

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre
on Tuesday 8 January 2019 at 7:45 pm**

Present: *Councillors: T. Barker (Chairman); D. Bragg; D. Mills; S. Rahmouni;
M. Walker; P. Wicks*

Officer present: *L. Matthews, Committee Officer*

Also present: *19 members of public*

144. **APOLOGIES**

Apologies for absence were received from Councillors J. Cheng, M. Forrer, D. Fradley, B. Franklin and J. MacNaught.

145. **DECLARATIONS OF INTEREST**

Councillor D. Bragg – Prejudicial interest: Agenda item 8, as he is a Member of the Board of Trustees of Citizens Advice Wokingham, who have applied for a grant from the Council.

Councillor Bragg left the room when agenda item 8 was considered and took no part in the discussion or decision on this item.

146. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 4 DECEMBER 2018**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 4 December 2018 be approved and signed by the Chairman as a true and accurate record.

147. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

148. **PLANNING DECISIONS**

RESOLVED:

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

149. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 183413.
Location: 128 Reading Road, Woodley, RG5 3AD.
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, for which the maximum height would be 3.0m and the height of the eaves 2.5m.

- ◆ To note application 183428.
Location: 80 Kingfisher Drive, Woodley, RG5 3LG.
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 4.0m, for which the maximum height would be 3.715m and the height of the eaves 2.6m.

150. **PLANNING APPEALS**

RESOLVED:

- ◆ To note that the following appeal against refusal of planning permission had been lodged with the Planning Inspectorate:

Application: 180297
Location: Land to the South of Sandford Farm Cottage, Perimeter Road, Woodley, RG5 4SU.
Proposal: Full application for the proposed erection of 2 new dwellings, relocation of access, including enhancement of TPO and landscape proposals.

- ◆ To note the following appeal decision:

Application: 182265
Location: 67 Malone Road, Woodley, RG5 3NL.
Proposal: Proposed erection of single storey front/side/rear extension incorporating roof light, and two storey front extension.
Details: The appeal was made against a refusal of planning permission.
Decision: The appeal was dismissed.

151. **REVISED ESTIMATES 2018/19 AND BUDGET ESTIMATES 2019/20**

Members considered Report No. PC 1/19 and the applications received for grant funding for 2019/20.

RESOLVED:

- ◆ To note Report No. PC 1/19.
- ◆ To recommend that the Revised Budget Estimates for 2018/19, as set out in the budget appendix, be approved.
- ◆ To recommend to the Strategy and Resources Committee that the following annual grants be awarded for 2019/20:

Citizens Advice Wokingham	£6,620
ARC	£5,000
Keep Mobile	£2,000
School Days Project	£1,800
- ◆ To recommend to the Strategy and Resources Committee that the Budget Estimates for 2019/20 be approved.

152. **COMMUNITY SPEEDWATCH UPDATE**

The Chairman reported that since the last meeting the data logger had been deployed in Tippings Lane for a second time to carry out a full 7 day survey as previously, when the equipment was first being tested, results had only been collected for 3 days. The second survey had produced similar results to the first and this had been identified as a location to use the Sentinel camera.

The data logger had also been used to monitor Reading Road in the vicinity of the allotments site and indicated that speeding occurred throughout the day. The Sentinel camera would be used at this location in the future. However, the Chairman informed Members that the Sentinel equipment, which required volunteers to be present at the roadside, would probably not be used during the winter months.

The following roads had been identified as locations for future deployment of the data logger:

- the south-eastern end of Reading Road
- a second location in Colemans Moor Road
- Butts Hill Road, following the removal of temporary traffic controls at the railway bridge.
- Woodlands Avenue

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

At the last meeting of the Planning Committee (4 December 2018, minute number 136) it had been resolved that Members would send any comments on the Wokingham Borough Council Statement of Community Involvement to the Town Clerk so that a response could be made to the consultation. Members noted that no comments had been received.

154. **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 29 January 2019.

155. **CORRESPONDENCE FROM STUDENTS OF WAINGELS COLLEGE REGARDING
WASTE MANAGEMENT**

Members noted the four letters that had been received from students of Waingels College regarding waste management.

