

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

**Present:** *Councillors: R. Dolinski (Chairman); J. Cheng; M. Forrer; D. Mills;  
S. Rahmouni; M. Walker*

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

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

20. **APOLOGIES**

Apologies for absence were received from Councillors T. Barker, S. Brindley, B. Franklin, J. MacNaught and P. Wicks.

21. **COMMITTEE MEMBERSHIP**

**RESOLVED:**

- ◆ To note that Councillor Soane had resigned from the Committee following his appointment to the Wokingham Borough Council Planning Committee and that a replacement appointment to the Committee would be considered by Council on 28 June 2016.

22. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

23. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 17 MAY 2016**

**RESOLVED:**

- ◆ That the minutes of the Planning Committee meeting held on 17 May 2016 be approved and signed by the Chairman as a true and accurate record.

24. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

25. **PLANNING DECISIONS**

**RESOLVED:**

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

26. **NEIGHBOUR CONSULTATION SCHEME**

**RESOLVED:**

- ◆ To note application 161353  
Location: 92 Reading Road, Woodley, RG5 3AD.  
Proposal: Application for the prior approval of the erection of a single storey rear conservatory, which would extend beyond the rear wall of the original house by 4.25m, for which the maximum height would be 3.4m and the height of the eaves 3.1m.

- ◆ To note application 161489  
Location: 113 Woodlands Avenue, Woodley, RG5 3HQ.  
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 6.0m and 3.3m, for which the maximum height would be 2.9m and the height of the eaves 2.7m.

27. **BUDGETARY CONTROL**

**RESOLVED:**

- ◆ To note Report No. P 2/16.

28. **HIGHWAYS**

**Road Works/Street Works Major Project Co-ordination meetings**

Members noted the minutes of the Wokingham Borough Council Road Works/Street Works Major Project Co-ordination meeting held on 17 May 2016. Following a short discussion about the scheduled 3 week closure of Loddon Bridge Road between Coppice Road and Wokingham Road in September/October 2016, Councillor Walker agreed to request details of contingency plans at the next co-ordination meeting.

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

Members noted the following application for a Goods Vehicle Operator's Licence, which had been received by Wokingham Borough Council:

Operator: Lee Marley Brickwork Ltd  
Operating Centre: 185 Viscount Way, Woodley, RG5 4DZ  
Authorisation: 7 vehicles, 10 trailers

**RESOLVED:**

- ◆ Not to raise any objections to this application.

30. **WOKINGHAM BOROUGH COUNCIL CONSULTATION: HOUSING AND ECONOMIC  
LAND AVAILABILITY ASSESSMENT (HELAA) METHODOLOGY**

As resolved at the Planning Committee meeting held on 17 May (Minute No. 13), Councillor Barker had considered a response to the Wokingham Borough Council consultation on the HELAA methodology on behalf of the Committee.

**RESOLVED:**

- ◆ To note that a response had been sent to Wokingham Borough Council advising that the Town Council had no comments on the HELAA methodology.

31. **WOKINGHAM BOROUGH COUNCIL CONSULTATION: LAND DRAINAGE BYELAWS**

Members considered the Land Drainage Byelaws proposed by Wokingham Borough Council.

**RESOLVED:**

- ◆ To send a response to Wokingham Borough Council stating that the Town Council had no comments on the proposed Land Drainage Byelaws, but pointing out the typographical error in paragraph 9.

32. **CONSULTATION BY ROYAL BERKSHIRE FIRE AND RESCUE SERVICE: RESPONSE  
STANDARDS**

Members considered the consultation by Royal Berkshire Fire and Rescue Service on response standards.

**RESOLVED:**

- ◆ To send a response to Royal Berkshire Fire and Rescue Service commenting that all four proposals seemed to be sensible.

33. **WOKINGHAM BOROUGH COUNCIL'S GROUNDS MAINTENANCE SERVICE**

**RESOLVED:**

- ◆ To note the information received from Wokingham Borough Council regarding the new Grounds Maintenance Service.

34. **GRANTS**

**RESOLVED:**

- ◆ To note that letters of thanks had been received from Citizens' Advice Wokingham, Readibus and the Lend and play Toy Library for the grants awarded by the Town Council.

The following two items were received from Wokingham Borough Council after the agenda had been issued:

35. **TREE PRESERVATION ORDERS**

**RESOLVED:**

- ◆ To note the following:

TPO 3/1951: 9 Penrose Avenue, Woodley, RG5 3PA.  
Consent for the felling and replacement of a pine.

TPO 3/1951: 56 Nightingale Road, Woodley, RG5 3LU.  
Refusal of consent for the felling of a silver birch and a Scots pine.

36. **APPLICATION FOR MINOR VARIATION OF PREMISES LICENCE:  
WAITROSE, 108 CROCKHAMWELL ROAD, WOODLEY**

Members considered the application by Waitrose, Woodley for a minor variation of the premises licence to permit small alterations to the layout of the till area at the front of the store.

**RESOLVED:**

- ◆ Not to raise any objections to the application.

37. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

38. **PUBLICITY/WEBSITE**

The following items were suggested by Members:

- Publicising the work of the Committee on the website.
- Including a link to information about Wokingham Borough Council's grounds maintenance service from the Town Council's website.

