

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre
on Tuesday 30 January 2018 at 7:45 pm**

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

Also present: *Councillor K. Baker
15 members of the public*

Officer present: *L. Matthews, Committee Officer*

163. **APOLOGIES**

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

164. **DECLARATIONS OF INTEREST**

Councillor M. Walker – Personal interest: Agenda item 15, Citizens Awards, as she used to live next to one of the nominees.

Councillor Walker took no part in the discussion concerning that nomination.

165. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 9 JANUARY 2018**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 9 January 2018 be approved and signed by the Chairman as a true and accurate record.

166. **CURRENT PLANNING APPLICATIONS**

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. (**Appendix B**)

168. **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 10 January 2018.

169. **COMMUNITY SPEED WATCH**

Members noted that, at a meeting on 23 January 2018 (minute number 92), the Strategy and Resources Committee had resolved to allocate £7,000 from the general reserve to fund the purchase of speed detection equipment and accessories required to run a Speedwatch scheme.

The Chairman informed Members that he was awaiting final confirmed prices for the speed detection equipment and a lamppost mounted speed indicator device. He had spoken to Inspector Lloyd, who had confirmed that the proposed equipment was approved by Thames Valley Police. As the scheme would operate with backroom support from the police, Inspector Lloyd would give a training session and talk to volunteers about the operation of the scheme before Speedwatch was launched in Woodley.

170. **WOKINGHAM BOROUGH COUNCIL HIGHWAYS AND TRANSPORT COMMUNICATION BRIEFING**

Members noted correspondence received from Wokingham Borough Council regarding a briefing session on Highways and Transport Communications Strategy.

RESOLVED:

- ◆ That Councillors Barker and MacNaught would attend the Wokingham Borough Council briefing session on Highways and Transport Communications Strategy on 26 February 2018.

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

Members considered the information given in the agenda regarding the public consultation being undertaken by Wokingham Borough Council regarding its remaining school crossing patrollers. Before commenting on the proposals, Members wished to review the comments made by the Town Council when this matter was considered previously.

RESOLVED:

- ◆ That the Committee Officer would circulate to the Committee the comments made by the Town Council when the matter of school crossing patrollers was considered previously.

The following item was received after the agenda had been issued.

172. **WOODLEY AND EARLEY BUS SERVICE**

Members noted the press release from Wokingham Borough Council regarding plans to reinstate the peak hour service on bus route 12.

173. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Citizens Advice Wokingham Newsletter – January 2018*
 - *Community Council for Berkshire e-bulletin - January 2018*
 - *Launchpad Reading Newsletter – January 2018*

174. **FUTURE AGENDA ITEMS**

The following items were requested for the next agenda:

- An update on matters relating to the Speedwatch scheme.
- An update on the bus service in Woodley and Earley.

175. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

176. **EXCLUSION OF PUBLIC AND PRESS**

RESOLVED:

- ◆ That in view of the confidential nature of the business about to be transacted in relation to legal and personal 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.

177. **ENFORCEMENT ISSUES**

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

178. **CITIZENS AWARDS**

Following consideration of each of the nominations it was

RESOLVED:

- ◆ To award a total of three Citizens Awards.

The meeting closed at 9:00 pm

Chairman

Woodley Town Council

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Date :- 01/02/2018

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;				
173496	11/01/2018	Rosie Rogers	Mr & Mrs A Darch	30 Redwood Avenue Redwood Avenue Woodley RG5 4DR
	Proposal : Householder application for the proposed erection of new pitched roof to the existing single storey, changes to fenestration, erection of part first floor rear extension over, installation of new window to the existing side elevation.			
	Observations : No objections.			
173614	22/01/2018	Simon Taylor	Mr R Sylvester	21 Duffield Road Duffield Road Woodley RG5 4RL
	Proposal : Full application for the proposed erection of 6No. two storey dwellings with associated parking and landscaping following the demolition of the existing property.			
	Observations : 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.			
173763	12/01/2018	Andrew Parsons	Mr S Wyeth	3 Vickers Close Vickers Close Woodley RG5 4PA
	Proposal : Householder application for the proposed conversion of existing garage to habitable accommodation.			
	Observations : No objections.			
180015	11/01/2018	Rasha Khoja	Mrs S Comley	53a Rowan Drive Rowan Drive Woodley RG5 4LN
	Proposal : Householder application for the proposed erection of single storey side and rear extension following the demolition of existing garage.			
	Observations : No objections.			
180018	17/01/2018	Senjuti Manna	Mr Mahendra Patel	59 Malone Road Malone Road Woodley RG5 3NL
	Proposal : Householder application for the proposed erection of single storey front extension, plus part single part two storey side and rear extension to dwelling.			
	Observations : No objections.			

