

**Minutes of a Meeting of the Plans Committee held at the Oakwood Centre  
on Tuesday 5 July 2016 at 7:45 pm**

**Present:** *Councillors: T. Barker (Chairman); J. Cheng; R. Dolinski; B. Franklin;  
J. MacNaught; D. Mills; S. Rahmouni; M. Walker*

**Also present:** *4 members of the public*

**Officer present:** *L. Matthews, Committee Officer*

41. **APOLOGIES**

Apologies for absence were received from Councillors S. Brindley, M. Forrer and P. Wicks.

42. **COMMITTEE MEMBERSHIP**

**RESOLVED:**

- ◆ To note that an appointment to the vacant place on the Committee would be considered by Council on 27 September 2016.

43. **DECLARATIONS OF INTEREST**

Councillor R. Dolinski – Prejudicial interest: Agenda item 5, planning application 161723: 123 Loddon Bridge Road, as he had been approached by the applicant.  
Councillor Dolinski took no part in the discussion or decision on this application.

44. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 7 JUNE 2016**

**RESOLVED:**

- ◆ That the minutes of the Planning Committee meeting held on 7 June 2016 be approved and signed by the Chairman as a true and accurate record.

45. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

46. **PLANNING DECISIONS**

**RESOLVED:**

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

47. **NEIGHBOUR CONSULTATION SCHEME**

**RESOLVED:**

- ◆ To note application 161568  
Location: 53 Ravensbourne Drive, Woodley, RG5 4LJ.  
Proposal: Application for the prior approval of the erection of a single storey rear conservatory extension to dwelling, which would extend beyond the rear wall of the original house by 4.0m, for which the maximum height would be 3.6m and the height of the eaves 2.1m.

48. **TREE PRESERVATION ORDERS**

**RESOLVED:**

- ◆ To note the following:

TPO 3/1951: 54 Hazel Drive, Woodley, RG5 3SA.  
Consent for the selective pruning of a Douglas fir.

49. **BUDGETARY CONTROL**

**RESOLVED:**

- ◆ To note Report No. P 3/16.

50. **HIGHWAYS**

Members noted the following information received from Wokingham Borough Council and given in the agenda:

- In order for work to be carried out on the A3290 Loddon Viaduct, Wokingham Borough Council proposed to make an order under the Road Traffic Act 1984 and all other enabling powers, the effect of which would be to:
  1. Prohibit any vehicle from proceeding along A3290 (Reading bound) between its junctions with A329(M) (Reading bound) and the start of the contraflow system.
  2. Prohibit any vehicle from proceeding along A3290 (Reading bound) between its junctions with A329(M) (Reading bound) on slip and A3290-A4 London Road off slip.
  3. Prohibit any vehicle from proceeding along A3290 Winnersh entry slip road between its junctions with Wharfedale Road and A3290 Reading bound.
  4. Prohibit any person from driving any motor vehicle at a speed exceeding 30 miles per hour along A3290/A329(M) in both directions between its junction with A4 London Road and M4 junction 10 Slips 4 and 8.
  5. Prohibit any person from driving any motor vehicle at a speed exceeding 50 miles per hour along A3290/A329(M) in both directions between its junctions with A4 London Road and M4 junction 10 Slip 4 and 8.

The alternative route for all motorway traffic affected by the restrictions detailed in Items 1 and 2 above would be via A3290 (Reading bound) contra-flow.

The alternative route for all vehicles affected by the restriction detailed in Item 4 above would be via Wharfedale Road, A329/Winnersh Access Road, A329 Wokingham Road, B3350 Church Road, B3350 Pitts Lane, A4 Shepherds Hill and A4 London Road.

The Order would come into operation on 22 July 2016 and continue in force for a period not exceeding 18 months or until the works had been completed. It was expected that works would be completed by 4 September 2016.

51. **GREGGS, 140-142 CROCKHAMWELL ROAD, WOODLEY**

Members discussed the application by Greggs, 140-142 Crockamwell Road to place 4 No. 700mm diameter tables, 8 chairs and signage on the highway land outside their premises.

