

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre  
on Tuesday 12 September 2017 at 7:45 pm**

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

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

**Officer present:** *L. Matthews, Committee Officer*

67. **APOLOGIES**

Apologies for absence were received from Councillor P. Wicks.

68. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

69. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 15 AUGUST 2017**

**RESOLVED:**

- ◆ That the minutes of the Planning Committee meeting held on 15 August 2017 be approved and signed by the Chairman as a true and accurate record.

70. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

71. **PLANNING DECISIONS**

**RESOLVED:**

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

72. **NEIGHBOUR CONSULTATION SCHEME**

**RESOLVED:**

- ◆ To note application 172619.  
Location: 2 Haddon Drive, Woodley, RG5 4LU.  
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 3.6m, for which the maximum height would be 3.5m and the height of the eaves 2.4m.

72. **OFFICE CONVERSION PRIOR NOTIFICATION**

**RESOLVED:**

- ◆ To note application 172615.  
Location: 3 South Lake Parade, Kingfisher Drive, Woodley, RG5 3SJ.  
Proposal: Application for prior approval for the proposed change of use of building from shop (Class A) to residential (Class C3).

73. **PLANNING APPEAL**

**RESOLVED:**

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

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.

74. **TREE PRESERVATION ORDERS**

**RESOLVED:**

- ◆ To note the following:

TPO 3/1951: 80 Antrim Road, Woodley, RG5 3NY.  
Consent for the felling of a dead alder.

TPO 3/1951: 91 Antrim Road, Woodley, RG5 3NY.  
Consent for the felling of a cypress tree and a Corsican pine.

TPO 1438/2012: 77 Beechwood Avenue, Woodley, RG5 3DF.  
Affected property: 68 Woodwaye, Woodley, RG5 3HB.  
Consent for the selective pruning of an oak, a hornbeam and two sweet chestnuts.

75. **STREET NAMING AND NUMBERING**

Members noted that the following street names had been chosen by Wokingham Borough Council for use in Phase 6 of the Sandford Farm development:

- Woodlands Close
- Hawthorn Crescent
- Fir Tree Road
- Yew Tree Way
- Oak Grove

76. **BUS SERVICE 12 (FORMERLY 19a/c)**

Members noted that Wokingham Borough Council was consulting Woodley and Earley Town Councils on the future of the Route 12 bus service from September 2018 and considered setting up a working party to look at this matter and formulate a response.

**RESOLVED:**

- ◆ To set up a Bus Service 12 Working Party.
- ◆ That the membership of the working party will be Councillors Barker, Rahmouni and Baker.
- ◆ That the terms of reference of the working party will be:

"To consider the letter received from Wokingham Borough Council regarding the future of Bus Service 12 beyond September 2018 and report back to the Planning Committee with any recommendations".

77. **CIVIL PARKING ENFORCEMENT**

Members noted the information received from Wokingham Borough Council regarding Civil Parking Enforcement (CPE), which would come into effect from early October 2017, and considered sending representatives to a briefing session about the improved parking services that CPE would deliver.

**RESOLVED:**

- ◆ That Councillors Cheng and Walker would attend the CPE briefing session on 25 September 2017.

78. **APPLICATION FOR A GOODS VEHICLE OPERATORS LICENCE: VISCOUNT WAY, WOODLEY**

Members noted the following application for a Goods Vehicle Operators Licence, which had been notified by Wokingham Borough Council:

Operator: B D T Transport Ltd  
Operating Centre: Viscount Way, Woodley, RG5 4DZ  
Authorisation: 10 vehicles, 12 trailers

**RESOLVED:**

- ◆ To raise no objections to this application.

79. **APPLICATION FOR A MINOR VARIATION OF PREMISES LICENCE UNDER THE LICENSING ACT 2003: WAITROSE LTD, 108 CROCKHAMWELL ROAD, WOODLEY**

The views of Committee members had been sought prior to the meeting on an application for a minor variation to the premises licence made by Waitrose Ltd, 108 Crockhamwell Road, Woodley, as responses were required before the date of the meeting.

