

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

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

Officer present: *L. Matthews, Committee Officer*

Also present: *6 members of public*

90. **APOLOGIES**

Apologies for absence were received from Councillor R. Dolinski, D Fradley and B. Franklin.

91. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

92. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 11 SEPTEMBER 2018**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 11 September 2018 be approved and signed by the Chairman as a true and accurate record.

93. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

94. **PLANNING DECISIONS**

RESOLVED:

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

95. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 182443.
Location: 11 Master Close, Woodley, RG5 4UB.
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 4m, for which the maximum height would be 2.9m and the height of the eaves 2.9m.

96. **PLANNING APPEALS**

RESOLVED:

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

Application: 180659
Location: 12 Woodlands Avenue, Woodley, RG5 3HJ.
Proposal: Householder application for the proposed erection of two storey rear extension to dwelling and two side dormers.

97. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note that Wokingham Borough Council had confirmed the following Tree Preservation Order without modification:
TPO 1645/2018: Relating to 1 English oak tree on land at 39 Crockhamwell Road, Woodley, RG5 3JZ.
- ◆ To note that Wokingham Borough Council had confirmed the following Tree Preservation Order without modification:
TPO 1646/2018: Relating to 6 individual broad leaf and coniferous trees, 2 groups of broadleaf and coniferous trees and 1 woodland of mixed broadleaf and coniferous species on land at Southlake Primary School, Campbell Road, Woodley, RG5 3NA.
- ◆ To note that Wokingham Borough Council had confirmed the following Tree Preservation Order without modification:
TPO 1647/2018: Relating to an oak and a maple tree on land at The Bulmershe School, Woodley.

98. **HIGHWAYS**

Road Works / Street Works Major Projects Co-ordination meeting

Members noted the details of the items discussed at the Wokingham Borough Council Road Works/Street Works Major Project Co-ordination meeting held on 18 September 2018. Councillor Walker pointed out that during the period 19 – 23 November 2018 Loddon Bridge Road and the Bader Way were both scheduled for overnight road closures, meaning that both southern exits from Woodley would be closed at the same time. Councillor Walker had queried this with Wokingham Borough Council, but had not yet received a response.

99. **BUTTS HILL ROAD BRIDGE, WOODLEY**

Members noted correspondence received from Network Rail regarding the current work to the Butts Hill Road bridge, which explained that the work was taking longer than anticipated, with the bridge now expected to reopen in December 2018.

100. **COMMUNITY SPEEDWATCH UPDATE**

The Chairman gave an update on the testing of the data logging equipment and reported that the original software used to interpret the data had not met the Council's requirements and bespoke software had now been received from the equipment suppliers, but had not yet been tested by Councillors. More supporting brackets were to be purchased for the data logger so that the brackets could be left in position permanently, allowing the data logger to be easily moved between locations.

101. **WOKINGHAM BOROUGH COUNCIL – DRAFT LEVEL 1 STRATEGIC FLOOD RISK ASSESSMENT CONSULTATION**

The Chairman reported on his review of the Wokingham Borough Council Draft Level 1 Strategic Flood Risk Assessment.

RESOLVED:

- ◆ To respond to the Wokingham Borough Council Draft Strategic Flood Risk Assessment consultation stating that the Town Council found the document to be very thorough, but did not have any comments to make on the contents.

102. **WOKINGHAM BOROUGH COUNCIL – REVIEW OF POLLING DISTRICTS AND POLLING PLACES**

Members considered the Wokingham Borough Council Review of Polling Districts and Polling Places.

RESOLVED:

- ◆ To send a “no comment” response to the Wokingham Borough Council Review of Polling Districts and Polling Places.

103. **NEW SHARED FOOTWAY AND CYCLEWAY – BADER WAY CORRIDOR**

Members noted the press release from Wokingham Borough Council giving details of proposed work to improve links from East Woodley to Dinton Pastures Country Park for cyclists and pedestrians.

104. **WOKINGHAM BOROUGH COUNCIL – CHANGES IN DEVELOPMENT MANAGEMENT**

Councillor Bragg reported on the meeting he attended on 27 September 2018 at which Wokingham Borough Council had detailed the changes it was making to Development Management. Councillor Bragg commented that this had been a very short meeting.