**RESOLVED:**

- ◆ To make no comment on the application to place 4 No. 700mm diameter tables, 8 chairs and signage on the highway land outside of Greggs, 140-142 Crockhamwell Road, Woodley.

52. **EVENING, OVERNIGHT AND WEEKEND PARKING CHARGES IN WOKINGHAM BOROUGH COUNCIL CAR PARKS**  
 Members noted the press release from Wokingham Borough Council regarding the evening, weekend and overnight parking charges that would be introduced in car parks run by the Borough Council, and the pilot scheme increasing daytime charges in Woodley town centre car parks in lieu of the evening and weekend increases. Following discussion, it was noted that further representation to Wokingham Borough Council may be required at the end of the pilot scheme if evening, overnight and weekend parking charges are again proposed for the Woodley Town Centre car parks.
53. **PROPOSED PARK AND RIDE AT THAMES VALLEY PARK**  
 Members noted the press release from Wokingham Borough Council regarding the proposal for a park and ride at Thames Valley Park.
54. **WOKINGHAM BOROUGH COUNCIL LIBRARY SERVICE**  
 Members noted the press release from Wokingham Borough Council regarding the plans to extend the opening hours and introduce a self-service facility at some of the borough's libraries and were pleased to note that the opening hours at Woodley Library would be extended.
55. **POLICE AND CRIME COMMISSIONER SURVEY**  
 Members noted that the Police and Crime Commissioner had launched a survey seeking feedback from residents of the Thames Valley on policing and crime, the results of which would help inform the next Police and Crime Plan, due to be published in March 2017. A link to the survey had been added to the Council's website.
56. **NEIGHBOURHOOD POLICING**  
 Members considered a request from the local Neighbourhood Inspector to attend a meeting to talk to Members about the changes taking place within Neighbourhood Policing and how towns and parishes and the police could work more closely together.
- RESOLVED:**
- ◆ To invite the Neighbourhood Inspector to attend a meeting with members of the Planning Committee prior to one of the scheduled committee meetings and to extend the invitation to all Members of Council.
57. **WOKINGHAM BOROUGH COUNCIL HOUSING ASSOCIATION**  
 Members noted the press release from Loddon Homes, the Housing Association owned by Wokingham Borough Council, regarding their registration as a For-Profit Registered Provider with the Homes and Communities Agency.
58. **COMMITTEE NAME**  
 Members considered changing the name of the Committee to reflect the community services content of its terms of reference.
- RESOLVED:**
- ◆ Not to change the name of the Committee.
  - ◆ To publicise the terms of reference of the Committee on the Council's website
59. **FUTURE AGENDA ITEMS**  
 There were no suggestions for future agenda items.

60. **PUBLICITY/WEBSITE**

As resolved in minute number 58, the terms of reference of the Planning Committee would be publicised on the website.

61. **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.

62. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of four ongoing enforcement matters.

