

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

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

Also present: *1 member of the public*

Officer present: *L. Matthews, Committee Officer*

219. **APOLOGIES**

Apologies for absence were received from Councillors M. Forrer, B. Franklin and D. Mills.

220. **DECLARATIONS OF INTEREST**

Councillor R. Dolinski – Prejudicial interest: Agenda item 4, planning application 170512: Beechwood Primary School, as he is the Wokingham Borough Council Deputy Executive Member for Children’s Services and this is a Borough-led application.
Councillor Dolinski took no part in the discussion or decision on this application.

Councillor R. Dolinski – Prejudicial interest: Agenda item 4, planning application 170833: Highwood Primary School, as he is the Wokingham Borough Council Deputy Executive Member for Children’s Services and this is a Borough-led application.
Councillor Dolinski took no part in the discussion or decision on this application.

Councillor P. Wicks – Prejudicial interest: Agenda item 4, planning application 170539: 12 Willowside, Woodley, as he lives close to this property.
Councillor Wicks took no part in the discussion or decision on this application.

Councillor P. Wicks – Prejudicial interest: Agenda item 4, planning application 170803: 20 Tippings Lane, Woodley, as he sometimes works for the applicant.
Councillor Wicks took no part in the discussion or decision on this application.

221. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 28 FEBRUARY 2017**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 28 February 2017 be approved and signed by the Chairman as a true and accurate record.

222. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

223. **PLANNING DECISIONS**

RESOLVED:

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

224. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 170843
Location: 27 Quentin Road, Woodley, RG5 3NE.
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 4.90m, for which the maximum height would be 2.95m and the height of the eaves 2.85m.

- ◆ To note application 170885
Location: 5 Gainsborough Close, Woodley, RG5 4HD.
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 4.05m, for which the maximum height would be 3.6m and the height of the eaves 2.3m.

225. **HIGHWAYS**

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 allow SSE contractors to undertake essential electricity main replacement work in safety. The Order would come into operation on 3 April 2017 and would continue in force for a period not exceeding 18 months, or until the works had been completed. It was expected that the works would be completed by 3 May 2017.

The alternative route for vehicles affected by this restriction was noted.

226. **COMMUNITY SPEED WATCH**

Members noted Report No. PC 2/17, the Town Clerk's report of the meeting she attended on 10 March 2017 with Councillors MacNaught and Rahmouni and a representative from Finchampstead Parish Council's Community Speed Watch group. Councillors MacNaught and Rahmouni gave further information on the operation of the scheme and tabled information of the cost of the equipment used by the Finchampstead group.

Members wanted to find out whether driving behaviour in Finchampstead had improved since the scheme had been in operation and Councillor Dolinski agreed to speak to Finchampstead Councillors to determine what impact the scheme had had. It was noted that the Finchampstead scheme operated with the support of the police, and the level police support for a Woodley scheme would need to be determined before deciding whether a successful scheme could be run in Woodley. There was some discussion about the difficulty of finding volunteers to operate the scheme and the possible protection that volunteers would require.

RESOLVED:

- ◆ To note Report No. PC 2/17.
- ◆ To discuss this matter further with the police.
- ◆ That Councillor Dolinski would investigate the effect of the Finchampstead scheme on driving behaviour.

227. **EMMANUEL CHURCH COMMUNITY BUILDING PROJECT**

Members considered a request from Emmanuel Church for the Town Council to support their applications for grant funding for their project to increase the facilities and support provided for local people.

RESOLVED:

- ◆ To write a letter of support to be used by Emmanuel Church in grant applications for their building project.

228. **SCHOOL CROSSING PATROLS**

Members noted the correspondence received from Wokingham Borough Council regarding the proposal that that school crossing patrols located on pedestrian crossings should cease in July 2017, at the end of the academic year. It was suggested that the possibility of the Town Council taking on responsibility for running school crossing patrols be investigated.

RESOLVED:

- ◆ To investigate the cost of running a school crossing patrol.

229. **EXPANSION OF PRIMARY SCHOOLS**

Members noted the press release from Wokingham Borough Council regarding the proposed expansion of three primary schools in the borough, including Beechwood and Highwood Primary Schools in Woodley.

230. **WOKINGHAM BOROUGH COUNCIL: BID FOR GOVERNMENT CONSTRUCTION FUNDING**

Members noted the press release from Wokingham Borough Council regarding its expression of interest to the government's Accelerated Construction Programme.