105. **CITIZENS ADVICE WOKINGHAM**

Members noted the update on funding and staffing matters received from Citizens Advice Wokingham.

106. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Community Council for Berkshire e-bulletin – September 2018*
 - *Me2 Club Newsletter – September 2018*

107. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

108. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

109. **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.

110. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of six enforcement investigation closure notifications.

The meeting closed at 10:00 pm

Woodley Town Council

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Date :- 10/10/2018

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;				
182432	02/10/2018		Unknown	86 Bruce Road Bruce Road Woodley RG5 3DZ
Proposal : Householder application for the proposed erection of a single storey rear extension to existing dwelling, plus erection of 2 No. access ramps to front and rear elevations.				
Observations : No objections.				
182440	07/09/2018	Adriana Gonzalez	Mr R Kindred	48 Rowan Drive Rowan Drive Woodley RG5 4LW
Proposal : Householder application for the proposed single storey rear extension following demolition of existing conservatory.				
Observations : No objections.				
182445	12/09/2018	Rosie Rogers	Mr & Mrs Simmonds	284 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4BG
Proposal : Householder application for the proposed erection of a single storey side extension plus raising roof height to provide first floor studio including a new side dormer to the existing double garage.				
Observations : No objections.				
182451	12/09/2018	Christine Phillips	Mr & Mrs Manley	106 Haddon Drive Haddon Drive Woodley RG5 4LL
Proposal : Householder application for proposed single storey rear/side extension and part conversion of the garage to create habitable accommodation and alterations to porch.				
Observations : No objections.				
182476	10/09/2018	Nesha Burnham	Mr & Mrs K Rolfe	15 Copse Mead Copse Mead Woodley RG5 4RP
Proposal : Householder application for the proposed erection of single storey rear extension following the demolition of existing conservatory.				
Observations : No objections.				
182519	13/09/2018	Charlotte Black	Mr Watson	163 Colemans Moor Road Colemans Moor Road Woodley RG5 4DB
Proposal : Householder application for the proposed erection of single storey front extension including replacement of flat roof with pitched roof, plus internal alterations.				

Date :- 10/10/2018

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>
Observations : No objections.				
182530	18/09/2018	Nesha Burnham	Mr Paul Cousins	12 Woodlands Avenue Woodlands Avenue Woodley RG5 3HJ
Proposal : Application to vary condition 2 of planning consent 181881 for the erection of two storey rear extension to dwelling and two rear side dormers plus internal alterations. Condition 2 relates to approved details to allow alterations to the scale of first floor extension with substituted plans 18002-06.				
Observations : No objections.				
182552	17/09/2018	Nesha Burnham	Mr & Mrs Paul Richards	16 Messenger Road Messenger Road Woodley RG5 4TR
Proposal : Householder application for the proposed erection of single storey rear extension incorporating two roof lights.				
Observations : No objections.				
182568	18/09/2018	Sue Kauder	Mr & Mrs J Froud	7 Selsdon Avenue Selsdon Avenue Woodley RG5 4PQ
Proposal : Householder application for the proposed erection of single storey rear extension to existing dwelling, part conversion of existing garage to create habitable accommodation, plus conversion of loft space to create habitable accommodation including erection of a side dormer.				
Observations : No objections.				
182594	20/09/2018	Nesha Burnham	Mr Smith	35 Rivermead Road Rivermead Road Woodley RG5 4DH
Proposal : Householder application for the proposed erection of single storey front extension to dwelling.				
Observations : No objections.				
182605	24/09/2018	Stefan Fludger	Mr W M Raja	32 Lismore Close Lismore Close Woodley RG5 3RT
Proposal : Householder application for the proposed erection of single storey rear extension incorporating roof lantern following the demolition of existing conservatory. (Retrospective)				
Observations : Two residents were present at the meeting to voice their concerns about the disruption already being caused in Lismore Close by the construction of a new dwelling in the garden of this property.				
The Committee considered the application and had no objections to the proposed extension, but given the disruption already being experienced by neighbours due to the current construction work in the garden of 32 Lismore Close, the Committee asked that a condition be imposed so that construction can only be undertaken during the following hours: Monday to Friday: 0800 - 1800 Saturday: 0800 - 1300 Sunday and Bank Holidays: No construction				

Date :- 10/10/2018

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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In addition, the Committee asked that a condition be imposed stating that deliveries should not take place between the hours of 0700 - 0900, so that neighbours are able to exit their properties for their morning journeys.