The meeting closed at 9:30 pm

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Chairman

## Woodley Town Council

Page 1

Date :- 06/07/2016

**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>
<b>Approved on the following applications;</b>				
<b>161296</b>	30/06/2016	Charlie Snell	Mr Robert Buckland	15 Mitchell Way Mitchell Way Woodley RG5 4NQ
<b>Proposal :</b> Householder application for the proposed erection of a first floor side extension and the conversion of garage to create habitable accommodation to dwelling.				
<b>Observations :</b> One letter of concern had been received for this application.				
The Committee considered the application and had no objections to the proposal.				
<b>161472</b>	10/06/2016	Charlie Snell	Mr & Mrs Hussain	113 Woodlands Avenue Woodlands Avenue Woodley RG5 3HQ
<b>Proposal :</b> Householder application for the proposed erection of a single storey front extension to the existing dwelling.				
<b>Observations :</b> No objections.				
<b>161478</b>	10/06/2016	Charlie Snell	Mr & Mrs Waite	77 Haddon Drive Haddon Drive Woodley RG5 4LY
<b>Proposal :</b> Householder application for the proposed erection of a single storey rear extension to form a conservatory.				
<b>Observations :</b> No objections.				
<b>161525</b>	07/06/2016	Charlie Snell	Mr P Stewardson	35 Haddon Drive Haddon Drive Woodley RG5 4LX
<b>Proposal :</b> Householder application for the proposed erection of a part single/part two storey rear and side extension to dwelling following removal of existing conservatory.				
<b>Observations :</b> No objections.				
<b>161542</b>	10/06/2016	Dariusz Kusyk	Ms Shelia Li	28 Wroxham Road Wroxham Road Woodley RG5 3AT
<b>Proposal :</b> Householder application for the proposed erection of a first floor rear extension and a new dormer extension to the side elevation.				
<b>Observations :</b> No objections.				
<b>161575</b>	10/06/2016	Dariusz Kusyk	Mr P Zambon	118 Colemans Moor Road Colemans Moor Road Woodley RG5 4DN
<b>Proposal :</b> Householder application for the proposed erection of single storey front and rear extensions, plus first floor rear loft extension and the installation of two front rooflights.				

Date :- 06/07/2016

**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>
<b>Observations :</b> No objections.				
<b>161605</b>	20/06/2016	Mark Croucher	Unknown	Land to rear of 9 Station Road Station Road Earley RG6 7DY
<b>Proposal :</b> ADJOINING PARISH CONSULTATION				
Full application for the proposed erection of a two storey building, to comprise 4No. flats including vehicular access off Earley Station car park, parking and landscaping.				
<b>Observations :</b> No comment.				
<b>161613</b>	21/06/2016	Stefan Fludger	Mr & Mrs Crowther	3 Shelley Close Shelley Close Woodley RG5 3RN
<b>Proposal :</b> Householder application for the proposed demolition of adjacent store building and the erection of a two storey side extension to dwelling.				
<b>Observations :</b> No objections.				
<b>161660</b>	23/06/2016	Pooja Kumar	Mr Imad Yousif	24 Fitzroy Crescent Fitzroy Crescent Woodley RG5 4EU
<b>Proposal :</b> Householder application for the proposed erection of a single storey rear extension following demolition of the existing conservatory.				
<b>Observations :</b> No objections.				
<b>161674</b>	23/06/2016	Katie Herrington	Mr Tom Day	90 Vauxhall Drive Vauxhall Drive Woodley RG5 4EH
<b>Proposal :</b> Householder application for the proposed erection of a single storey extension to form lean to porch area, including new entrance door.				
<b>Observations :</b> No objections.				
<b>161684</b>	21/06/2016	Dariusz Kusyk	Mr Liam Smith	6 Rose Close Rose Close Woodley RG5 4UR
<b>Proposal :</b> Householder application for the proposed erection of a part single storey part first floor side extension and single storey front extension.				
<b>Observations :</b> No objections.				
<b>161734</b>	30/06/2016	Brett Beswetherick	Mr Chris Bennett	330 Headley Road East Headley Road East Woodley RG5 4SJ
<b>Proposal :</b> Householder application for the proposed erection of a single storey rear extension to dwelling, plus new window and door to north east elevation.				
<b>Observations :</b> No objections.				

Date :- 06/07/2016

**Observations on the following Planning Applications**

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<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
<b>161745</b>	24/06/2016	Charlie Snell	Mr J Adams	92 Walmer Road Walmer Road Woodley RG5 4PN

**Proposal :** Householder application for the proposed erection of a single storey front extension.  
**Observations :** No objections.

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<b>161773</b>	28/06/2016	Stephen Thwaites	Mrs J Woof	8 Arundel Road Arundel Road Woodley RG5 4LJ
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**Proposal :** Householder application for the proposed single storey front, side and rear extension to existing dwelling plus conversion of existing garage to habitable accommodation.  
**Observations :** No objections.

