

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre  
on Tuesday 28 February 2017 at 7:45 pm**

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

**Also present:** *Councillors K. Baker; R. Horskins  
2 members of the public*

**Officer present:** *L. Matthews, Committee Officer*

201. **APOLOGIES**

Apologies for absence were received from Councillors T. Barker, S. Brindley, D. Mills and P. Wicks.

202. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

203. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 31 JANUARY 2017**

**RESOLVED:**

- ◆ That the minutes of the Planning Committee meeting held on 31 January 2017 be approved and signed by the Chairman as a true and accurate record.

204. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

205. **PLANNING DECISIONS**

**RESOLVED:**

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

206. **NEIGHBOUR CONSULTATION SCHEME**

**RESOLVED:**

- ◆ To note application 170394  
Location: 5 Vincent Close, Woodley, RG5 4HN.  
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 5.95m, for which the maximum height would be 2.965m and the height of the eaves 2.100m.
- ◆ To note application 170408  
Location: 205 Hurricane Way, Woodley, RG5 4UH.  
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 5.0m, for which the maximum height would be 3.6m and the height of the eaves 2.25m.

- ◆ To note application 170410  
 Location: 45 Willowside, Woodley, RG5 4HJ.  
 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 3.5m, for which the maximum height would be 3.2m and the height of the eaves 2.8m, following demolition of existing conservatory.

207. **PLANNING APPEAL**

**RESOLVED:**

- ◆ To note the following appeal decision:  
 Application: 161723  
 Location: 123 Loddon Bridge Road, Woodley, RG5 4AG.  
 Details: Appeal against a condition imposed when planning permission was granted, which withdrew the future permitted development rights for the property.  
 Decision: The appeal was dismissed.

208. **TREE PRESERVATION ORDERS**

**RESOLVED:**

- ◆ To note the following:  
  
 Area 1 of TPO 4/1961 and Woodland 3 of TPO 3/1951: 96 Antrim Road, Woodley.  
 Consent for the removal of a dead tree.

209. **STREET NAMING AND NUMBERING**

Members noted that the new road at the Courtyard, Sandford Farm had been named Snowdrop Gardens.

210. **HIGHWAYS**

- a) **Road Works/Street Works Major Project Co-ordination meetings**  
 Members noted the minutes of the Wokingham Borough Council Road Works/Street Works Major Project Co-ordination meetings held on 22 November 2016 and 21 February 2017.
- b) **Temporary road closure: Loddon Bridge Road**  
 Members noted the information provided in the agenda regarding the temporary closure of Loddon Bridge Road between its junctions with the A329 Wokingham Road and Coppice Road to enable street lighting works to be undertaken in safety. The Order would come into operation on 6 March 2017 and its maximum duration would be 18 months or until completion of the works, whichever was earlier. It was anticipated that the works would be completed on 6 and 7 March 2017.
- c) **Traffic calming measures: Waingels Road**  
 The Chairman drew Members' attention to a request from Charvil Parish Council to support their proposal to remove the traffic calming measures in Waingels Road if Wokingham Borough Council consults Woodley Town Council on this matter.

211. **COMMUNITY SPEED WATCH**

Members noted that a meeting had been arranged between Councillors MacNaught and Rahmouni and the Chairman of the Finchampstead Parish Council Roads and Road Safety Committee as agreed at the last meeting (Planning Committee, 31 January, minute number 190). The meeting would take place on 10 March 2017 and would also be attended by the

Town Clerk and Inspector John Donachy of Thames Valley Police. Councillors MacNaught and Rahmouni would give a report at the next meeting of the Planning Committee, on 28 March 2017.

212. **ROYAL BERKSHIRE FIRE AND RESCUE SERVICE: SERVICE REDESIGN CONSULTATION**

The Chairman thanked Councillors Barker and MacNaught for their work reviewing this consultation.

**RESOLVED:**

- ◆ To respond to the consultation stating the Committee's view that a change to a 3 Watch shift system seemed to show a financial saving whilst allowing proposed services to be delivered, and that this would be achieved by moving to staffing option 3 or 4 as set out in the consultation documents.

213. **WOKINGHAM BOROUGH COUNCIL TRAINING SESSION: THE LOCAL PLAN**

**RESOLVED:**

- ◆ That Councillors Cheng and Walker would attend the Local Plan training session on 27 March 2017.

214. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

- ◆ To note receipt of the following
  - *Me2 Club Newsletter – February 2017*

215. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

216. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

217. **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.

218. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of six enforcement closure notifications.

