

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

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

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

Officers present: *L. Matthews, Committee Officer*

106. **APOLOGIES**

Apologies for absence were received from Councillors S. Brindley, R. Dolinski, M. Forrer and D. Mills

107. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

108. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 10 OCTOBER 2017**

RESOLVED:

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

109. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

110. **PLANNING DECISIONS**

RESOLVED:

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

111. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 173044.
Location: 39 Chequers Way, Woodley, RG5 3EH.
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 4.5m, for which the maximum height would be 2.5m and the height of the eaves 3.4m.

112. **PLANNING APPEALS**

RESOLVED:

- ◆ To note the following appeal decision:
 - Application: 171096
 - Location: 33 Campbell Road, Woodley, RG5 3NB.
 - Proposal: Householder application for the proposed erection of two single storey side extensions to dwelling, and conversion of existing garage to additional habitable accommodation.
 - Appeal details: The appeal was made against a refusal of planning permission.
 - Decision: The appeal was dismissed.

113. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note the following:
 - TPO 256/1984: 8 Mollison Close, Woodley, RG5 4XG.
Consent for the selective pruning of an oak and a silver birch.
 - TPO 1079/2005: West Warren, Warren Road, Woodley, RG5 3AR.
Consent for the selective pruning of a sycamore.

114. **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 meetings held on 19 September and 26 October 2017.

115. **BUS SERVICE 12 WORKING PARTY**

The Chairman presented **Reports No. PC 7/17, PC 8/17 and PC 9/17** of the Bus Service 12 Working Party meetings held on 10 October, 25 October and 1 November 2017 and noted that there had been a very good response by councillors and residents to the request for volunteers to carry out the passenger survey on the No. 12 bus on the weeks commencing 9 October and 16 October.

The final report prepared jointly by the Woodley Town Council and Earley Town Council working parties in response to the Wokingham Borough Council consultation on the future of Bus Service 12 beyond August 2018 had been circulated to members of the Planning Committee for comment prior to the submission deadline of 3 November 2017.

RESOLVED:

- ◆ To note Reports No. PC 7/17, PC 8/17 and PC 9/17.

116. **COMMUNITY SPEED WATCH**

Members noted that Inspectors Alastair Lloyd and John Donachy, Thames Valley Police, had been notified of the Council's intention to join the Community Speed Watch scheme, subject to there being no cost to the Council, and that a reply was awaited.

117. **WOKINGHAM BOROUGH COUNCIL BUS STOP INFRASTRUCTURE IMPROVEMENT PROGRAMME**

Members noted that notification had been received from Wokingham Borough Council stating that improvements to bus stop infrastructure in Woodley, as listed in the agenda, would be carried out in the current financial year.

118. **LOCAL PLAN UPDATE**

Members noted correspondence received from Wokingham Borough Council giving an update on the Local Plan Update masterplanning process.

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

Members considered the following application to renew Street Trading Consent:

Application No: ST26

Applicant: Mr Jan Ratip – Adems Kebabs

Trading Site: Woodlands Avenue layby, Woodley (opposite Bulmershe Court)

Trading Times: Sunday to Thursday: 0700 to 0100 hours

Friday and Saturday: 0700 to 0300 hours)

RESOLVED:

- ◆ To respond to the West Berkshire and Wokingham Environmental Health and Licensing Service with no objections.

120. **POLICE AND CRIME PLAN 2017-2021**

RESOLVED:

- ◆ To note receipt of the summary version of the Thames Valley Police and Crime Commissioner's new Police and Crime Plan, detailing the five strategic priorities for policing and crime for the next five years.

121. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Thames Valley Environmental Records Centre Newsletter – Summer 2017*
 - *Swan Lifeline Newsletter – Autumn 2017*
 - *Community Council for Berkshire e-bulletin – October 2017*
 - *Launchpad Reading Newsletter – November 2017*
 - *Comment on Government Housing Policy – Barkham Parish Council*
 - *WTCMI Newsletter – October 2017*

122. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

123. **PUBLICITY/WEBSITE**

RESOLVED:

- ◆ To display on the website the three documents forming the response to the Bus Service 12 consultation.

124. **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.

125. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of nine ongoing enforcement matters and five enforcement investigation closure notice.

