

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre
on Tuesday 9 January 2018 at 7:45 pm**

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

Also present: *3 members of the public*

Officer present: *L. Matthews, Committee Officer*

142. **APOLOGIES**

Apologies for absence were received from Councillors M. Forrer and B. Franklin.

143. **DECLARATIONS OF INTEREST**

Councillor R. Dolinski – Disclosable pecuniary interest: Agenda item 5, planning application 173604: 8 Mannock Way, as he owns the neighbouring property.

Councillor R. Dolinski – Disclosable pecuniary interest: Agenda item 5, planning application 173687: 191 Colemans Moor Road, as he owns a property close to this location.

Councillor Dolinski took no part in the discussion or decision on planning applications 173604 and 173687.

144. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 5 DECEMBER 2017**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 5 December 2017 be approved and signed by the Chairman as a true and accurate record.

145. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

146. **PLANNING DECISIONS**

RESOLVED:

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

147. **PLANNING APPEALS**

RESOLVED:

- ◆ To note the following appeal decisions:

Application: 171397

Location: 15 Fitzroy Crescent, Woodley, RG5 4EU.

Proposal: Householder application for the proposed erection of first floor side extension and single storey front porch extension to dwelling.

Appeal details: The appeal was made against a refusal of planning permission.

Decision: The appeal was dismissed.

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.
 Appeal details: The appeal was made against a refusal of planning permission.
 Decision: The appeal was dismissed.

148. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note that Wokingham Borough Council had made the following Tree Preservation Order:
 TPO 1611/2017: Land at and adjacent to the Sandford Farm development and Beggars Hill Road, Woodley, and to the north and east of Phillips Close, Woodley, and to the south and east of Briley Cottage and Temple Cottage, Charvil, and adjacent to Beggars Hill Road, Charvil.

149. **REVISED ESTIMATES 2017/18 AND BUDGET ESTIMATES 2018/19**

The Committee Officer presented Report No. PC 1/18.

Members considered the applications received for grant funding for 2018/19 and it was agreed that grants be awarded to Citizens Advice Wokingham, ARC and Keep Mobile. In addition to the annual grants, Members noted that the service level agreement sum of £18,162 to Readibus would also be included in the Budget Estimates for 2018/19. It was suggested that those organisations whose annual grant application had been unsuccessful be encouraged to apply for a community grant.

RESOLVED:

- ◆ To note Report No. PC 1/18.
- ◆ To recommend that the Revised Budget Estimates for 2017/18, 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 2018/19:

Citizens Advice Wokingham	£7,000
ARC	£5,500
Keep Mobile	£1,000
- ◆ To recommend to the Strategy and Resources Committee that the Budget Estimates for 2018/19, as amended to include grants of £7,000 to Citizens Advice Wokingham, £5,500 to ARC and £1,000 to Keep Mobile, be approved.

150. **HIGHWAYS**

Temporary road closures

Members noted the following temporary road closures to enable Wokingham Borough Council contractors to undertake essential highway drainage maintenance works in safety:

- i) **Beggars Hill Road**, closed for its entire length. There would be no alternative route for this restriction. Works requiring this restriction would take place between 29 January 2018 and 29 January 2019.
- ii) **Sandford Lane**, closed between its junctions with B3030 Davis Street and Mohawk Way. The alternative route for all vehicles would be via B3030 Davis Street, B3030 Robinhood Lane, A329 Reading Road, Loddon Bridge/Bader Way Interchange, The

Bader Way and Mohawk Way, or by this route in reverse. Works requiring this restriction would take place between 1 February 2018 and 1 February 2019.

Access for residents and business users within the boundary of the restrictions would be maintained at all times.

151. **COMMUNITY SPEEDWATCH**

Members discussed the information that had been distributed with the agenda regarding operational details of running a Community Speedwatch scheme and the Chairman gave details about the scheme operated by Ivinghoe Parish Council, whose co-ordinator he had spoken to. The equipment required to operate a scheme was also discussed.

It was accepted that speeding in Woodley was perceived to be a problem by local residents and that the police had asked for help from the community to tackle the problem. If Woodley was to participate in a speedwatch scheme Members felt that it would be preferable for the Council to purchase its own equipment and run a scheme specifically for Woodley, to allow residents' speeding concerns to be addressed directly.

It was therefore

RESOLVED:

- ◆ To set up and run a Community Speedwatch scheme for Woodley, with backroom support provided by Thames Valley Police volunteers.
- ◆ To recommend to the Strategy and Resources Committee that £7,000 be allocated from the general reserve to fund the purchase of speed detection equipment and accessories required to set up and run the Community Speedwatch scheme.

152. **HOUSING LAND SUPPLY**

Members noted the response sent by the Right Honourable John Redwood, MP, to Barkham Parish Council following submission of the Barkham Parish Council report on Housing Land Supply, which was supported by Woodley Town Council.

