

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre
on Tuesday 29 January 2019 at 7:45 pm**

Present: *Councillors: T. Barker (Chairman); D. Bragg; J. Cheng; J. MacNaught;
D. Mills; M. Walker*

Officer present: *L. Matthews, Committee Officer*

Also present: *6 members of public*

163. **APOLOGIES**

Apologies for absence were received from Councillors M. Forrer, D. Fradley, B. Franklin, S. Rahmouni and P. Wicks.

164. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

165. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 8 JANUARY 2019**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 8 January 2019 be approved and signed by the Chairman as a true and accurate record.

166. **CURRENT PLANNING APPLICATIONS**

Although notification of planning application 190037, 64 Headley Road, had been received from the planning authority, the application had not been listed on the Wokingham Borough Council website and Members had therefore been unable to inspect the documents. The application would be considered at a future meeting when the documents were made available.

RESOLVED:

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

167. **PLANNING DECISIONS**

RESOLVED:

- ◆ To note information on decision notices received from the planning authority since the last meeting, as given in the agenda.

168. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 190089.
Location: 12 Colemans Moor Road, Woodley, RG5 4DL.
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 2.8m and the height of the eaves 2.3m.

169. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note that Wokingham Borough Council had made the following Tree Preservation Order:
TPO 1674/2019 – relating to 2 oak trees located on the boundary of 8 Butts Hill Road, Woodley, RG5 4NH.
This order took effect, on a provisional basis, from 24 January 2019 and would continue in force for 6 months or until the order was confirmed by Wokingham Borough Council.
- ◆ To note that Wokingham Borough Council had confirmed the following Tree Preservation Order:
TPO 1650/2018 – relating to an oak tree located on land at Church of St John Bosco, Western Avenue, Woodley, RG5 3BH.

170. **COMMUNITY SPEEDWATCH UPDATE**

The Chairman informed Members that there had been no activity related to the Woodley Speedwatch scheme since the last meeting.

171. **WOKINGHAM BOROUGH COUNCIL LOCAL PLAN UPDATE:
HOMES FOR THE FUTURE CONSULTATION**

The Committee Officer informed Members that the Bulmershe SULV Joint Working Party had met on 24 January 2019 to consider a response to the proposal, contained in Homes for the Future consultation, that the use classification of part of the SULV be changed from "Public Open Space" to "Leisure/Public Open Space". The working party had agreed a joint statement on behalf of Woodley Town Council and Earley Town Council opposing the proposed reclassification of part of the SULV.

RESOLVED:

- ◆ That Councillors Barker, Bragg and Walker would meet to consider a response to the Homes for the Future consultation and would circulate their proposed response to the Committee for confirmation before submission.
- ◆ That the statement agreed by the Bulmershe SULV Joint Working Party opposing the reclassification of part of the SULV be submitted with the response agreed by the Committee.

172. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Community Council for Berkshire E-Bulletin – January 2019*

173. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

174. **PUBLICITY/WEBSITE**

The Chairman informed Members that he had met with the Marketing/PR Co-ordinator with the aim of providing information about the Woodley Speedwatch scheme on the Council's website.

There were no other suggestions for items to be publicised.

175. **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 and personal information, it was advisable in the public interest that the public and press were temporarily excluded and asked to withdraw for the following agenda item.

176. **ENFORCEMENT ISSUES**

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

177. **CITIZENS AWARDS**

Following consideration of each of the nominations it was

RESOLVED:

- ◆ To award a total of three Citizens Awards.

The meeting closed at 9:15 pm

Woodley Town Council

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Date :- 30/01/2019

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
Approved on the following applications;			
183528	17/01/2019	Mr & Mrs Pearce	119 Butts Hill Road Butts Hill Road Woodley RG5 4NT
Proposal : Householder application for the proposed erection of single storey rear extension to form a conservatory.			
Observations : No objections.			
183536	10/01/2019	Ms Emma Hockenhull	44 Colemans Moor Lane Colemans Moor Lane Woodley RG5 4BT
Proposal : Householder application for the proposed erection of a single storey rear extension.			
Observations : One letter of concern had been received for this application.			
The Committee considered the proposal and had no objections to the application.			
190013	15/01/2019	Joe Atkinson	184 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4AA
Proposal : Outline application for the proposed erection of 1 No. detached dwelling and car port. (Access and layout to be considered.)			
Observations : Two residents were present at the meeting to voice their concerns about this application.			
The Committee considered the proposal and had no objection to outline planning permission being granted, but asked that the following matters be considered before granting full planning permission:			
- The boundary treatment adjacent to Loddon Bridge Road and Colemans Moor Lane should include shrubs and bushes.			
- The most appropriate form of dwelling in this location would be a bungalow.			
190019	14/01/2019	Mr Merritt	3 Harrier Close Harrier Close Woodley RG5 4PE
Proposal : Householder application for the proposed conversion of existing garage to create habitable accommodation, plus changes to fenestration.			
Observations : No objections.			
190021	10/01/2019	Mr & Mrs Tejani	65 Quentin Road Quentin Road Woodley RG5 3NE
Proposal : Householder application for the proposed erection of single storey front extension to form porch, single storey side extension following the demolition of existing garage, single storey rear extension including the replacement of existing pitched roof to flat roof, plus internal alterations and changes to fenestration.			
Observations : No objections.			

