

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre
on Tuesday 31 January 2017 at 7:45 pm**

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

Also present: *7 members of the public*

Officers present: *D. Mander, Town Clerk; L. Matthews, Committee Officer*

181. **APOLOGIES**

Apologies for absence were received from Councillor R. Dolinski.

182. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

183. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 10 JANUARY 2017**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 10 January 2017 be approved and signed by the Chairman as a true and accurate record.

184. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

185. **PLANNING DECISIONS**

RESOLVED:

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

186. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 170061
Location: 53 Austin Road, Woodley, RG5 4EL.
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 4.27m, for which the maximum height would be 3.7m and the height of the eaves 2.6m.

187. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note the following:

TPO 3/1951: Malone Road Open Space, Malone Road, Woodley.
Consent for the felling of a silver birch.

TPO 170/1980: 11 Anthian Close, Woodley, RG5 4XA.
Consent for the selective pruning of an oak.

188. **REVISED ESTIMATES 2016/17 AND BUDGET ESTIMATES 2017/18**

The Town Clerk presented Report No. PC 1/17.

RESOLVED:

- ◆ To note Report No. PC 1/17.
- ◆ To recommend that the Revised Budget Estimates for 2016/17, as set out in the budget appendix, be approved.
- ◆ To approve the proposed grant allocations as presented, subject to Council approval of the 2017/18 Budget Estimates.
- ◆ To recommend that the Budget Estimates for 2017/18 be approved.

189. **STREET NAMING AND NUMBERING**

Members noted that the name "Mulberry" suggested by the developer for the new road at the Courtyard, Sandford Farm had been rejected by Royal Mail due to duplicates in the area and that the name "Snowdrop" suggested by the Town Council (Planning Committee, 10 January, minute number 173) had therefore been submitted for screening by Royal Mail.

190. **COMMUNITY SPEED WATCH**

The Town Clerk reminded Members that Inspector Lloyd of Thames Valley Police was aiming to set up a network of local speed watch groups and had requested a contribution of £200 from the Town Council towards the purchase of a shared speed detector. Before deciding whether to join this network it had been resolved that a representative from the Finchampstead speed watch group be invited to speak to Members about the operation of their scheme as they had purchased their own speed detector (Full Council, 6 December 2016, minute number 52.3). Members noted that a representative from Finchampstead Parish Council had been unable to attend this meeting, but that the Chairman of Finchampstead Parish Council's Roads and Road Safety Committee had agreed to meet with members of this Committee.

RESOLVED:

- ◆ That Councillors MacNaught and Rahmouni would meet with the Chairman of Finchampstead Parish Council's Roads and Road Safety Committee to discuss their speed watch scheme and the use of the speed detector.

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

RESOLVED:

- ◆ To defer this item until the next meeting, on 28 February 2017.

192. **WOKINGHAM BOROUGH COUNCIL: GYPSY AND TRAVELLER ACCOMMODATION ASSESSMENT UPDATE 2017**

Members considered the Gypsy and Traveller Accommodation Assessment Update 2017 consultation document for the borough of Wokingham.

RESOLVED:

- ◆ To respond to the consultation giving information about the unauthorised gypsy and traveller encampments that had occurred in Woodley in recent years and their affect on local residents, and to state the Committee's view that unauthorised encampments could be prevented, or reduced, by the provision of authorised transit sites.

193. **WOKINGHAM BOROUGH COUNCIL LOCAL PLAN UPDATE : ISSUES AND OPTIONS CONSULTATION**

Members noted that an initial overview of the main issues raised during the Issues and Options consultation was available on the Wokingham Borough Council website.

194. **HIGHWOOD MANAGEMENT CONFERENCE**

RESOLVED:

- ◆ To note the minutes of the Highwood Management Conference meeting held on 19 January 2017.

195. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following
 - *Community Council for Berkshire Bulletin – January 2017*

196. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

197. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

198. **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 items.

199. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of two ongoing enforcement matters.

200. **CITIZENS AWARDS**

Following consideration of each of the nominations it was

RESOLVED:

- ◆ To award a total of four Citizens Awards.