153. **THAMES VALLEY POLICE SURVEY ON A PROPOSED INCREASE IN COUNCIL TAX TO HELP PROTECT OPERATIONAL POLICING**

Members noted information received from Thames Valley Police regarding a proposal to increase the police element of the council tax by £1 a month (for a band D property) to help protect operational policing.

RESOLVED:

- ◆ To respond to the survey stating that the Town Council is in agreement with the proposal to increase the police element of the council tax by £1 a month (for a band D property).

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

Members noted the report of the Woodley and North Earley Community Forum meeting held on 20 November 2017.

155. **BULMERSHE LEISURE CENTRE**

Members noted the press release received from Wokingham Borough Council regarding the proposal to replace Bulmershe Leisure Centre.

156. **RUSCOMBE PARISH NEIGHBOURHOOD AREA DESIGNATION APPLICATION**

Members noted that Ruscombe Parish Council had applied to have the area of Ruscombe designated as a 'Neighbourhood Area' for the purposes of neighbourhood planning and that comments on the application had been requested by Wokingham Borough Council.

RESOLVED:

- ◆ To send a "no comment" response on the Ruscombe Parish Neighbourhood Area Designation application.

157. **READING BOROUGH COUNCIL PRE-SUBMISSION DRAFT LOCAL PLAN**

Members noted that Reading Borough Council was consulting on its Pre-Submission Draft Local Plan.

RESOLVED:

- ◆ To send a "no comment" response on the Reading Borough Council Pre-Submission Draft Local Plan.

158. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Community Council for Berkshire e-bulletin - December 2017*
 - *Launchpad Reading Newsletter – December 2017*

159. **FUTURE AGENDA ITEMS**

An item giving an update on matters relating to the Community Speedwatch Scheme was requested for the next meeting.

160. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

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 two ongoing enforcement matters and one enforcement investigation closure notification.

The meeting closed at 9:55 pm

Chairman

Date :- 10/01/2018

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;				
171854	04/01/2018	Dariusz Kusyk	Mr & Mrs Fogarty	1 Dunbar Drive Dunbar Drive Woodley RG5 4HA
<p>Proposal : ORIGINAL APPLICATION RECEIVED 10/07/2017: Householder application for the proposed erection of two storey side extension to dwelling and relocation of side garden wall.</p> <p>REVISED APPLICATION RECEIVED 04/01/2018: Full application for the proposed erection of two storey side extension to dwelling and change of use of amenity land to residential with relocation of side wall.</p> <p>Observations : OBSERVATIONS RETURNED 19/07/2017: No objections.</p> <p>OBSERVATIONS RETURNED 10/01/2018, after receipt of revised description: No further comments.</p>				
173196	22/12/2017	Stefan Fludger	Mr David Holden	3 Copse Mead Copse Mead Woodley RG5 4RP
<p>Proposal : Householder application for the proposed part single storey, part two storey rear extension, two storey front extension including rear and front dormer extensions, part conversion of the existing garage to habitable accommodation plus changes to fenestration.</p> <p>Observations : No objections.</p>				
173414	11/12/2017	Rasha Khoja	Mr C Kondreddy	1 Gemini Road Gemini Road Woodley RG5 4TF
<p>Proposal : Householder application for the proposed erection of single storey side extension to dwelling.</p> <p>Observations : No objections.</p>				
173431	01/12/2017	Andrew Parsons	Mr David White	31 Selsdon Avenue Selsdon Avenue Woodley RG5 4PQ
<p>Proposal : Householder application for the proposed erection of a two storey side and rear extension; front porch extension and a detached garden room to the rear/side of the existing dwelling.</p> <p>Observations : No objections.</p>				
173434	04/12/2017	Andrew Parsons	Mark & Aly Collins	4 Armstrong Way Armstrong Way Woodley RG5 4NW
<p>Proposal : Householder application for the proposed erection of single storey rear extension to dwelling.</p> <p>Observations : No objections.</p>				