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Date :- 06/07/2016

**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;****161601**

10/06/2016	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 a part two storey and part single storey side extension to the existing dwelling.

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

- There would be a significant increase in the footprint of the dwelling.
- Massing effect.
- Out of character with the rest of the terrace.
- Concern about the proposed parking in the front garden as it would not be possible to access the 2 spaces shown without driving across the neighbour's allocated parking space.

**161723**

30/06/2016	Katie Herrington	Mr Sundaep Saxena	123 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4AG
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**Proposal :** Full application for the proposed erection of a detached dwelling, following demolition of existing bungalow.

**Observations :** Two residents were present at the meeting to voice their concerns and one letter of concern had been received.

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

- Loss of light and privacy to the neighbouring property - both to the living space and to the garden.
- The proposed house is very large and would be overbearing.
- Out of character with other dwellings in the road in terms of size.
- Concern that there is insufficient parking provision for a 6 bedroom house.
- The application form indicates that the house is to be used as social rented housing and if it is to be a house of multiple occupation there could be an even greater impact on the parking in the area
- Concern that the mature copper beech tree in the front garden will be felled. This tree is an important element in the local environment and should be protected.



Date :- 06/07/2016

**Observations on the following Planning Applications**

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<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;****160549**

21/06/2016	Charlie Snell	Mr Z Shehu	297 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4BE
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**Proposal :** Householder application for the proposed single storey front extension, two storey rear extension and two storey side extension following demolition of existing garage plus erection of metal perimeter fence.

**Observations :** The Committee had the following concerns about this application:

- Insufficient parking provision for a 6 bedroom house.
- The front extension may breach the building line.
- The proposal will have a massing effect on the property to the north.

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NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough CouncilMinute Ref

Thu 30 June 2016

District Ref

' C ' Contrary to District 'CD' Contrary Delegated  
 ' D ' Delegated  
 ' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

GRANTED PLANNING PERMISSIONS

E 160032	Approved	77 Drovers Way
E 160334	Approved	18 Welford Road
E 160349	Approved	1B The Parade
E 160386	Approved	17 Butts Hill Road
E 160751	Approved	47 Cypress Road
E 161000	Approved	12 Lavenham Drive
E 161009	Approved	Highwood Primary School
E 161032	Approved	206 Hurricane Way
E 161053	Approved	4 Rushmere Cottages
E 161058	Approved	3 Eastwood Road
C 161073 District COMMENT	Approved	71 Reading Road Local COMMENT Although the Committee was in favour of increasing nursery provision in Woodley, they felt that this was not a suitable location for a nursery and recommended that the application be refused on the following grounds: <ul style="list-style-type: none"> <li>- The parking provision on the site is not sufficient for parents to drop-off and pick-up their children as it will be needed by the nursery staff.</li> <li>- The double yellow lines along the road outside this property mean that parents will not be able to park close to the site and any parents stopping on the yellow lines will cause congestion on this very busy road.</li> <li>- The proximity of the roundabout will make it difficult to cross the road safely with young children if parents park in Western Avenue or at the entrance to Woodford Park.</li> <li>- The bus service is infrequent and unlikely to be used by parents dropping-off and picking-up their children.</li> </ul>
E 161118	Approved	Shepherds House Overbridge
E 161164	Approved	11 Scott Close
E 161169	Approved	117 Loddon Bridge Road

**NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council**

**Minute Ref**

**Thu 30 June 2016**

**District Ref**

' C ' Contrary to District 'CD' Contrary Delegated  
' D ' Delegated  
' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 2

**GRANTED PLANNING PERMISSIONS**

<b>E</b> 161175	Approved	40 Mannock Way
<b>E</b> 161179	Approved	76 Woodwaye
<b>E</b> 161270	Approved	1 Vulcan Close

**REFUSED PLANNING PERMISSIONS**

<b>C</b> 161159	Refused	9 Ravensbourne Drive
District COMMENT		Local COMMENT No objections.
<b>E</b> 161201	Refused	5 Corbett Gardens