231. **APPLICATION FOR VARIATION OF PREMISES LICENCE: TESCO EXPRESS, UNIT 7, LODDON VALE CENTRE**

Members discussed the application for a variation of the premises licence under the Licensing Act 2003 that had been made by Tesco Express, Unit 7, Loddon Vale Centre. The application sought to remove the Good Friday and Christmas Day trading restrictions.

RESOLVED:

- ◆ To send a response to Wokingham Borough Council raising no objections to the application.

232. **CENTRAL & EASTERN BERKSHIRE AUTHORITIES – JOINT MINERALS AND WASTE PLAN: CALL FOR SITES**

Members noted correspondence received from Hampshire County Council, on behalf of the Central and Eastern Berkshire Authorities, inviting landowners, agents and potential developers to put forward site proposals for minerals and waste uses.

233. **WOODLEY AND NORTH EARLEY NEIGHBOURHOOD ACTION GROUP**

Members noted the information provided in the agenda regarding Police Inspector Alastair Lloyd's plans to set up a Neighbourhood Action Group (NAG) to cover the Woodley area, to ensure police engagement with the local community. Inspector Lloyd would keep the Town Council informed of his progress.

234. **ANNUAL GRANTS 2017/18**

Members noted that thanks had been received from ARC, Citizens Advice Wokingham, Readibus and the Friends of Woodford Park and all had confirmed that they had the necessary insurance to carry out their activities.

235. **FUTURE AGENDA ITEMS**

The following were identified as future agenda items:

- Further information on the Finchampstead Community Speed Watch scheme.
- Information on the cost of operating a school crossing patrol.
- A report on the recent Local Plan training session run by Wokingham Borough Council.

236. **PUBLICITY/WEBSITE**

RESOLVED:

- ◆ To publicise the forthcoming closure of Loddon Bridge Road, as recorded in minute number 225, on the Town Council's website.

237. **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.

238. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of three ongoing enforcement matters.

The meeting closed at 9:22 pm

Chairman

Woodley Town Council

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Date :- 29/03/2017

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>
Approved on the following applications;				
163100A	01/03/2017	Kayleigh Mansfield	Mr Price	29 Rivermead Road Rivermead Road Woodley RG5 4DH
	Proposal : Original proposal: Householder application for the proposed erection of a single storey side and rear extension to dwelling.			
	Revised details notified 01/03/17: Revised plans show removal of the single storey rear extension and increase of side extension from single storey to two storey.			
	Observations : The revised plans were considered by Committee members in between scheduled Committee meetings as a time extension could not be granted.			
	The Committee had no objections to the revised proposal.			
170263	22/03/2017	Brett Beswetherick	Glen Harding	8 Sandford Drive Sandford Drive Woodley RG5 4RR
	Proposal : Householder application for the proposed erection of a single storey rear extension following demolition and removal of existing conservatory and extension of existing balcony.			
	Observations : No objections.			
170434	24/02/2017	Kayleigh Mansfield	Mr Chris Odell	31 Rowan Drive Rowan Drive Woodley RG5 4LN
	Proposal : Householder application for the proposed erection of a part single storey rear extension and conversion of existing garage to additional habitable accommodation.			
	Observations : No objections.			
170512	03/03/2017	Pooja Kumar	Mrs Anju Sharma	Beechwood Primary School Ambleside Close Woodley RG5 4JJ
	Proposal : Full application for the proposed erection of single storey temporary accommodation classroom.			
	Observations : No objections.			
170517	01/03/2017	Stephen Thwaites	Mr Jerzy Zaremba	Minster Cottage Sandford Lane Woodley RG5 4SY
	Proposal : Application to vary condition 2 of planning consent F/2013/0579 for the erection of one new dwelling, following demolition and removal of the existing dwelling. Condition 2 relates to the approved plan numbers stamped 0579, the new plans are EL-FR-1a, EL-RE-1a, EL-SDN-1a and EL-SDS-1a.			
	Observations : No objections.			