RESOLVED:

- ◆ That the Chairman would send a reply to the students thanking them for their suggestions.

156. It was proposed by the Chairman and

RESOLVED:

- ◆ That as the business was unlikely to be completed by 10pm the meeting continue in order to complete the business set out in the agenda.

157. **WOODLEY AND NORTH EARLEY COMMUNITY FORUM**

Members noted the report of the Woodley and North Earley Community Forum meeting held on 5 December 2018.

158. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *WTCMI Newsletter – December 2018*
 - *Me2 Club Newsletter – December 2018*
 - *Thames Valley Environmental Records Centre Newsletter – Winter 2018*
 - *Homes for the Future information leaflet – Wokingham Borough Council*

159. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

160. **PUBLICITY/WEBSITE**

RESOLVED:

- ◆ To publicise the following:
 - The results of the Speedwatch monitoring – to be available on the website.

161. **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.

162. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of seven ongoing enforcement matters and four enforcement investigation closure notifications.

The meeting closed at 10:10 pm

Woodley Town Council

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Date :- 10/01/2019

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;			
183091	30/11/2018	Mr Kashif Hussain	51 Malone Road Malone Road Woodley RG5 3NL
Proposal : Householder application for the proposed conversion of existing garage to additional habitable accommodation, erection of a single storey rear extension, pitched roof to front and erection of a front porch.			
Observations : No objections.			
183143	05/12/2018	Mr Steve Kendrick	91 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4AE
Proposal : Full planning application for the proposed erection of a two storey dwelling following demolition of existing bungalow.			
Observations : No objections.			
183190	04/12/2018	Mr Peter Roe	4 Keane Close Keane Close Woodley RG5 4LG
Proposal : Householder application for proposed single storey rear, side and front extensions and conversion of existing garage to habitable accommodation.			
Observations : No objections.			
183213	02/01/2019	Mr Mahendra Patel	59 Malone Road Malone Road Woodley RG5 3NL
Proposal : Application for the removal of Condition 4 of planning consent 180018 for the proposed erection of single storey front extension, plus part single part two storey side and rear extension to dwelling. Condition 4 relates to garage to be retained.			
Observations : No objections.			
183229	06/12/2018	Unknown	The Former Adwest Western Site Headley Road East Woodley RG5 4SN
Proposal : Full planning application for the redevelopment to form 5 industrial units for different use classes with associated access, car parking, hardstanding and landscaping works.			
Observations : The Committee had no objections to this application, but wanted to know what the proposals were for the whole site. The Committee felt strongly that both Woodley Town Council and Wokingham Borough Council should be informed by the applicant of their overall plans for the whole site.			

Date :- 10/01/2019

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
183246	30/11/2018	Mr & Mrs A Durrell	2 Corbett Gardens Corbett Gardens Woodley RG5 4JY
Proposal : Householder application for proposed part single storey rear extension, part two storey side and rear extensions to existing dwelling and conversion of existing garage space to provide habitable accommodation.			
Observations : No objections.			
183280	04/12/2018	Mr P Buley	32 Malvern Close Malvern Close Woodley RG5 4HL
Proposal : Householder application for proposed erection of a white PVCu framed conservatory to the rear of existing dwelling.			
Observations : No objections.			
183292	01/12/2018	Mr & Mrs Tejani	65 Quentin Road Quentin Road Woodley RG5 3NE
Proposal : Householder application for proposed erection of single storey rear, side and front extensions following demolition of existing garage plus internal alterations.			
Observations : No objections.			
183330	05/12/2018	Mr & Mrs H Singh	33 Antrim Road Antrim Road Woodley RG5 3NU
Proposal : Householder application for the proposed erection of single storey rear extension to dwelling, plus internal alterations and changes to fenestration.			
Observations : No objections.			
183343	06/12/2018	Ms K Allchurch	30 Quentin Road Woodley RG5 3NE
Proposal : Householder application for a proposed single storey front extension to form porch and conversion of existing garage to habitable accommodation.			
Observations : No objections.			
183357	12/12/2018	Mr & Mrs IM Iqbal	8 Butts Hill Road Butts Hill Road Woodley RG5 4NH
Proposal : Householder application for proposed alterations to driveway, formation of a new access and erection of brick piers/gates.			
Observations : No objections.			