The meeting closed at 8:45 pm

Chairman

Woodley Town Council

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Date :- 08/11/2017

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>
Approved on the following applications;				
172730	23/10/2017	Rasha Khoja	Mr Lakhotia	31 Faringdon Road Faringdon Road Earley RG6 1FP
Proposal : Householder application for the proposed erection of single storey rear extension to dwelling.				
Observations : No objections.				
172888	13/10/2017	Dariusz Kusyk	Dr Roope Singh Manhas	74 Woodlands Avenue Woodlands Avenue Woodley RG5 3HD
Proposal : Householder application for proposed erection of single storey front extension to dwelling.				
Observations : No objections.				
172903	23/10/2017	Senjuti Manna	Ms Sally Kerry	43 Ravensbourne Drive Ravensbourne Drive Woodley RG5 4LH
Proposal : Householder application for the erection of single storey side and rear extension.				
Observations : No objections.				
172936	27/10/2017	Dariusz Kusyk	Mr Alan Collins	20 Spruce Road Spruce Road Woodley RG5 4BB
Proposal : Householder application for the proposed erection of single storey rear extension to dwelling following the demolition of the existing garage.				
Observations : No objections.				
172943	23/10/2017	Ade Balogun	Mr Gavin Emmett	38 Austin Road Austin Road Woodley RG5 4EL
Proposal : Householder application for the erection of a single storey front extension.				
Observations : No objections.				
172957	23/10/2017	Janeske Delpont	Euro Car Parks Limited	406 - 412 London Road London Road Woodley RG6 1BG
Proposal : Full planning application for the proposed installation of two columns for automatic number plate recognition (ANPR) cameras.				
Observations : No objections.				

Date :- 08/11/2017

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>
172958	23/10/2017	Janeske Delport	Euro Car Parks Limited	406 - 412 London Road London Road Woodley RG6 1BG
Proposal : Application for advertisement consent for installation of eight non-illuminated car parking signs.				
Observations : No objections.				
173011	31/10/2017	Dariusz Kusyk	Mr & Mrs Andrew Way	21 Concorde Way Concorde Way Woodley RG5 4NF
Proposal : Householder application for the conversion of existing garage to create habitable accommodation.				
Observations : No objections.				
173060	23/10/2017	Dariusz Kusyk	Mr & Mrs Cox	2 Bibury Close Bibury Close Woodley RG5 3PE
Proposal : Householder application for the proposed single storey front extension to form porch, conversion of garage to habitable accommodation, plus pitched roof to existing single storey side elevation/garage and bay windows to the ground floor elevation.				
Observations : No objections.				
173106	26/10/2017	Senjuti Manna	Mr Mark Briggs	20 Cornfield Road Cornfield Road Woodley RG5 4QA
Proposal : Householder application for the proposed part single storey, part two storey rear extension to dwelling plus replacement of single storey front porch.				
Observations : No objections.				

Date :- 08/11/2017

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;**172731**

09/10/2017	Dariusz Kusyk	Mr & Mrs J Dunford	84 Nightingale Road Nightingale Road Woodley RG5 3LY
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Proposal : Householder application for the proposed erection of a two storey side/rear extension to dwelling following demolition of the existing prefabricated garage and store.

Observations : The Committee considered this application and were concerned that the proposal provided insufficient parking for the property.

172966

23/10/2017	Dariusz Kusyk	Mr Cliff Wild	16 Mitchell Way Mitchell Way Woodley RG5 4NQ
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Proposal : Householder application for the proposed conversion of existing garage to study; erection of a single storey extension to existing shed plus relocation of fence back to original boundary line with provision of new pedestrian access gate.

Observations : The Committee felt that the drawings were unclear regarding the positioning of the fence to the side of the property, but assumed that the existing fence had been positioned incorrectly and would be repositioned back to the line of the original fence - in which case the Committee had no objections.

The Committee was concerned about the loss of parking provision if the garage was converted to habitable accommodation and was unsure whether there was room for two parking spaces on the drive.

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 2 November 2017

' C ' Contrary to Borough

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' E ' Endorsed by Borough

GRANTED PLANNING PERMISSIONS

E 171617	Approved	7 Nimrod Close
E 171973	Approved	53 Wyndham Crescent
E 172354	Approved	14 Portrush Close
E 172377	Approved	18 Munro Avenue
E 172400	Approved	5 Malvern Close
E 172435	Approved	96 Redwood Avenue
E 172436	Approved	62 Caldbeck Drive
E 172479	Approved	4 Lanark Close
E 172505	Approved	39 Chequers Way
E 172509	Approved	2 The Ridgeway
E 172585	Approved	94 Kingfisher Drive
E 172610	Approved	58 Caldbeck Drive
E 172612	Approved	34 Glendevon Road
E 172648	Approved	18 Concorde Way
E 172668	Approved	14 Colemans Moor Lane
E 172684	Approved	Crockhamwell Road
E 172711	Approved	11 Glendevon Road

REFUSED PLANNING PERMISSIONS

E 162281	Refused	45 Shelgate Walk
172368	Refused	16 Harris Close
C 172376	Refused	4 Wroxham Road Local COMMENT No objections.
C 172412	Refused	136 - 138 Crockhamwell Road Local COMMENT No objections.

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

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REFUSED PLANNING PERMISSIONS

C 172611	Refused	31 Woodwaye Local COMMENT One resident was present at the meeting to ask questions about this application. The Committee considered the application and had no objections to the proposal.
C 172631	Refused	67 Malone Road Local COMMENT No objections.
C 172650	Refused	53 Loddon Bridge Road Local COMMENT No objections.
C 172784	Refused	191 Colemans Moor Road Local COMMENT No objections.

OTHER PLANNING DETAILS

172112	Withdrawn	10 Cottesmore Road
172460	Withdrawn	18 Glendevon Road