The proposed variation is for alterations to the ground floor retail plan, as follows:

- Increase in size of the fixed merchandising stand inside the entrance to the store.
- Reconfiguration of the bakery counter.
- Fixtures to be updated and changed.
- Slight relocation of some of the self-scanning tills.
- Wines section to be updated.

Members noted that a response had subsequently been sent stating that the Town Council had no objections to the proposal.

80. **WOKINGHAM BOROUGH COUNCIL WINTER SERVICE PLAN 2017/18**

Members noted receipt of the Wokingham Borough Council Winter Service Plan 2017/18, which had been circulated to all members of the Council electronically.

81. **PUBLICATIONS / INFORMATION**

**RESOLVED:**

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

82. **FUTURE AGENDA ITEMS**

The following were identified as future agenda items:

- Information on the Community Speed Watch Scheme being set up by Thames Valley Police.
- Guidance from Wokingham Borough Council regarding the consideration of planning applications proposing to enclose open amenity land by moving a garden boundary. This information had been sought previously but no reply had yet been received.

83. **PUBLICITY / WEBSITE**

There were no suggestions for items to be publicised.

84. **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.

85. **ENFORCEMENT ISSUES**

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

The meeting closed at 9:05 pm

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Chairman

## Woodley Town Council

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Date :- 13/09/2017

**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>171617</b>	21/08/2017	Rasha Khoja	Mr Aaron Frost	7 Nimrod Close Nimrod Close Woodley RG5 4UW
<b>Proposal :</b> Householder application for conversion of existing garage space to provide habitable accommodation. (Retrospective)				
<b>Observations :</b> No objections.				
<b>172142</b>	22/08/2017	Christine Phillips	Mr Davis Allen	27 Bodmin Road Bodmin Road Woodley RG5 3RZ
<b>Proposal :</b> Householder application for proposed erection of single storey pitched roof side extension to dwelling plus roof lights.				
<b>Observations :</b> No objections.				
<b>172258</b>	21/08/2017	Stefan Fludger	Mr Stuart Hamblin	38 Wallace Close Wallace Close Woodley RG5 3HW
<b>Proposal :</b> Householder application for proposed erection of single storey rear extension to dwelling.				
<b>Observations :</b> No objections.				
<b>172352</b>	21/08/2017	Christine Phillips	Mrs Sue Smart	54 Ravensbourne Drive Ravensbourne Drive Woodley RG5 4LJ
<b>Proposal :</b> Householder application for proposed erection of single storey rear extension following demolition of existing garage plus part conversion of existing car port.				
<b>Observations :</b> No objections.				
<b>172354</b>	23/08/2017	Senjuti Manna	Mr Sam	14 Portrush Close Portrush Close Woodley RG5 3PB
<b>Proposal :</b> Householder application for proposed erection of single storey side/rear extension to dwelling and conversion of garage to provide habitable accommodation.				
<b>Observations :</b> One letter of concern had been received for this application.				
The Committee considered the application and had no objections to the proposal.				
<b>172369</b>	30/08/2017	Gregory Smart	Marks and Spencer	406 - 412 London Road London Road Woodley RG6 1BG
<b>Proposal :</b> Full application for the installation of 2 No. ambient storage containers, 3048mm (l) x 2438mm (w) x 2591mm (h), from 1 October to 28 February (for 5 months only) to provide temporary additional storage space.				