Date :- 29/03/2017

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>
170539	01/03/2017	Chris Kempster	Mr & Mrs Macklin	12 Willowside Willowside Woodley RG5 4HJ
Proposal : Householder application for the proposed conversion of garage to habitable accommodation.				
Observations : No objections.				
170551	28/02/2017	Kayleigh Mansfield	Mr Steven Aird	8 Letts Green Letts Green Woodley RG5 3QZ
Proposal : Householder application for the proposed erection of a single storey side extension to dwelling, to include 1No. roof light.				
Observations : No objections.				
170594	17/03/2017	Ade Balogun	Mr Marlon Corbin	54 Haddon Drive Haddon Drive Woodley RG5 4LH
Proposal : Application for a certificate of existing lawful development for the erection of a roof dormer extension.				
Observations : One letter of concern had been received for this application.				
The Committee considered the proposal and had no objections to the application.				
170682	17/03/2017	Senjuti Manna	Mr David Allcock	19 Beechwood Avenue Beechwood Avenue Woodley RG5 3DE
Proposal : Householder application for the proposed erection of a single storey rear extension to dwelling.				
Observations : One letter of concern had been received for this application.				
The Committee considered the proposal and had no objections to the application.				
170714	22/03/2017	Katie Herrington	Mr & Mrs Ridout	301a-303 Headley Road East and 12-14 Headley Close Woodley RG5 4SE
Proposal : Full application for the conversion of 2 x 1 bedroom flats (12-14 Headley Close) and 2 x 2 bedroom maisonettes (301a and 303 Headley Road) into 5 x 1 bedroom flats, along with the erection of a rear extension, landscape and external works including a revised car parking layout.				
Observations : No objections.				
170751	15/03/2017	Senjuti Manna	Mr & Mrs Bennett	108 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4AW
Proposal : Householder application for the proposed single storey rear extension to existing dwelling.				
Observations : No objections.				

Date :- 29/03/2017

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>
170752	17/03/2017	Kayleigh Mansfield	Mr & Mrs Wyeth	4 Brandon Avenue Brandon Avenue Woodley RG5 4PU
Proposal : Householder application for the proposed erection of a single storey rear extension to the existing dwelling.				
Observations : No objections.				
170759	17/03/2017	Brett Beswetherick	Mr & Mrs J & S Thomas	18 Cornfield Road Cornfield Road Woodley RG5 4QA
Proposal : Householder application for the proposed conversion of loft space to habitable accommodation with rear dormer extensions plus insertion of roof light to the front elevation.				
Observations : No objections.				
170803	22/03/2017	Ade Balogun	Mr Richard Duhig	20 Tippings Lane Tippings Lane Woodley RG5 4RX
Proposal : Householder application for the proposed erection of a single storey front extension, following removal of existing single storey front extension.				
Observations : No objections.				
170833	22/03/2017	Pooja Kumar	Mr Neil Jones	Highwood Primary School Fairwater Drive Woodley RG5 3JE
Proposal : Full planning application for the proposed erection of a single temporary accommodation building.				
Observations : No objections.				

Date :- 29/03/2017

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<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;**170526**

27/02/2017	Brett Beswetherick	Mr Brian Amos	38 Radcot Close Radcot Close Woodley RG5 3BG
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Proposal : Householder application for the proposed two storey rear extension to dwelling plus new roof over bay window and porch on the front elevation.

Observations : The planning authority had requested comments on this application by 27 March 2017 and a time extension had been requested to allow the Committee to consider the proposal at its meeting on 28 March.

The Committee was disappointed to learn that a decision notice dated 22 March had been displayed on the Wokingham Borough Council website, and that the Town Council had not been notified that the application had been determined.

170545

01/03/2017	Kayleigh Mansfield	Mr & Mrs Malden	25 Tennyson Road Tennyson Road Woodley RG5 3RH
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Proposal : Householder application for the proposed erection of part single/part two storey rear and side extensions to dwelling including a single storey garage/store.

Observations : One letter of concern had been received for this application.

The Committee considered the proposal and had the following concerns:

- Loss of privacy to the ground floor, side facing kitchen to No. 23.
- Loss of light to the ground floor of No. 23.

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 23 March 2017

' C ' Contrary to Borough

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' E ' Endorsed by Borough

GRANTED PLANNING PERMISSIONS

E 152263	Approved	13 Eastwood Road
E 162744	Approved	30 Headley Road
E 163100	Approved	29 Rivermead Road
E 163531	Approved	73 Arundel Road
E 170007	Approved	37 Carrick Gardens
E 170021	Approved	40 Quentin Road
E 170029	Approved	Crockhamwell Road/Woodlands Av
E 170090	Approved	16 Lambourne Gardens
E 170113	Approved	64 Antrim Road
E 170119	Approved	Shepherds House Overbridge
E 170134	Approved	2 Corby Close
170154	Approved	Shepherds House Overbridge
E 170245	Approved	25 Dartington Avenue
E 170300	Approved	9 Harrier Close
E 170314	Approved	5 Coppice Road