

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre
on Tuesday 5 December 2017 at 7:45 pm**

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

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

Officer present: *L. Matthews, Committee Officer*

126. **APOLOGIES**

Apologies for absence were received from Councillors J. Cheng, R. Dolinski, B. Franklin and P. Wicks.

127. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

128. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 7 NOVEMBER 2017**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 7 November 2017 be approved and signed by the Chairman as a true and accurate record.

129. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

130. **PLANNING DECISIONS**

RESOLVED:

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

131. **PLANNING APPEALS**

RESOLVED:

- ◆ To note that the following appeal against refusal of planning permission had been lodged with the Planning Inspectorate:
Application: 171451
Location: 17 Anthian Close, Woodley, RG5 4XA.
Proposal: Full application for the proposed change of use of amenity land to residential including replacement of garden wall with a 2m close boarded fence.

- ◆ To note the following appeal decision:
 - Application: 170803
 - Location: 20 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.
 - Appeal details: The appeal was made against a refusal of planning permission.
 - Decision: The appeal was dismissed.

132. **BUDGETARY CONTROL**

RESOLVED:

- ◆ To note Report No. PC 10/17.

133. **HIGHWAYS**

Road Works/Street Works Major Projects Co-ordination meeting

Members noted the minutes of the Wokingham Borough Council Road Works/Street Works Major Projects Co-ordination meeting held on 23 November 2017.

134. **COMMUNITY SPEEDWATCH**

The Chairman presented his report on Community Speedwatch, which had been attached to the agenda, and informed Members that he had spoken to Inspector John Donachy, Thames Valley Police, to try to clarify the inconsistencies in the information the Council had received regarding the scheme. He had discovered that the way in which Thames Valley Police were proposing to run their speedwatch scheme had changed since the Council had first been informed about the scheme and this had led to some of the conflicting information.

The Chairman reported that there were two options available to the Council if Members decided to be involved in a speedwatch scheme:

Option 1 was to join the speedwatch scheme run by Thames Valley Police, where the speed detection equipment would be shared with all the other parishes and towns in the scheme. Under this scheme, volunteers would have to sign up and be vetted as official Police Support Volunteers, in order to be covered by the Police insurance scheme, and could be asked to work outside of the Woodley area. The Town Council would have little or no involvement in the management of the scheme and would be asked to make a relatively small monetary contribution when new equipment was required. The equipment available did not provide photographic evidence of car number plates.

Option 2 was for the Town Council to purchase its own speedwatch equipment and to recruit and manage a team of volunteers operating only in Woodley. Volunteers would be covered by the Council's insurance scheme. The Council and the volunteers could decide which roads to monitor and could respond to residents' concerns about incidents of speeding in a timely manner as the equipment would be solely for use in Woodley. The Council could choose to purchase equipment with a built-in camera to provide photographic evidence of number plates, which would be more reliable than recoding number plates manually. Under this option the onus would be on the Council and volunteers to manage the scheme. Back room support would be offered by the Thames Valley Police volunteers to enable warning letters to be sent to speeding motorists.

Members discussed the merits of both options and listened to the views of a Woodley resident who had already joined the speedwatch scheme operated by Thames Valley Police. Members then considered whether to further investigate the processes required to operate a scheme under Option 2 so that the feasibility of the scheme could be assessed at the next meeting of the Planning Committee.

RESOLVED:

- ◆ To investigate further the processes required to operate a speedwatch scheme in Woodley using equipment purchased by the Town Council.

Voting: For: 6 Abstentions: 2

135. **APPLICATION FOR A GOODS VEHICLE OPERATORS LICENCE:
29 VISCOUNT WAY, WOODLEY**

Members noted that the Council had been notified by Wokingham Borough Council of the following application for a Goods Vehicle Operator's Licence:

Operator: Fanele Magudu
Operating Centre: 29 Viscount Way, Woodley, RG5 4DZ
Authorisation: 1 vehicle

Objections were required by 30 November 2017. The views of Committee members had been sought prior to the meeting and no objections had been received.

136. **GOVERNMENT HOUSING POLICY**

Members noted that correspondence had been sent from Barkham Parish Council to all towns and parishes in Wokingham Borough requesting expressions of support for a report they had prepared asking for changes to the Government's housing policy. As a response had been requested urgently, the report, as attached to the agenda, had been circulated to the Committee prior to the meeting and Members' views sought. A letter of support had subsequently been sent to Barkham Parish Council.

137. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Community Council for Berkshire e-bulletin - November 2017*

138. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

139. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

140. **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.

