

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre  
on Tuesday 10 October 2017 at 7:45 pm**

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

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

**Officers present:** *L. Matthews, Committee Officer; D. Mander, Town Clerk*

86. **APOLOGIES**

Apologies for absence were received from Councillors B. Franklin and D. Mills.

87. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

The Chairman noted that the Committee would make no comment on planning application 172547: Woodley Pre-School, Woodford Park, Haddon Drive (Agenda item 4) as the Town Council had a potential interest in the application.

88. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 12 SEPTEMBER 2017**

**RESOLVED:**

- ◆ That the minutes of the Planning Committee meeting held on 12 September 2017 be approved and signed by the Chairman as a true and accurate record.

89. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

90. **PLANNING DECISIONS**

**RESOLVED:**

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

91. **PLANNING APPEALS**

**RESOLVED:**

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

- a) Application: 170364  
Location: Land rear of 7-10 Brecon Road, Woodley, RG5 4PR.  
Proposal: Full planning application for the proposed erection of two semi-detached 2 bed dwellings with associated parking, drainage and access.
- b) Application: 170803  
Location: 20 Tippings Lane, Woodley, RG5 4RX.  
Proposal: Householder application for the proposed erection of a single storey front extension, following removal of existing single storey front extension.

92. **TREE PRESERVATION ORDERS**

**RESOLVED:**

- ◆ To note the following:

TPO 3/1951: 38 Wheble Drive, Woodley, RG5 3DT.  
Consent for the felling of a diseased ash.

TPO 3/1951: St James Church Centre, Kingfisher Drive, Woodley, RG5 3LH.  
Consent for the selective pruning of an oak, two horse chestnuts, a lime and a willow.

93. **BUS SERVICE 12 WORKING PARTY**

The Chairman presented Reports No. PC 4/17 and PC 5/17 of the Bus Service 12 Working Party meetings held on 14 September and 21 September 2017. He informed Members that the working party was working with Earley Town Council to formulate a joint response to the Wokingham Borough Council consultation on the future of Bus Service 12. Members of the Woodley and Earley working parties had also had discussions with Rebecca Brooks, Senior Transport Planner at Wokingham Borough Council, regarding possible changes to the current No.12 bus service.

The Chairman reported that the working party had identified the requirements of the two town councils for a bus service beyond August 2018 and the importance of obtaining accurate passenger numbers for the current Service 12 had become apparent to enable the requirements to be assessed. Therefore, in the absence of detailed passenger information from Reading Buses, a survey of passenger numbers on the No.12 bus was being carried out by councillors and local residents during the weeks commencing 9 October and 16 October. The Chairman thanked the Woodley Town Council Committee Officer and the Earley Town Council Deputy Town Clerk for organising the survey.

Councillor Baker informed the meeting that following discussions with himself and Earley Town Councillor P. Jorgenson, Rebecca Brooks had spoken to Reading Buses about possible changes to the current Bus Service 12 which could be implemented from January 2018. Reading Buses had suggested that a morning peak time bus could be added to run from Earley to Reading, but would not cover Woodley. In order to provide this service at no extra cost, Reading Buses proposed that the journey of one of the evening buses from Reading be shortened so that it did not travel to Woodley. Councillor Baker had rejected this proposal. Reading Buses had also proposed that the 14:25 departure from Station Road, Reading, which currently terminated at The Chequers pub on school days, could be extended to Culver Lane at no extra cost and Councillor Baker had agreed that this proposal be accepted.

Councillor Baker then informed Members of a possible alternative way of providing a bus service that was being considered by the working party. This would consist of smaller buses operating an hourly "round robin" route and linking with buses running to Reading on the

busier main routes run by Reading Buses. Details of the proposal had been circulated to the Committee at the meeting and would be investigated further when the results of the passenger survey were available.

Members were informed by the Chairman that the Woodley and Earley working parties aimed to produce a joint report outlining their recommendations for a future bus service for Woodley and Earley, but that this would not be finalised until the results of the passenger survey were available. The report would be circulated to Committee members for comment before it was submitted to Wokingham Borough Council ahead of the consultation deadline of 3 November 2017.

In reply to a question Councillor Baker confirmed that concessionary bus passes would be valid on any new service that may be provided, as that was a legal requirement.

**RESOLVED:**

- ◆ To note Reports No. PC 4/17 and PC 5/17.

94. **READIBUS SERVICE LEVEL AGREEMENT**

The Town Clerk presented Report No. PC 6/17, which set out proposals for a 3-year service level agreement between the Town Council and Readibus for the travel services provided by Readibus to Woodley residents who are unable to travel independently. The Town Clerk explained that the Town Council had awarded an annual grant to Readibus for over 24 years, but that the service level agreement would put this arrangement on a more formal basis.

Following discussion, it was agreed that the targets and measures set out in the service level agreement would be reviewed each year at the annual review of the agreement in May/June and the Town Clerk agreed to amend the agreement document accordingly.