182607

24/09/2018	Nesha Burnham	Mr & Mrs Bridson	19 Fosters Lane Fosters Lane Woodley RG5 4HH
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Proposal : Householder application for the proposed erection of single storey side/rear extension incorporating two roof lights following the demolition of existing conservatory and outbuilding.

Observations : No objections.

182692

03/10/2018		Mr Zutshu & Mrs Pandital	80 Kingfisher Drive Kingfisher Drive Woodley RG5 3LG
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Proposal : Householder application for the proposed erection of a single storey rear extension to dwelling.

Observations : The Town Council had received one phone call from a resident expressing concerns about this application.

The Committee considered the proposal and had no objections to the application.

Date :- 10/10/2018

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;**181879**

14/09/2018	Charenjit Braich	Emma Cowburn	62 Lysander Close Lysander Close Woodley RG5 4ND
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Proposal : Householder application for the proposed erection of two storey front extension to dwelling.**Observations :** The Committee considered the proposal and recommended that this application be refused as the drawings were of a poor standard and did not give any dimensions, making it impossible to tell whether the stairs would fit in the proposed location or whether the bedroom sizes met the minimum requirements.**182500**

12/09/2018	Christine Phillips	Mr Dharmesh Modi	8 Wroxham Road Wroxham Road Woodley RG5 3AT
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Proposal : Householder application for the proposed erection of single storey front extension to form porch and extend existing garage, part conversion of existing garage to create habitable accommodation; first floor side extension; part single, part two storey rear extension incorporating roof lantern plus conversion of loft space to create habitable accommodation incorporating 3 No. front roof lights.**Observations :** Two residents were present at the meeting to voice their concerns about this application 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:

- The roof treatment and the rooflights to the front elevation are completely out of character with the street scene and out of keeping with the neighbouring properties.
- The garage extension and front porch extension is out of keeping with the neighbouring properties and may breach the building line.
- The proposed extension is excessively large and out of scale with the existing property.

Date :- 10/10/2018

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>
Concerns on the following applications;				
182409	03/10/2018		Mr Henry Courtier	81-121 Crockhamwell Road Crockhamwell Road Woodley RG5 3JP
				Proposal : Full planning application for the erection of an additional storey to create 5 No. self-contained dwellings, alongside associated cycle and refuse storage.
				Observations : The Committee had the following strong concerns about this application: - There is no parking provision for the proposed dwellings. - The access routes to the proposed dwellings are not shown. Will changes be required to the existing roof to provide access? - Concerns about the escape route in the case of fire.
182473	02/10/2018		Unknown	Adwest Western Site Headley Road East Woodley RG5 4SZ
				Proposal : Application for prior notification of proposed demolition of existing buildings on site.
				Observations : One resident was present at the meeting to voice concerns about this application and one letter of concern had been received. The Committee considered the proposal and had the following comments: - There are Tree Preservation Orders on 10 important named trees on this site and these must be fully protected at all times while work is underway. - Even though it is not a listed building, Hawkhurst House is one of the few remaining old properties of any significance in Woodley. It was originally a school before being used by the Miles company and was possibly used as a temporary Officers' Mess during World War II. The Town Council would like it to be protected or incorporated into the scheme for the site. - The demolition proposals should be linked to proposals for the future use of this substantial site by the development of a comprehensive plan for the site. This is one of the few areas in Woodley that provides employment and the Town Council feels strongly that this should continue. - The Town Council feels that it should have been consulted by the planning authority on any plans for this site.
182583	19/09/2018	Nesha Burnham	Mr & Mrs Tejani	65 Quentin Road Quentin Road Woodley RG5 3NE
				Proposal : Householder application for the proposed erection of single storey front and rear extensions incorporating 3 No. roof lights and two storey side extension following the demolition of existing garage.
				Observations : The Town Council had received one phone call from a resident expressing concerns about this application. The Committee considered the proposals and had the following concerns: - The proposed extension will have a terracing effect. - It would not be possible to access and maintain the roof gutter running along the side of the property.