Date :- 30/01/2019

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
190024	07/01/2019	Mr & Mrs Xu	2 Mulberry Close Mulberry Close Woodley RG5 3LR
Proposal : Householder application for the proposed erection of part single, part two storey side and rear extension following the demolition of existing rear conservatory, conversion of existing garage to create habitable accommodation, plus internal alterations and changes to fenestration.			
Observations : No objections.			
190056	17/01/2019	Mr R Lovejoy	268 Kingfisher Drive Kingfisher Drive Woodley RG5 3LH
Proposal : Householder application for proposed erection of part two storey side extension to existing dwelling with front and rear dormers, part single storey front extension to form porch, plus internal alterations.			
Observations : No objections.			
190071	18/01/2019	Mr Nice	12 Arundel Road Arundel Road Woodley RG5 4JL
Proposal : Householder application for the proposed erection of single storey front extension, two storey side/rear extension, plus internal alterations.			
Observations : No objections.			
190084	22/01/2019	Dr Ahmed Aleshaiker	281 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4BE
Proposal : Full planning application for the proposed erection of a storage shed.			
Observations : No objections.			

Date :- 30/01/2019

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
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Refused on the following applications;**182852**

08/01/2019

Mr D Busby

21 Denmark Avenue
Denmark Avenue
Woodley
RG5 4RS

Proposal : Householder application for the proposed two storey rear and two storey side extension and single storey rear extension plus internal alterations to create habitable accommodation.

Observations : One resident was present at the meeting to voice concerns about this application.

After listening to the resident's concerns the Committee considered the proposal and recommended that the application be refused on the following grounds:

- There would be no access for maintenance of the gutters at No.19 or No.21.
- Loss of light to the ground floor windows to the side of No.19. The proposed extension would effectively mean that these windows and the entrance door to the side of No.19 would be in a tunnel.
- There would be no external access to the back garden of No.21.

183380

04/01/2019

Ms H Messenger

The Day Centre
South Lake Crescent
Woodley
RG5 3QW

Proposal : Full application for the proposed erection of 10 No. 3 bed semi-detached dwellings at the former Age Concern site, South Lake Crescent.

Observations : Two residents were present at the meeting to voice concerns about this application.

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

- Cars from the existing properties already park around the tightly curved section of this narrow road, which will make the access to and from the proposed plots 2 to 9 difficult and dangerous.
- Poor visibility for vehicles exiting the driveways of plots 2 to 9 will be dangerous.
- Existing recessed parking bays will be lost.
- Existing parking problems will be exacerbated, causing additional problems for delivery vehicles and visitors.
- No visitor parking is proposed for the new dwellings.
- It should be noted that parking problems are exacerbated by events held at the adjacent church.
- The proposed development is very cramped and is an overdevelopment of the site.

The Committee recommended that the number of proposed new dwellings should be reduced and on-site communal parking should be provided for residents and visitors of the new properties, with vehicular access being adjacent to the church, rather than on the bend in the road.

190005

09/01/2019

Mr Paul Cousins

12 Woodlands Avenue
Woodlands Avenue
Woodley
RG5 3HJ

Proposal : Application to vary condition 2 of planning consent 180659 (Appeal Reference: APP/X0360/D/18/3207908) for erection of two storey rear extension to dwelling, raising the roof to include two side dormers, plus internal alterations. Condition 2 relates to approved plans. The change of proposed gable end dormers to flat roof dormers as per plans 18002-05D &

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18002-06D.

Observations : The Committee felt that the originally permitted gable dormers were preferable to the proposed flat roof design and recommended that the application be refused.