The meeting closed at 9:00 pm

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Chairman

## Woodley Town Council

Date :- 01/03/2017

**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>
<b>Approved on the following applications;</b>				
<b>162400</b>	21/02/2017	Katie Herrington	Unknown	Sage House, 200 Wharfedale Rd Wharfedale Road Winnersh RG41 5RD
<b>Proposal :</b> ADJOINING PARISH CONSULTATION				
Application for advertisement consent to replace the existing high level signage at top of building with various replacement signage to front and rear.				
<b>Observations :</b> No comment.				
<b>170119</b>	30/01/2017	Graham Vaughan	Unknown	Shepherds House Overbridge London Road A4 Earley RG6 1BD
<b>Proposal :</b> ADJOINING PARISH CONSULTATION				
Listed building consent for proposed alterations to parapets with the installation of railings, plus anti-climb works to comply with electrification regulations.				
<b>Observations :</b> No comment.				
<b>170168</b>	31/01/2017	Dariusz Kusyk	Mr Jose Nihil	39 Hazel Drive Hazel Drive Woodley RG5 3SA
<b>Proposal :</b> Householder application for proposed erection of canopy for driveway.				
<b>Observations :</b> No objections.				
<b>170245</b>	02/02/2017	Rosie Rogers	Mr & Mrs Kennedy	25 Dartington Avenue Dartington Avenue Woodley RG5 3PD
<b>Proposal :</b> Householder application for the proposed erection of single storey front and side extensions to dwelling.				
<b>Observations :</b> No objections.				
<b>170262</b>	09/02/2017	Stephen Thwaites	Mr & Mrs Barker	The Warren Cottage Warren Road Woodley RG5 3AR
<b>Proposal :</b> Householder application for the proposed single storey rear extension, first floor rear extension to dwelling, erection of front brick gate pillars and gate plus single storey front extension to form porch and changes to fenestration.				
<b>Observations :</b> No objections.				

Date :- 01/03/2017

**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>
<b>170300</b>	07/02/2017	Dariusz Kusyk	Mr & Mrs King	9 Harrier Close Harrier Close Woodley RG5 4PE
<p><b>Proposal :</b> Householder application for the proposed erection of a single storey rear extension.</p> <p><b>Observations :</b> One letter of concern had been received for this application.</p> <p>After reading the letter the Committee considered the proposal and had no objections to the application.</p>				
<b>170302</b>	08/02/2017	Stephen Thwaites	Mr G Bertram	29 Duncan Road Duncan Road Woodley RG5 4HR
<p><b>Proposal :</b> Full application for the proposed sub-division of existing dwelling to form 2No. two bedroom dwellings with parking and amenity space.</p> <p><b>Observations :</b> One letter of concern had been received for this application.</p> <p>After reading the letter the Committee considered the proposal and had no objections to the application.</p>				
<b>170314</b>	06/02/2017	Chris Kempster	Mr M Chapman & Ms F Cooper	5 Coppice Road Coppice Road Woodley RG5 3QX
<p><b>Proposal :</b> Householder application for the proposed conversion of existing garage to additional accommodation, to include replacement of existing flat roof with new pitched roof.</p> <p><b>Observations :</b> No objections.</p>				
<b>170319</b>	20/02/2017	Stephen Thwaites	Mr M Lowe	Land adjacent to 83 Loddon Bridge Road Woodley RG5 4AR
<p><b>Proposal :</b> Full application for the proposed erection of a single detached dwelling.</p> <p><b>Observations :</b> No objections.</p>				
<b>170364</b>	20/02/2017	Mark Croucher	Mr M Kamran & Ramzan	Land know as 7 - 10 The Parade Brecon Road Woodley RG5 4PR
<p><b>Proposal :</b> Full planning application for the proposed erection of two semi-detached 2 bed dwellings with associated parking, drainage and access.</p> <p><b>Observations :</b> Three letters of concern had been received for this application.</p> <p>After reading the letters the Committee considered the application and had no objection to the proposal. However, in view of the history of this site, the Committee stressed the need to ensure compliance with the permitted working hours during construction and to ensure that the necessary building inspections are carried out.</p>				

Date :- 01/03/2017

**Observations on the following Planning Applications**

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<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
<b>170371</b>	14/02/2017	Stefan Fludger	Mr C Bisson	34 Nimrod Close Nimrod Close Woodley RG5 4UW

**Proposal :** Householder application for a single storey rear extension and first floor side extension to dwelling, plus erection of detached garage.

**Observations :** No objections.

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Date :- 01/03/2017

**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;****170161**

30/01/2017	Stephen Thwaites	Mr Mark Simpkin	34 Glendevon Road Glendevon Road Woodley RG5 4PL
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**Proposal :** Householder application for the proposed erection of a part one storey, part two storey side and rear extension to dwelling, following demolition of existing attached garage.

**Observations :** One resident was present at the meeting to voice concerns and one letter of concern had been received.

The Committee considered the proposal and recommended that the application be refused on the following grounds:

- Out of scale with the existing property.
- Out of character with the street scene.
- Visually unacceptable.
- Overdevelopment of the plot.
- Overbearing.

If planning permission is granted, the Committee requested that a condition be imposed so that the property can never be divided into two separate dwellings.

**170327**

13/02/2017	Stefan Fludger	Mr Michael Hillyard	53 Wyndham Crescent Wyndham Crescent Woodley RG5 3AY
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**Proposal :** Householder application for the proposed erection of a single storey front extension, single storey rear extension with roof lantern plus raising the roof to form first floor habitable accommodation with dormer extensions.

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

- Out of keeping with the street scene.
- Out of scale with the existing property.
- Overbearing.

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 23 February 2017

' C ' Contrary to Borough

Page No : 1

' E ' Endorsed by Borough

**GRANTED PLANNING PERMISSIONS**

E 153027	Approved	80 Beechwood Avenue
E 162183	Approved	21 Copse Mead
E 163080	Approved	Land at junction of
E 163369	Approved	Beechwood Primary School
E 163403	Approved	16 Tippings Lane
E 163470	Approved	297 Loddon Bridge Road
E 163490	Approved	15 Donaldson Way
E 163545	Approved	11 Carrick Gardens
E 163554	Approved	4 Vickers Close
E 170056	Approved	51 Woodlands Avenue

**REFUSED PLANNING PERMISSIONS**

C 163443	Refused	Land to the rear of The Willows
District COMMENT		Local COMMENT No objections.