Date :- 01/02/2018

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>
180046	22/01/2018	Rasha Khoja	Mr & Mrs R Davis	102 Redwood Avenue Redwood Avenue Woodley RG5 4DR
Proposal : Householder application for the proposed erection of part single storey and part two storey rear extension following the demolition of existing conservatory plus internal alterations. (Retrospective)				
Observations : No objections.				
180100	22/01/2018	Senjuti Manna	J Lunn	19 Concorde Way Concorde Way Woodley RG5 4NF
Proposal : Householder application for the proposed conversion of existing garage to habitable accommodation.				
Observations : No objections.				
180110	22/01/2018	Ade Balogun	Mr & Mrs Gary Pearce	55 Butts Hill Road Butts Hill Road Woodley RG5 4NJ
Proposal : Householder application for the erection of single storey front extension and first floor side extension to dwelling.				
Observations : No objections.				
180111	22/01/2018	Dariusz Kusyk	Mr & Mrs Taggart	7 Warren Road Warren Road Woodley RG5 3AP
Proposal : Householder application for the proposed erection of single storey rear extension to dwelling.				
Observations : No objections.				
180142	24/01/2018	Daniel Ray	Marks & Spencer	406-412 London Road London Road Woodley RG6 1BG
Proposal : Full planning application for the proposed erection of storage unit to the service yard, new gates, plus enclose one side of existing service yard canopy.				
Observations : No objections.				

Date :- 01/02/2018

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>
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Refused on the following applications;**173717**

18/01/2018	Janeske Delport	Mrs Sue Kier	6 Tiverton Close Tiverton Close Woodley RG5 3BE
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Proposal : Full application for proposed erection of dwelling following demolition of existing dwelling.

Observations : Nine residents were present at the meeting to voice their concerns and six letters of concern had been received.

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

- Out of character with the existing street scene.
- Out of keeping with the other buildings in the street, which are generally of brick construction with tiled roofs and all with similar window designs.
- Increase in height over the adjacent dwellings.
- The habitable accommodation at second floor level will result in overlooking of neighbours' gardens.
- The windows proposed to both side elevations will result in overlooking of the neighbouring properties.
- Concerns about the scale of the proposed building.
- Concerns about parking in the close, as the two proposed dropped kerbs will remove the possibility of street parking in front of No. 6.

Members asked that the neighbours' concerns be taken into consideration regarding the proposed construction of a deep basement in close proximity to the dwellings at No.5 and No.7.

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 25 January 2018

' C ' Contrary to Borough

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' E ' Endorsed by Borough

GRANTED PLANNING PERMISSIONS

172547	Approved	Woodford Park Leisure Centre
E 172927	Approved	8 Tiger Close
E 173338	Approved	52 Austin Road
E 173378	Approved	6 Orville Close
E 173380	Approved	31 Woodwaye
E 173407	Approved	3 Caldbeck Drive
E 173431	Approved	31 Selsdon Avenue
E 173434	Approved	4 Armstrong Way
E 173605	Approved	33 Halstead Close

REFUSED PLANNING PERMISSIONS

E 173250	Refused	271 Headley Road East
E 173308	Refused	3 Steggles Close
C 173382	Refused	18 The Ridgeway Local COMMENT The applicant was present at the meeting. The Committee discussed the application and was advised by the applicant that parking was to be provided for three cars, although this was not shown on the drawings. The Committee had no objections to the proposal if adequate parking was to be provided.

OTHER PLANNING DETAILS

173555	Withdrawn	83 Nightingale Road
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