Date :- 10/01/2018

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>
173470	04/12/2017	Ade Balogun	Ms Pierro	74 Millbank Crescent Millbank Crescent Woodley RG5 4ER
Proposal : Householder application for the proposed erection of single storey front extension to form porch.				
Observations : No objections.				
173525	11/12/2017	Rasha Khoja	Mr & Mrs A Mokogwu	42 Highgate Road Highgate Road Woodley RG5 3QR
Proposal : Householder application for the proposed erection of single storey rear extension and part first floor rear extension to dwelling.				
Observations : One letter of concern had been received for this application.				
The Committee considered the proposal and had no objections to the application.				
173573	18/12/2017	Christine Phillips	Mr Paul England	5 Herald Way Herald Way Woodley RG5 4PB
Proposal : Householder application for the proposed erection of first floor front and side extensions to dwelling, plus part conversion of existing garage to habitable accommodation and internal alterations.				
Observations : No objections.				
173581	21/12/2017	Stefan Fludger	Mr & Mrs Coakley	118 Kingfisher Drive Kingfisher Drive Woodley RG5 3LQ
Proposal : Householder application for the proposed erection of a single storey rear extension to dwelling.				
Observations : No objections.				
173591	11/12/2017	Ade Balogun	Mrs J Terry	4 Quentin Road Quentin Road Woodley RG5 3NF
Proposal : Householder application for the proposed conversion of part of existing garage to habitable accommodation plus insertion of velux windows to the side elevation.				
Observations : No objections.				
173597	13/12/2017	Rasha Khoja	Mr R & Dr M Gupta	38 Cypress Road Cypress Road Woodley RG5 4BD
Proposal : Householder application for the proposed erection of single storey side extension to dwelling plus conversion of existing garage to habitable accommodation.				
Observations : No objections.				

Date :- 10/01/2018

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>
173604	13/12/2017	Andrew Parsons	Mr & Mrs J Maybury	8 Mannock Way Mannock Way Woodley RG5 4XW
Proposal : Householder application for the proposed erection of single storey side extension to dwelling.				
Observations : No objections.				
173605	13/12/2017	Rosie Rogers	Mr & Mrs J Wiggins	33 Halstead Close Halstead Close Woodley RG5 4LD
Proposal : Householder application for the proposed erection of first floor side extension to dwelling.				
Observations : No objections.				
173697	03/01/2018	Andrew Parsons	Mr & Mrs Martyn Taylor	7 Bingley Grove Bingley Grove Woodley RG5 4TT
Proposal : Householder application for the proposed erection of a single storey rear extension to dwelling following demolition of existing conservatory.				
Observations : No objections.				

Date :- 10/01/2018

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;**173555**

13/12/2017	Dariusz Kusyk	Mr Adam Smith	83 Nightingale Road Nightingale Road Woodley RG5 3LY
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Proposal : Householder application for the proposed erection of two storey side extension to dwelling following the demolition of existing conservatory.

Observations : The Committee recommended that this application be refused due to the absence of detailed information. No dimensions were given on the drawings, but the proposed extension appeared to be too close to Fairwater Drive.

173687

02/01/2018	Dariusz Kusyk	Mr Sloan	191 Colemans Moor Road Colemans Moor Road Wodley RG5 4DD
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Proposal : Householder application for the proposed conversion of roof space to create habitable accommodation to dwelling with front dormers.

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

- Visual appearance.
- Out of character with the street scene.

The committee commented that no other properties in this vicinity of Colemans Moor Road have dormers in the roof, so this proposal would set a precedent and change the appearance of the road.

Date :- 10/01/2018

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;**173377**

21/12/2017	Stefan Fludger	Mr G Bertram	29 Duncan Road Duncan Road Woodley RG5 4HR
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Proposal : Householder application for the proposed erection of two storey side and rear extensions to dwelling following the demolition of existing single storey rear extension.

Observations : One letter of concern had been received for this application.

The Committee considered the proposal and had the following concerns:

- The drawings are inaccurate and need to be amended to correctly depict both the existing property and the proposals.
- Access to the front door of No.29 is over the parking spaces of No.29A

173584

18/12/2017	Simon Taylor	Unknown	Waingels College Waingels Road Woodley RG5 4RF
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Proposal : Full planning application for the demolition of existing store building attached to sports hall and erection of all-weather multi-use games area with floodlighting columns.

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

The Committee considered the proposal and asked that the following concerns raised by local residents be taken into consideration:

- The proposed hours of operation, from 8am to 10pm every day, are excessive.
- Concerns regarding light pollution from the flood lighting, as adjacent properties have bedroom windows facing towards the playing area.
- Concerns regarding increased noise levels.
- Concerns regarding the disposal of construction waste, which should be removed from the site.

The Committee also recommended that the use of acoustic boards around the playing area be considered.

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 4 January 2018

' C ' Contrary to Borough

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' E ' Endorsed by Borough

GRANTED PLANNING PERMISSIONS

E 172730	Approved	31 Faringdon Road
E 172903	Approved	43 Ravensbourne Drive
E 172936	Approved	20 Spruce Road
E 172943	Approved	38 Austin Road
E 172957	Approved	406 - 412 London Road
E 172958	Approved	406 - 412 London Road
E 173011	Approved	21 Concorde Way
E 173060	Approved	2 Bibury Close
E 173106	Approved	20 Cornfield Road
E 173234	Approved	47 Crockhamwell Road
173281	Approved	9 Sunderland Close

REFUSED PLANNING PERMISSIONS

C 172258	Refused	38 Wallace Close Local COMMENT No objections.
E 172687	Refused	128 Church Road