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<b>Observations :</b> No objections.				
<b>172371</b>	14/08/2017	Ade Balogun	Mr & Mrs Charles Payne	54 Hazel Drive Hazel Drive Woodley RG5 3SA
<b>Proposal :</b> Householder application for proposed erection of single storey side extension to dwelling following conversion of existing garage to create habitable accommodation.				
<b>Observations :</b> No objections.				
<b>172376</b>	11/08/2017	Stefan Fludger	Mr & Mrs Walker	4 Wroxham Road Wroxham Road Woodley RG5 3AT
<b>Proposal :</b> Householder application for the proposed erection of two storey side extension to dwelling, and erection of single storey rear extension to dwelling, plus erection of rear dormer to convert loft space to habitable accommodation.				
<b>Observations :</b> No objections.				
<b>172377</b>	17/08/2017	Ade Balogun	Clair Dawson Brent	18 Munro Avenue Munro Avenue Woodley RG5 3QY
<b>Proposal :</b> Householder application for the conversion of existing garage to habitable accommodation with new roof and over existing rear elevation plus installation of 1 x window and 3 x roof lights.				
<b>Observations :</b> No objections.				
<b>172400</b>	14/08/2017	Dariusz Kusyk	Ms Ying Zhang	5 Malvern Close Malvern Close Woodley RG5 4HW
<b>Proposal :</b> Householder application for the proposed erection of two storey side and rear extension to dwelling following the demolition of the existing car port, single storey rear extension to dwelling, erection of single storey front porch, internal alterations and external landscaping works plus relocation of existing shed.				
<b>Observations :</b> No objections.				
<b>172412</b>	30/08/2017	Omar Sharif	Greggs plc	136 - 138 Crockhamwell Road Crockhamwell Road Woodley RG5 3JH
<b>Proposal :</b> Full planning application for the change of use to retail / food and drink.				
<b>Observations :</b> No objections.				
<b>172423</b>	23/08/2017	Christine Phillips	Mr Bindi Monon	8 Copse Mead Copse Mead Woodley RG5 4RP
<b>Proposal :</b> Householder application for the proposed single storey side extension, single storey rear extension to dwelling plus hip to gable roof conversion and dormer extensions to create habitable accommodation.				

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**Observations on the following Planning Applications**

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<b>Observations :</b> No objections.				
<b>172429</b>	15/08/2017	Senjuti Manna	Mr A Stewart	18 Glendevon Road Glendevon Road Woodley RG5 4PJ
<b>Proposal :</b> Householder application for the proposed erection of a single storey side extension to dwelling.				
<b>Observations :</b> No objections.				
<b>172435</b>	23/08/2017	Rasha Khoja	Mr Mark Redman	96 Redwood Avenue Redwood Avenue Woodley RG5 4DR
<b>Proposal :</b> Householder application for the proposed erection of a single storey rear extension to dwelling.				
<b>Observations :</b> No objections.				
<b>172436</b>	15/08/2017	Christine Phillips	Mr S Dowdine & Ms K Preston	62 Caldbeck Drive Caldbeck Drive Woodley RG5 4JX
<b>Proposal :</b> Householder application for the proposed erection of single storey front and rear extensions, part single, part two storey side extensions to dwelling.				
<b>Observations :</b> No objections.				
<b>172453</b>	22/08/2017	Gregory Smart	Marks & Spencer	406 - 412 London Road London Road Woodley RG6 1BG
<b>Proposal :</b> Application for advertisement consent for the proposed erection of 1No. non-illuminated sign.				
<b>Observations :</b> No objections.				
<b>172456</b>	18/08/2017	Gregory Smart	Mr & Mrs T Humphreys	56 Roslyn Road Roslyn Road Woodley RG5 3HS
<b>Proposal :</b> Householder application for the proposed erection of a single storey rear extension to the existing dwelling.				
<b>Observations :</b> No objections.				
<b>172460</b>	15/08/2017	Senjuti Manna	Mr A Stewart	18 Glendevon Road Glendevon Road Woodley RG5 4PJ
<b>Proposal :</b> Householder application for the proposed erection of a single storey side extension to create habitable accommodation.				
<b>Observations :</b> No objections.				