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Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
183469	21/12/2018	Mr Jay Smith	61 Nightingale Road Nightingale Road Woodley RG5 3LU
Proposal : Householder application for proposed erection of a single storey rear extension and partial garage conversion to provide habitable accommodation.			
Observations : No objections.			
183498	02/01/2019	Mr & Mrs Cripps	24 Nightingale Road Nightingale Road Woodley RG5 3LS
Proposal : Householder application for proposed erection of a single storey rear extension and installation of raised patio level with internal floor.			
Observations : No objections.			
183500	02/01/2019	Unknown	10 Western Avenue Western Avenue Woodley RG5 3BH
Proposal : Householder application for proposed erection of a part single storey rear extension, part single storey side extension to existing dwelling.			
Observations : No objections.			
183507	02/01/2019	Mr & Mrs M Bridson	19 Fosters Lane Fosters Lane Woodley RG5 4HH
Proposal : Householder application for the proposed erection of single storey side/rear extension incorporating 1 No. rooflight following the demolition of existing conservatory and outbuilding, plus changes to fenestration.			
Observations : No objections.			

Date :- 10/01/2019

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;**180988**

20/12/2018	Simon Taylor	Unknown	Pitts Works Colemans Moor Road Woodley RG5 4DA
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Proposal : Full application for the proposed erection of 20 dwellings together with associated vehicular access, car parking and landscaping following demolition of the existing dwelling and outbuildings, once associated with a former scrapyards use.

REVISED PLANS NOTIFIED 20/12/2018

Revised application for the proposed erection of 17 dwellings together with associated vehicular access, car parking and landscaping following demolition of the existing dwelling and outbuildings, once associated with a former scrapyards use.

Observations : Eight residents were present at the meeting to voice their concerns and four letters 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:

- Overdevelopment of the site.
- Overlooking and loss of privacy to properties in Consul Close and Hudson Road.
- Current problems due to lack of capacity in the local sewerage system will be exacerbated. Residents in Consul Close report that manhole covers are regularly displaced and the sewers overflow and cause flooding when the capacity is exceeded.
- The development will cause additional surface water runoff and will lead to an increased flooding risk in the area. Residents report that there is currently a stream running across the site, which collects water from the site.
- Part of the site is currently an overgrown garden area and development of this will result in harm to the local ecology and loss of habitat for wildlife.
- The extra traffic generated by this development will increase the existing traffic problems on Colemans Moor Road, especially during the morning and evening rush-hours.
- The development could lead to increased parking in Colemans Moor Road if the proposed number of parking spaces proves to be insufficient.

Local residents also had concerns regarding the clearance of the site, which contains industrial waste and hazardous materials, and the possible damage to surrounding buildings, by vibration and by excavation close to buildings located adjacent to the site boundary. The Committee asked that these concerns be addressed if planning permission is granted.

REVISED PLANS FOR THIS APPLICATION WERE RECEIVED ON 20/12/2018.

The Committee considered the revised plans at a meeting on 08/01/2019. Seven residents were present at the meeting to voice their concerns.

The Committee noted that the number of proposed dwellings had been reduced from 20 to 17, but re-iterated their previous comments and recommended that the application be refused.

There is an inhabited annex, known as 7A Consul Close or Holly Cottage, located in the garden of No.7 Consul Close. This annex is very close to the proposed units 11 and 12 as well as unit 10 and the car park. The impact of the site clearance and construction of the new development on this annex must be considered, as well as the effect of new large buildings in such close proximity. The proposal does not recognise this inhabited dwelling.

The effect of lights and engine noise of cars using the car park accessed under units 10 and 6 on the residents at Nos. 6, 7 and 7A Consul Close must be considered and appropriate light and noise blocks installed.