39. **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.

40. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of four ongoing enforcement matters.

The meeting closed at 9:25 pm

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Chairman



Date :- 08/06/2016

**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>161304</b>	16/05/2016	Katie Herrington	Mrs V Chen	4 Messenger Road Messenger Road Woodley RG5 4TR
<b>Proposal :</b> Householder application for proposed erection of conservatory to rear of dwelling.				
<b>Observations :</b> No objections.				
<b>161325</b>	20/05/2016	Brett Beswetherick	Mr & Mrs Robert Timms	21 Tiger Close Tiger Close Woodley RG5 4UY
<b>Proposal :</b> Householder application for the proposed erection of a part single storey, part two storey and part first floor side extension.				
<b>Observations :</b> No objections.				
<b>161326</b>	20/05/2016	Charlie Snell	Mr Sailesh Tailor	146 Howth Drive Howth Drive Woodley RG5 3DL
<b>Proposal :</b> Householder application for the proposed erection of a single storey rear extension following demolition of existing conservatory.				
<b>Observations :</b> The Committee had no objection to the proposed extension, but if permission is granted would like there to be a condition that the property must not be used as a house of multiple occupation.				
<b>161348</b>	23/05/2016	Charlie Snell	Mrs Margaret Massey	58 Campbell Road Campbell Road Woodley RG5 3NB
<b>Proposal :</b> Householder application for the proposed erection of a single storey side extension to include the connection of existing garage to main dwelling.				
<b>Observations :</b> The applicant was present at the meeting.				
The Committee had no objections to the proposal.				
<b>161387</b>	23/05/2016	Daruisz Kusyk	Executors of the late M Isles	37 Crockhamwell Road Crockhamwell Road Woodley RG5 3LE
<b>Proposal :</b> Householder application for the proposed erection of a single storey rear extension to include habitable loft space and the conversion of existing loft space to create additional habitable accommodation, side dormer extensions and roof lights, following the demolition of existing conservatory.				
<b>Observations :</b> No objections.				
<b>161390</b>	23/05/2016	Stephen Thwaites	Mrs Julie Freebody	47 Colemans Moor Road Colemans Moor Road Woodley RG5 4DG
<b>Proposal :</b> Householder application for the proposed erection of a single storey rear extension following the demolition of existing conservatory.				
<b>Observations :</b> No objections.				

Date :- 08/06/2016

**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>161404</b>	31/05/2016	Daniel Hay	Punch Taverns	The Chequers, 198 Crockhamwell Crockhamwell Road Woodley RG5 3JH
<b>Proposal :</b> Full application for the proposed erection of a retractable awning and elevational material changes. Removal of existing canopy.				
<b>Observations :</b> No objections.				
<b>161426</b>	01/06/2016	Daniel Hay	Punch Taverns	The Chequers, 198 Crockhamwell Crockhamwell Road Woodley RG5 3JH
<b>Proposal :</b> Advertisement consent for the erection of 2No. illuminated and 1No. non-illuminated fascia signs, 4No. non-illuminated hoarding signs and 4No. illuminated cast aluminium lanterns.				
<b>Observations :</b> No objections.				
<b>161484</b>	01/06/2016	Charlie Snell	Mr John Newton	189 Faiwater Drive Fairwater Drive Woodley RG5 3JQ
<b>Proposal :</b> Householder application for the proposed erection of a single storey extension to dwelling to form a rear conservatory.				
<b>Observations :</b> No objections.				

Date :- 08/06/2016

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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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**Refused on the following applications;****161410**

31/05/2016	Stephen Thwaites	Mr & Mrs Ferozdin	36 Malone Road Malone Road Woodley RG5 3NJ
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**Proposal :** Householder application for the proposed two storey side and rear extension to existing dwelling.

**Observations :** One resident was present at the meeting to voice concerns.

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

- The proposed extension is not subservient to the existing property.
  - Loss of light to the adjacent property at No.38.
  - Loss of privacy to the adjacent property at No.38.
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Date :- 08/06/2016

**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;**

**161306**

16/05/2016	Brett Beswetherick	Ms Anne Coakeley	46 Harvard Close Harvard Close Woodley RG5 4UJ
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**Proposal :** Householder application for the proposed erection of a single storey rear extension.

**Observations :** The Committee had no objection to the principle of the extension, but were concerned that the drawing showed the extension extending over the boundary with the adjacent property at No.47.

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NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough CouncilMinute Ref

Thu 2 June 2016

District Ref

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

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GRANTED PLANNING PERMISSIONS

E 152641	Approved	17 Concorde Way
E 160062	Approved	Bungalow, Waingels College
E 160126	Approved	4 Lindberg Way
E 160699	Approved	179 Colemans Moor Road
E 160760	Approved	53 Lysander Close
E 160879	Approved	11 Pitford Road
E 160882	Approved	11 Pitford Road
E 160905	Approved	43 Buccaneer Close
E 160954	Approved	46 Redwood Avenue
E 160957	Approved	Land at A329 sliproad
E 160964	Approved	22 Western Avenue

OTHER PLANNING DETAILS

152878	Withdrawn	26 Willowside
152926	Withdrawn	21 Duffield Road