelling.</p> <p>Observations : Two residents were present at the meeting to voice their concerns and one letter of concern had been received.</p> <p>The Committee considered the application and had no objections to the proposal, but asked that the neighbour's concerns about the size of the proposed extension be taken into</p>				

Date :- 28/03/2018

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>
				consideration. The residents of the neighbouring property considered that the proposed depth of the extension was too great, at 2.5m, and felt that a depth of 1.5m would be more appropriate.
180628	19/03/2018	Stefan Fludger	Mr Adie Davis	11 Pitford Road Pitford Road Woodley RG5 4QF
				Proposal : Householder application for the proposed erection of single storey rear and side extension to dwelling, plus erection of single storey front extension to form porch.
				Observations : No objections.
180639	19/03/2018	Stefan Fludger	Mr G Robinson	16 Millers Grove Millers Grove Woodley RG5 4AF
				Proposal : Householder application for the proposed erection of single storey side extension to dwelling.
				Observations : The Committee did not object to an extension in this location, but had concerns that the odd shape of the proposed extension would alter the street scene of this new development.
				The Committee also asked for confirmation to be sought as to whether there was a covenant to prevent extensions being built on this new development.
180663	19/03/2018	Nesha Burnham	Mr A Kendejuhasz	40 Hazel Drive Hazel Drive Woodley RG5 3SA
				Proposal : Householder application for the proposed erection of single storey side/rear extension to dwelling following the demolition of existing conservatory plus part conversion of existing garage to create habitable accommodation.
				Observations : The Committee had no objections to this proposal, but was aware that building work had already started on site.

Date :- 28/03/2018

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>
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Refused on the following applications;**180549**

19/03/2018	Stefan Fludger	Dr Shazia Sheikh	269 Headley Road East Headley Road East Woodley RG5 4SE
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Proposal : Full application for the proposed erection of a new dwelling to the side of 269 Headley Road East.

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

- The proposal breaches the building line in Welford Road.
- There will be a loss of amenity land.
- One parking space will be provided for the new dwelling, but the garage and additional parking space for the existing property at 269 Headley Road East will be lost and no alternative provision is proposed.

180563

07/03/2018	Nesha Burnham	Mrs Scales	24 Badgers Rise Badgers Rise Woodley RG5 3AJ
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Proposal : Householder application for the proposed conversion of loft space to habitable accommodation with rear dormer extension.

Observations : The Committee noted that the previous application for this property (application No. 173033) had been approved because the applicant had agreed to reduce the proposed width of the roof dormer following discussions with the planning officer.

This current application once again proposes a wider roof dormer and the Committee recommended that the 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.

Date :- 28/03/2018

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>
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Concerns on the following applications;**180613**

05/03/2018	Charenjit Braich	Mr Kevin Booth	34 Constable Close Constable Close Woodley RG5 4US
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Proposal : Householder application for the proposed erection of a single storey side extension including conversion of existing garage to habitable accommodation plus a single storey rear extension following demolition of existing conservatory.

Observations : The Committee had concerns about the parking provision shown in this proposal, as they felt the parking space shown in front of the house was unrealistic.

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 22 March 2018

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' E ' Endorsed by Borough

GRANTED PLANNING PERMISSIONS

E 171232	Approved	66 Crockhamwell Road
E 173414	Approved	1 Gemini Road
C 173687	Approved	191 Colemans Moor Road Local COMMENT The Committee recommended that this application be refused on the following grounds: - Visual appearance. - Out of character with the street scene. The committee commented that no other properties in this vicinity of Colemans Moor Road have dormers in the roof, so this proposal would set a precedent and change the appearance of the road.
E 173763	Approved	3 Vickers Close
E 180015	Approved	53a Rowan Drive
E 180018	Approved	59 Malone Road
E 180100	Approved	19 Concorde Way
E 180110	Approved	55 Butts Hill Road
E 180111	Approved	7 Warren Road
E 180142	Approved	406-412 London Road
E 180161	Approved	172 Crockhamwell Road
E 180176	Approved	18 Glendevon Road
180178	Approved	27 Dowding Close
E 180205	Approved	2 Gainsborough Close
E 180231	Approved	53 Haddon Drive
E 180287	Approved	45 Haddon Drive
E 180364	Approved	41 Reading Road
E 180404	Approved	18 Roslyn Road

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 22 March 2018

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REFUSED PLANNING PERMISSIONS

C 173196 Refused

3 Copse Mead

Local COMMENT No objections.

C 173614 Refused

21 Duffield Road

Local COMMENT Five residents were present at the meeting to voice their concerns and four letters of concern had been received.

After listening to the residents' concerns, the Committee considered the application and had no objections to the proposed development. However, the Committee asked that the neighbours concerns be taken into consideration regarding the proposed demolition of one of the oldest properties in Woodley and the presence of an ancient well and spring, as well as concerns about the additional traffic on Duffield Road. The proposed development is very close to Willowbank School and Duffield Road already suffers from well known parking and traffic movement problems during the day.