**RESOLVED:**

- ◆ To note Report No. PC 6/17
- ◆ To approve the proposed 3-year service level agreement between the Town Council and Readibus with the amendment that the targets and measures would be reviewed annually.
- ◆ To promote the service provided by Readibus in the Woodley Herald.

95. **COMMUNITY SPEED WATCH**

Members noted that Inspector John Donachy, Thames Valley Police, had given a presentation to the Town Council at the Full Council meeting on 3 October 2017 on the Community Speed Watch project.

The Chairman reminded Members that earlier in the year the Committee had decided not to join the joint scheme being proposed by Thames Valley Police at a cost of £200 to each town and parish council as each parish would only be able to have the equipment for a short time before passing it on. Since then the Chairman had been told by Inspector Lloyd, Thames Valley Police, that the police had already purchased several speed detection devices and were prepared to let them be used for no charge. As very little interest had been shown in the scheme so far, Inspector Lloyd was prepared for Woodley Town Council to have sole use of a speed detection device until the scheme became more popular. This would allow the Council to operate the scheme on a trial basis, to use this as a learning period and to assess whether volunteers could be found to help with the organisation over a longer term.

**RESOLVED:**

- ◆ To join the Community Speed Watch scheme operated by Thames Valley Police, at no cost to the Council.
- ◆ To consider how the scheme would operate at the next meeting of the Planning Committee, on 7 November 2017.

96. **CIVIL PARKING ENFORCEMENT**

Members noted the report produced by Councillors Cheng and Walker following their attendance at the Civil Parking Enforcement briefing session run by Wokingham Borough Council on 25 October 2017.

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

Members noted the report of the Woodley and North Earley Community Forum meeting held on 11 September 2017.

Councillor Dolinski reported that the meeting had not been well attended despite being advertised on the Town Council website and noticeboards around the town.

98. **LOCAL PLAN UPDATE – SITE ASSESSMENT ENGAGEMENT**

Members noted correspondence received from Wokingham Borough Council regarding the consideration of land put forward for possible future development as part of the Local Plan Update and inviting the Council to nominate up to two representatives to attend the assessment meetings.

**RESOLVED:**

- ◆ That Woodley Town Council would not send any representatives to the site assessment meetings as there were no sites put forward for development within Woodley.

99. **READING BOROUGH COUNCIL – GYPSY AND TRAVELLER PROVISION CONSULTATION**

Members noted that Reading Borough Council was consulting on provision for gypsies and travellers in Reading.

100. **PUBLICATIONS / INFORMATION**

**RESOLVED:**

- ◆ To note receipt of the following:
  - *Community Council for Berkshire Newsletter – September 2017*

102. **FUTURE AGENDA ITEMS**

At previous meetings Members had requested that guidance be sought from Wokingham Borough Council regarding the consideration of planning applications proposing to enclose open amenity land by moving a garden boundary. The Chairman informed Members that he had spoken to Marcia Head, Service Manager at Wokingham Borough Council, and had been told that no guidance could be given and advised Members to look at planning officers' reports for similar applications.

103. **PUBLICITY / WEBSITE**

**RESOLVED:**

- ◆ To publicise the new service level agreement with Readibus on the Council website and in the Herald.  
*[Town Clerk's note: This will be included in the February edition of the Herald, just before the service level agreement starts.]*

104. **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.

105. **ENFORCEMENT ISSUES**

The Chairman informed Members that no enforcement notifications had been received since the last meeting.

The meeting closed at 9:45 pm

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Chairman

## Woodley Town Council

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Date :- 11/10/2017

**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>
<b>Approved on the following applications;</b>				
<b>172112</b>	02/10/2017	Nuno Fernandes	Mr Anandhkrishnan Balaradjou	10 Cottesmore Road Cottesmore Road Woodley RG5 3NX
<b>Proposal :</b> Householder application for proposed erection of two storey rear extension to dwelling following demolition of existing conservatory plus single storey front extension to form a porch and conversion of garage to provide habitable accommodation.				
<b>Observations :</b> No objections.				
<b>172310</b>	02/10/2017	Chris Kempster	Mrs Wilkinson	17 Buckden Close Buckden Close Woodley RG5 4HB
<b>Proposal :</b> Householder application for the proposed erection of a first floor side extension to dwelling and internal alterations.				
<b>Observations :</b> No objections.				
<b>172547</b>	25/09/2017	Mohammad Islam	Woodley Pre-School	Woodford Park Leisure Centre Haddon Drive Woodley RG5 4LY
<b>Proposal :</b> Full application for the proposed erection of a single storey prefabricated modular building to form childrens nursery with associated toilets and staff rooms following removal of existing storage shed.				
<b>Observations :</b> One resident was present to voice concerns about possible parking problems in Haddon Drive due to relocation of the pre-school.				
The Committee made no comment on this application as the Town Council had a potential interest in the application.				
<b>172611</b>	11/09/2017	Ade Balogun	Mr C Holmes	31 Woodway Woodway Woodley RG5 3HA
<b>Proposal :</b> Householder application for the proposed erection of a two storey rear extension to dwelling, to include two side dormer extensions.				
<b>Observations :</b> 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.				
<b>172631</b>	15/09/2017	Gregory Smart	Mr Richards	67 Malone Road Malone Road Woodley RG5 3NL
<b>Proposal :</b> Householder application for the proposed erection of two storey side extension and single storey front and rear extensions, following the demolition of existing garage to dwelling.				
<b>Observations :</b> No objections.				