The meeting closed at 9:10 pm

Chairman

Woodley Town Council

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Observations on the following Planning Applications

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Approved on the following applications;

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Date :- 01/02/2017

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>
170029	23/01/2017	Stephen Thwaites	Mrs Deborah Mander	Crockhamwell Road/Woodlands Av Crockhamwell Road/Woodlands Av Woodley RG5 3JY
Proposal : Full application for the stationing of a portable building to be used as a public toilet.				
Observations : No comment.				
170056	23/01/2017	Jane Burton	Mr N Armstead	51 Woodlands Avenue Woodlands Avenue Woodley RG5 3HJ
Proposal : Householder application for the proposed single storey rear extension to existing dwelling.				
Observations : No objections.				
170090	24/01/2017	Dariusz Kusyk	Unknown	16 Lambourne Gardens Lambourne Gardens Earley RG6 7EG
Proposal : ADJOINING PARISH CONSULTATION				
Householder application for the proposed two storey side extension plus single storey side extension to existing dwelling.				
Observations : No comment.				
170113	23/01/2017	Rosie Rogers	Mr & Mrs Wharton	64 Antrim Road Antrim Road Woodley RG5 3NT
Proposal : Householder application for proposed erection of single storey rear extension to dwelling following demolition of existing conservatory.				
Observations : No objections.				
170134	26/01/2017	Brett Beswetherick	Mr E Horne	2 Corby Close Corby Close Woodley RG5 4TL
Proposal : Householder application for the proposed single storey rear extension to existing dwelling.				
Observations : No objections.				
170154	23/01/2017	Graham Vaughan	Unknown	Shepherds House Overbridge London Road Earley RG6 1AD
Proposal : ADJOINING PARISH CONSULTATION				
Prior approval application for the proposed alteration to parapets with the installation of railings, plus anti-climb works to comply with electrification regulations.				
Observations : The Committee was unable to view the plans and documents for this application as they were not available on the Wokingham Borough Council website.				

Date :- 01/02/2017

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;**163535**

12/01/2017	Stephen Thwaites	Mr Z Shehu	16 Selsdon Avenue Selsdon Avenue Woodley RG5 4PG
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Proposal : Householder application for two storey side and rear extensions plus single storey front and rear extensions and conversion of loft to habitable accommodation with rear dormer extension. Demolition of existing garage.

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

- The 3 parking spaces shown to the front of the property would not be easily accessed and would effectively only provide parking for 2 cars, which is insufficient for a 5 bedroom property.
- Massing effect of the large extension.
- Loss of light to the neighbouring property to the north.

Date :- 01/02/2017

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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Concerns on the following applications;**163553**

16/01/2017	Katie Herrington	Mr Shahid Hussain	Land adj to 32 Lismore Close Lismore Close Woodley RG5 3RT
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Proposal : Full planning application for the erection of a single detached dwelling.**Observations :** Two residents were present at the meeting to voice their concerns and one letter of concern had been received.

The Committee discussed the application and had the following concerns:

- This application is described as a re-submission of the previous approved application for this site with minor variations. This is incorrect as this application is for a 4 bedroom house whereas approval was previously granted for a 3 bedroom house.
- The addition of a 4 bedroom house in this location is even more likely to exacerbate the current parking problems in Lismore Close.
- If the parking situation in the close is worsened, access for emergency and refuse vehicles will be further restricted.

170103

23/01/2017	Dariusz Kusyk	Mr Ben Newman	8 Armstrong Way Armstrong Way Woodley RG5 4NW
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Proposal : Householder application for the proposed erection of part two storey, part single storey side extension to dwelling**Observations :** Four residents were present at the meeting to voice their concerns and two letters of concern had been received.

The Committee considered the application and had the following concerns regarding the proposed access from Comet Way:

- There are a number of services in and on the pavement where the access is proposed and some of these would need to be relocated by the utility companies.
- The proposed vehicular access onto Comet Way is immediately adjacent to the end of the footpath from Armstrong Way, which could be a safety hazard.

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 26 January 2017

' C ' Contrary to Borough

Page No : 1

' E ' Endorsed by Borough

GRANTED PLANNING PERMISSIONS

E 162635	Approved	Unit 9
E 163149	Approved	26 Church Street
E 163192	Approved	9 Buckden Close
E 163217	Approved	Waingels College
E 163273	Approved	77 Loddon Bridge Road
E 163363	Approved	31 Duffield Road
E 163426	Approved	11 Anthian Close

REFUSED PLANNING PERMISSIONS

E 162407	Refused	6 Selcourt Close
E 162861	Refused	Land to rear of Woodley House