Date :- 10/01/2019

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
182696	20/12/2018	Mr Stuart Hall	Land S of Sandford Farm Cottag Perimeter Road Woodley RG5 4SU
<p>Proposal : Full planning application for the erection of 1 No. dwelling and relocation of access, including enhancement of TPO and landscape proposals.</p> <p>Observations : Two residents were present at the meeting to voice their concerns about this application and two letters of concern had been received.</p> <p>The Committee considered the proposal and recommended that the application be refused on the following grounds:</p> <ul style="list-style-type: none"> - The route along Perimeter Road and Beggars Hill Road is a single track, no-through road, with no passing or turning places and additional vehicles associated with the proposed development will have a significant impact on existing users of this road, which is well-used by joggers, dog-walkers and horse-riders. - The proposed development will change the look and feel of this country lane (Perimeter Road). -The loss of the existing privet hedge to the north-west boundary of the site, and the loss of existing trees, will have a detrimental effect on the ecology of the site. - Overlooking and loss of privacy to Sandford Farm Cottage, which is a Grade 2 listed building. 			
183299	01/12/2018	Miss V Shehu	46 Woodlands Avenue Woodlands Avenue Woodley RG5 3HJ
<p>Proposal : Householder application for the proposed erection of single storey rear/side extension and first floor rear/side extension to existing dwelling incorporating 6 No. side dormer extensions.</p> <p>Observations : Four residents were present at the meeting to voice concerns about this application.</p> <p>The Committee considered the proposal and recommended that the application be refused on the following grounds:</p> <ul style="list-style-type: none"> - The proposed extension is very large. - Overlooking of neighbouring gardens due to the very large floor to ceiling window to the first floor of the rear elevation. - The six large flat roof dormers are overbearing and, as a whole, not subservient to the existing building. - Changing the front elevation hipped roof to a gable end is out of character with the majority of the street scene. - The single storey side extension is out of character with the street scene. - The large, windowless dormers are visually unacceptable. <p>If planning permission is granted, the Committee requested that there be a condition that the property cannot be used as a house of multiple occupation.</p>			
183465	21/12/2018	Mr Ashley Wirasinha	57 Colemans Moor Road Colemans Moor Road Woodley RG5 4BT
<p>Proposal : Householder application for proposed part two storey rear extension including new dual pitch roof, part extension of existing loft including installation of side facing dormers, changes to fenestration, removal of existing chimney, and internal alterations.</p> <p>Observations : The Committee recommended that this application be refused on the following grounds:</p> <ul style="list-style-type: none"> - The flat roof dormer on the southern side is not subservient to the existing building and the flat roof is at ridge level. - The flat roof dormer to the northern side is not subservient to the existing building. - The metal cladding to the dormers is out of character with the existing building. 			

Date :- 10/01/2019

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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Concerns on the following applications;**182572**

04/12/2018

Mr & Mrs Kang

30 Munro Avenue
Munro Avenue
Woodley
RG5 3QY

Proposal : Householder application for the proposed erection of part single, part two storey side/rear extension to dwelling.

Observations : Four residents were present at the meeting to voice concerns about this application and one letter of concern had been received. The applicant was present at the meeting.

After listening to the residents' comments, the Committee considered the proposal and had the following concerns:

- Parking provision: the Committee queried whether it would be possible to access the parking space shown to the side of the garage.
- The size of the proposed extension and its closeness to the back fence of the garden.
- The appearance of the front wall of the proposed extension, which is out of character with the street scene.

If planning permission is granted, the Committee requested that a condition be included regarding permissible working hours to minimise the disruption caused to the neighbour sharing a driveway with this property.

183268

21/12/2018

Mr Paul Potter

Orchard Cottage
Western Avenue
Woodley
RG5 3BN

Proposal : Householder application for the proposed erection of single storey front extension, conversion of existing garage to create habitable accommodation, installation of 2 No. dormers to existing double garage, plus changes to fenestration.

Observations : The Committee did not object to the proposal, but had some concerns that the garage would be very close to the the pavement.