Date :- 11/10/2017

**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>
<b>172648</b>	11/09/2017	Rasha Khoja	Mr & Mrs Lee	18 Concorde Way Concorde Way Woodley RG5 4NF
<b>Proposal :</b> Householder application for proposed erection of single storey rear extension to form an orangery				
<b>Observations :</b> No objections.				
<b>172668</b>	11/09/2017	Chris Kempster	Mr & Mrs Chen	14 Colemans Moor Lane Colemans Moor Lane Woodley RG5 4BU
<b>Proposal :</b> Householder application for the proposed single storey rear extension to dwelling. (Retrospective)				
<b>Observations :</b> No objections.				
<b>172684</b>	11/09/2017	Simon Taylor	Waitrose Ltd	Crockhamwell Road Crockhamwell Road Woodley RG5 3JW
<b>Proposal :</b> Application for advertisement consent for the proposed installation of illuminated totem in car park.				
<b>Observations :</b> The Committee had no objections to this proposal, but asked that the sign should only be illuminated during Waitrose opening hours.				
<b>172711</b>	15/09/2017	Gregory Smart	Mr Robert Tait	11 Glendevon Road Glendevon Road Woodley RG5 4PJ
<b>Proposal :</b> Householder application for the proposed erection of single storey rear extension to dwelling.				
<b>Observations :</b> No objections.				
<b>172761</b>	22/09/2017	Mohammad Islam	Mr & Mrs Hotson	14 Caldbeck Drive Caldbeck Drive Woodley RG5 4LA
<b>Proposal :</b> Householder application for the proposed single storey side and rear extension to existing dwelling.				
<b>Observations :</b> No objections.				
<b>172784</b>	22/09/2017	Dariusz Kusyk	Mr Sloan	191 Colemans Moor Road Colemans Moor Road Woodley RG5 4DD
<b>Proposal :</b> Householder application for the proposed erection of rear dormer extension to convert roof space to habitable accommodation.				
<b>Observations :</b> No objections.				

Date :- 11/10/2017

**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>
<b>172687</b>	15/09/2017	Pooja Kumar	Unknown	128 Church Road Church Road Earley RG6 1HR

**Refused on the following applications;****Proposal :** ADJOINING PARISH CONSULTATION

Full application for the proposed erection of 10 No. residential apartments with associated parking and access following demolition of the existing dwelling.

**Observations :** One resident was present to voice concerns about this application.

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

- The proposed building is very large and will be visible from the parkland, which is a designated site of urban landscape value, to the rear of the property.
- The proposed building is out of character with the other buildings in the area.
- The building would be overbearing, especially to the adjacent bungalow.
- Overlooking of the adjacent property.
- It was the Committee's opinion that insufficient on-site parking was proposed.
- Concerns regarding highway safety, especially with regard to the Safer Route to School initiative.

If planning permission is granted for this development, the Committee requested that there should be a requirement for planting to be provided to screen the building from view, especially from the site of urban landscape value to the rear of the property.

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NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 5 October 2017

' C ' Contrary to Borough

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' E ' Endorsed by Borough

**GRANTED PLANNING PERMISSIONS**

E 171029	Approved	78 Beechwood Avenue
E 171880	Approved	45 Woodwaye
E 171941	Approved	64 Western Avenue
E 172082	Approved	5 Dunbar Drive
E 172142	Approved	27 Bodmin Road
E 172150	Approved	2 The Ridgeway
E 172216	Approved	38 Malone Road
E 172217	Approved	26 Marathon Close
E 172245	Approved	48 Wilmington Close
E 172264	Approved	134 Church Road
E 172265	Approved	140-142 Crockhamwell Road
E 172266	Approved	140-142 Crockhamwell Road
E 172267	Approved	73 Loddon Bridge Road
E 172269	Approved	92 Rochester Avenue
E 172315	Approved	22 Walmer Road
E 172352	Approved	54 Ravensbourne Drive
E 172369	Approved	406 - 412 London Road
E 172371	Approved	54 Hazel Drive
E 172429	Approved	18 Glendevon Road
E 172453	Approved	406 - 412 London Road
E 172456	Approved	56 Roslyn Road

**REFUSED PLANNING PERMISSIONS**

**NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council**

Thu 5 October 2017

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' C ' Contrary to Borough

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' E ' Endorsed by Borough

**C** 171569

Refused

59 Malone Road

District COMMENT

Local COMMENT No objections.

**OTHER PLANNING DETAILS**

172043

Withdrawn

29a Duncan Road