

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre
on Tuesday 4 December 2018 at 7:45 pm**

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

Officer present: *L. Matthews, Committee Officer*

Also present: *Councillor K. Baker
7 members of public*

126. **APOLOGIES**

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

127. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

128. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 6 NOVEMBER 2018**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 6 November 2018 be approved and signed by the Chairman as a true and accurate record.

129. **APPOINTMENT OF VICE CHAIRMAN**

Members noted that Councillor Dolinski had resigned from the Conservative Group and from the Planning Committee.

Having been duly nominated, it was

RESOLVED:

- ◆ That Councillor Walker be appointed Vice Chairman of the Planning Committee.

130. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

131. **PLANNING DECISIONS**

RESOLVED:

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

132. **PLANNING APPEALS**

RESOLVED:

- ◆ To note the following appeal decision:

Application: 172057
Location: 152 Colemans Moor Road, Woodley, RG5 4BX.
Proposal: Full application for the proposed erection of one 4 bedroom dwelling and an annex.
Decision: The appeal was dismissed.

133. **COMMUNITY SPEEDWATCH UPDATE**

The Chairman informed Members that initial meeting of the Speedwatch volunteers had taken place the previous week and had been attended by 11 volunteers and 2 members of the Woodley and North Earley Community Forum. The volunteers had seen the Speedwatch equipment and learned about the policies under which the scheme would operate, and the process of identifying volunteers for specific roles had begun.

The Chairman reported that the data logger had been deployed in Butts Hill Road and although a small percentage of vehicles had been identified as speeding (3.3%), this equated to about 50 per hour at peak times. The Chairman also reported that the Sentinel camera had been tested in differing light levels and in order to produce good results it would only be used during daylight hours.

A request was made for speed monitoring in the vicinity of the zebra crossing at the end of Beechwood Road, near the junction with Headley Road.

134. **BUTTS HILL ROAD BRIDGE**

Members noted correspondence received from Network Rail regarding the recent request for a further extension of the road closure at Butts Hill Road.

135. **APPLICATION TO RENEW STREET TRADING CONSENT**

The following application to renew Street Trading Consent had been notified to Committee members ahead of the meeting, and comments requested, as a response was required by the West Berkshire and Wokingham Environmental Health & Licensing Service by 26 November 2018.

Application No: ST26
Applicant: Mr Jan Ratip – Mo's Kebabs
Trading Site: Woodlands Avenue, Woodley (opposite university site)
Trading Times: Sunday to Thursday: 0700 to 0100 hours
Friday and Saturday: 0700 to 0300 hours
(One hour shutdown at 3pm to prepare for evening food)

RESOLVED:

- ◆ To note that a response had subsequently been sent to the West Berkshire and Wokingham Environmental Health and Licensing Service stating that the Town Council had no comment to make on the application.

136. **WOKINGHAM BOROUGH COUNCIL LOCAL PLAN UPDATE:
STATEMENT OF COMMUNITY INVOLVEMENT CONSULTATION**

RESOLVED:

- ◆ That Members would send any comments on the Statement of Community Involvement to the Town Clerk so that a response to the consultation could be made by 21 December 2018.

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

RESOLVED:

- ◆ To defer this item until the next meeting of the Planning Committee on 8 January 2019.

138. **CENTRAL AND EASTERN BERKSHIRE – JOINT MINERALS AND WASTE PLAN:
FURTHER CALL FOR SITES**

Members noted correspondence received from Wokingham Borough Council regarding the Central and Eastern Berkshire Joint Minerals and Waste Plan.

139. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Community Council for Berkshire e-bulletin – November 2018*
 - *Me2 Club Newsletter – November 2018*

140. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

141. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

142. **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.

143. **ENFORCEMENT ISSUES**

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

The meeting closed at 9:22 pm

Woodley Town Council

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Date :- 05/12/2018

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;			
182507	16/11/2018	Mrs Gove	27 Farriers Close Farriers Close Woodley RG5 3DD
Proposal : Householder application for the proposed erection of a front porch to dwelling.			
Observations : The Committee had no objections the proposal, but noted that this was a front extension and could not be described as a front porch.			
182864	08/11/2018	Mr Dharmesh Modi	8 Wroxham Road Wroxham Road Woodley RG5 3AT
Proposal : Householder application for the proposed erection of a first floor side, part single, part two storey rear extensions to dwelling, incorporating roof lantern, conversion of existing loft space and part conversion of existing garage to additional habitable accommodation.			
Observations : The applicant was present at the meeting.			
The Committee considered the proposal and had no objections to the application.			
182954	02/11/2018	Mr & Mrs Price	12 Highcliffe Close Highcliffe Close Woodley RG5 4RE
Proposal : Householder application for the proposed erection of single storey side extension to dwelling following the demolition of existing garden room, plus installation of a rooflight at side elevation.			
Observations : No objections.			
182980	26/11/2018	Mr & Mrs Barclay Clark	46 Duncan Road Duncan Road Woodley RG5 4HS
Proposal : Householder application for proposed first floor rear and side extension and internal alterations.			
Observations : One letter of concern had been received for this application - regarding building regulation matters.			
The Committee had no objection to the proposal, but asked that the Building Officer take note of the neighbour's concerns.			
183008	26/11/2018	Hicks Developments Ltd	30 Pitts Lane Pitts Lane Earley RG6 1BT
Proposal : ADJOINING PARISH CONSULTATION Full application for the proposed erection of 1 No. 4 bed dwelling and garage, 2 No. 3 bed dwellings and ancillary landscaping, using existing access road to Pitts Lane.			
Observations : The Committee declined to comment on this application as plans had only been submitted for the houses on Plots 1 and 2. No plans were available for the proposed detached house and garage on Plot 3.			