141. **ENFORCEMENT ISSUES**

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

The meeting closed at 9:15 pm

Woodley Town Council

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Date :- 06/12/2017

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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Approved on the following applications;**173234**

06/11/2017	Simon Taylor	D. Eyres	47 Crockhamwell Road Crockhamwell Road Woodley RG5 3JY
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Proposal : Householder application for the proposed erection of single storey rear extension to dwelling.
Observations : No objections.

173338

16/11/2017	Dariusz Kusyk	Mr M Harris	52 Austin Road Austin Road Woodley RG5 4EL
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Proposal : Householder application for the proposed part two storey rear extension plus single storey front extension to dwelling.
Observations : No objections.

173378

21/11/2017	Dariusz Kusyk	Mr R Gilbert	6 Orville Close Orville Close Woodley RG5 4TZ
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Proposal : Householder application for the proposed conversion of existing garage to additional habitable accommodation.
Observations : The Committee had no objections to the conversion of the garage to habitable accommodation, but commented that the drawings were misleading as the new side door shown on the plan and the proposed canopy at the side of the house were both omitted from the side elevation.

173380

29/11/2017	Ade Balogun	Mr C Holmes	31 Woodwaye Woodwaye Woodley RG5 3HA
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Proposal : Householder application for the proposed erection of a two storey rear extension to dwelling, to include two side dormer extensions.
Observations : No objections.

173382

24/11/2017	Andrew Parsons	A. Henham	18 The Ridgeway The Ridgeway Woodley RG5 3QD
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Proposal : Householder application for the proposed erection of single storey rear extension to dwelling following part demolition of the existing garage, plus changes to fenestration.
Observations : 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.

Date :- 06/12/2017

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>
173407	24/11/2017	Stefan Fludger	Mr Mark Seagrove	3 Caldbeck Drive Caldbeck Drive Woodley RG5 4LA
Proposal : Householder application for the proposed erection of a first floor side extension and single storey rear extension to dwelling.				
Observations : No objections.				
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173417	29/11/2017	Nuno Fernandes	Mr Syed Shamsi	Hawkhurst House 6 Headley Road East Woodley RG5 4SW
Proposal : Full application for the proposed change of use from B1 to B2 + B8 plus ancillary offices to taxi office (computers and phone line only).				
Observations : No objections.				

Date :- 06/12/2017

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;**173033**

24/11/2017	Mohammad Islam	Mrs Scales	24 Badgers Rise Badgers Rise Woodley RG5 3AJ
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Proposal : Householder application for the proposed conversion of existing loft to additional habitable accommodation, to include a rear dormer extension and 2No. roof lights.

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

- The extension is not subservient to the existing building.
- The proposed dormer extension is the same height as the roof ridge.
- Visually unacceptable.
- Out of keeping with neighbouring properties.
- This extension would set a precedent.

173308

13/11/2017	Casey Virasami	Mr Brent Mooney	3 Steggles Close Steggles Close Woodley RG5 3AH
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Proposal : Householder application for proposed loft conversion to create habitable accommodation with two side dormer extensions.

Observations : The Committee recommended refusal on the following grounds:

- The proposed extension is not in keeping with the design of the original building.
- Out of keeping with the neighbouring properties.
- Out of character with the street scene.
- Visually unacceptable.
- Overbearing.
- Overlooking of neighbouring properties.
- The dormers are the same height as the roof line.

Date :- 06/12/2017

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;**172927**

20/11/2017	Andrew Parsons	Mr Peter Kitson	8 Tiger Close Tiger Close Woodley RG5 4UY
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Proposal : Householder application for the proposed erection of a part two storey and part single storey rear extension to the existing dwelling.

Observations : The Committee had no objections to the proposed extension, but were concerned that insufficient parking was to be provided. The extended property would be a five bedroom house with the garage redesignated as a storage area and only two parking spaces provided on the drive.

173281

10/11/2017	Simon Taylor	Mr & Mrs A Keag	9 Sunderland Close Sunderland Close Woodley RG5 4XR
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Proposal : Householder application for the proposed first floor side extension to dwelling plus conversion of loft space to habitable accommodation.

Observations : The Committee considered the proposal and had the following concerns:

- The design of the proposed rear dormer is not sympathetic to the design of the original building.
- Insufficient parking provided for a 5 bedroom house.

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 30 November 2017

' C ' Contrary to District

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' E ' Endorsed by District

GRANTED PLANNING PERMISSIONS

E 172310	Approved	17 Buckden Close
172731	Approved	84 Nightingale Road
E 172761	Approved	14 Caldbeck Drive
E 172888	Approved	74 Woodlands Avenue
172966	Approved	16 Mitchell Way

REFUSED PLANNING PERMISSIONS

172057	Refused	Land at 152 Colemans Moor Road
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