Date :- 05/12/2018

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
183048	13/11/2018	Mr & Mrs Ramkisson	4 Frampton Close Frampton Close Woodley RG5 3BS
Proposal : Householder application for proposed single storey side extension to existing dwelling, alterations to front porch including pitched roof to existing flat roof.			
Observations : No objections.			
183067	26/11/2018	James Hiscox	11 Austin Road Austin Road Woodley RG5 4EJ
Proposal : Householder application for a proposed single storey front extension to form porch.			
Observations : No objections.			
183082	21/11/2018	Mr D. Birch	57a Colemans Moor Lane Colemans Moor Lane Woodley RG5 4BT
Proposal : Householder application for the proposed erection of a detached garage.			
Observations : No objections.			
183090	26/11/2018	Mr N Parikos	59 Hawker Way Hawker Way Woodley RG5 4PF
Proposal : Householder application for the proposed erection of single storey rear extension, first floor side extension to existing dwelling plus internal alterations.			
Observations : No objections.			
183094	26/11/2018	Mr M Davies	192 Colemans Moor Road Colemans Moor Road Woodley RG5 4DP
Proposal : Householder application for the proposed erection of single storey front and rear extension to dwelling.			
Observations : No objections.			
183253	28/11/2018	Mr B Keen	36 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4AS
Proposal : Householder application for proposed erection of part single, part first floor side and rear extensions plus two storey rear extension to dwelling.			
Observations : No objections.			

Date :- 05/12/2018

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
183259	29/11/2018	Mr & Mrs Parker	111 Vauxhall Drive Vauxhall Drive Woodley RG5 4ED

Proposal : Householder application for the proposed erection of single storey side extension, following the demolition of existing garage, plus proposed dropped kerb.

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

The Committee had no objections to this application but asked that the neighbour's concerns be taken into consideration.

Date :- 05/12/2018

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;**182940**

21/11/2018

Mrs Murray

28 Pitford Road
Pitford Road
Woodley
RG5 4QF

Proposal : Householder application for the proposed erection of single storey side/rear extension, two storey side extension. plus installation of 2 No. rooflights and erection of a fence at side/front elevation.

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

- The proximity of the proposed extension to 26 Pitford Road, particularly to the bedroom windows.
- Concern that the proposal might not comply with the separation distances given in the Borough Design Guide.
- The communal parking area, pavements and surrounding grassed areas with mature trees are owned by Wokingham Borough Council and therefore it is not possible to access the two parking spaces shown on the proposed site plan. Should the plans be approved, it should be made clear that the two parking spaces shown in front of the house are not included and cannot be used for parking.

182974

09/11/2018

London & Cambridge Properties

Loddon Vale House
Loddon Vale Centre
Woodley
RG5 4UX

Proposal : Full application for the proposed erection of a two storey extension to the east wing of existing building to provide 4 No. residential flats.

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

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

- The proposed structure cannot be considered to be an extension of the existing building; it is a separate building linked by a staircase.
- The proposal will result in the loss of 9 car park spaces adjacent to Loddon Vale House.
- The proposal will also require 2 car park spaces to be lost from the adjacent retail area, where the car park is already full for much of the time.
- Concern about overlooking of the adjacent nursery play area.
- Overdevelopment of the site.
- Massing effect and detrimental to the street scene.
- The developer has not consulted with local residents.

The Committee agreed to request that this application be listed for consideration by the Wokingham Borough Council Planning Committee.

182995

21/11/2018

Ms N. Treverton

37 Crockhamwell Road
Crockhamwell Road
Woodley
RG5 3LE

Proposal : Householder application for the proposed erection of a detached outbuilding. (Part retrospective)

Observations : Three 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:

- The building is too high (0.35m higher than permitted for a building this close to the boundary).
- The building is unsightly for the neighbours.
- Concern from the neighbours about security.

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Observations on the following Planning Applications

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If planning permission is granted, the Committee requested that there should be a condition preventing the building from being used as habitable accommodation.

183007

13/11/2018

Mr Wirasinha

55 Colemans Moor Road
 Colemans Moor Road
 Woodley
 RG5 4DG

Proposal : Householder application for proposed erection of single storey rear extension to dwelling with dual pitch roof, including the removal of existing chimney, an external store and shed.

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

- The proposed metal cladding is out of character in a residential area.
- The metal cladding will be noisy (for example, during periods of rain) and will affect the neighbours.
- Visually unacceptable.
- The use of more traditional materials, in keeping with the rest of the building, should be considered.

183125

26/11/2018

Mr T Miller

39 Selsdon Avenue
 Selsdon Avenue
 Woodley
 RG5 4PQ

Proposal : Householder application for the proposed erection of single storey side and rear extension, following the demolition of existing garage, plus loft conversion to create habitable accommodation including 2 No. new dormers.

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

- Overlooking of the neighbours to the side and the rear.
- The proposed dormers are disproportionately large.
- The flat roofs of the proposed dormers are at ridge height.

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Observations on the following Planning Applications

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Concerns on the following applications;**182582**

09/11/2018

Mr Richard Bolton

11 Nimrod Close
Nimrod Close
Woodley
RG5 4UW

Proposal : Householder application for the proposed erection of a single storey rear extension including three roof lights, plus the conversion of garage to create habitable accommodation to dwelling following the demolition of existing rear conservatory.

Observations : The Committee did not object to the proposal, but were concerned that the plans did not show the proposed parking arrangements when the garage is converted to habitable accommodation.