Date :- 13/09/2017

**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>172479</b>	01/09/2017	Rasha Khoja	Mr Kevin Duffy	4 Lanark Close Lanark Close Woodley RG5 4DF
<b>Proposal :</b> Householder application for proposed erection of two storey rear extension and first floor side extension plus internal alterations.				
<b>Observations :</b> No objections.				
<b>172505</b>	24/08/2017	Ade Balogun	Mr & Mrs Aamer Nawaz	39 Chequers Way Chequers Way Woodley RG5 3EH
<b>Proposal :</b> Householder application for the proposed erection of part single storey rear extension and two storey side extension to dwelling. Relocation of front door and new dropped curb access.				
<b>Observations :</b> The Committee had no objection to the proposal, but noted that the location of the proposed extension was incorrectly shown on the block plan and location plan.				
<b>172509</b>	22/08/2017	Dariusz Kusyk	Mr J Singh	2 The Ridgeway The Ridgeway Woodley RG5 3QD
<b>Proposal :</b> Householder application for proposed erection of single storey rear extension following demolition of existing shed, replacement pitched roof including front and rear dormers plus velux roof windows.				
<b>Observations :</b> No objections.				
<b>172585</b>	31/08/2017	Stefan Fludger	Mr James Hartley	94 Kingfisher Drive Kingfisher Drive Woodley RG5 3LG
<b>Proposal :</b> Householder application for proposed erection of single storey rear extension to dwelling.				
<b>Observations :</b> No objections.				
<b>172610</b>	05/09/2017	Senjuti Manna	Mr & Mrs Alistair Chalmers	58 Caldbeck Drive Caldbeck Drive Woodley RG5 4JX
<b>Proposal :</b> Householder application for the proposed erection of a single storey rear extension to dwelling.				
<b>Observations :</b> No objections.				
<b>172612</b>	04/09/2017	Ade Balogun	Mr Mark Simpkin	34 Glendevon Road Glendevon Road Woodley RG5 4PL
<b>Proposal :</b> Householder application for the proposed erection of a part one storey, part two storey side and rear extension to dwelling, following demolition of existing attached garage.				
<b>Observations :</b> No objections.				



Date :- 13/09/2017

**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>172650</b>	06/09/2017	Stefan Fludger	Mr M Wheeler	53 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4AR
<b>Proposal :</b> Application to vary condition 4 of planning consent 160213 for the proposed single storey rear and front extension to dwelling plus extension of garage. Condition 4 relates to ground floor windows.				
<b>Observations :</b> No objections.				

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Date :- 13/09/2017

**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>Refused on the following applications;</b>				
<b>162281</b>	06/09/2017	Janeske Delport	Mrs Katie Claridge	45 Shelgate Walk Shelgate Walk Woodley RG5 3DP

**Proposal :** Application for change of use of amenity land to residential.

**Observations :** The Committee recommended that this application be refused as the area under consideration is currently a public open space and any change of use will result in loss of amenity.

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Date :- 13/09/2017

**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;****172368**

30/08/2017	Rasha Khoja	Mr & Mrs Neville Holborn	16 Harris Close Harris Close Woodley RG5 4XH
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**Proposal :** Householder application for the erection of single storey rear extension to dwelling plus erection of new side shed and rear raised decking. (Retrospective)

**Observations :** Two residents were present at the meeting to voice their concerns about this application.

The Committee discussed the application, which had been made retrospectively, and had the following concerns:

- The raised decking, which had been inspected on a site visit, seems abnormally high and has resulted in loss of privacy to neighbouring properties.
- The materials used on the rear extension do not match those used on the original house. The roof tiles are a different type and colour and the brickwork is a different colour.
- The size and nature of the proposed shed at the side of the house.

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 7 September 2017

' C ' Contrary to Borough

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' E ' Endorsed by Borough

**GRANTED PLANNING PERMISSIONS**

E 171032	Approved	46 Loddon Bridge Road
E 171310	Approved	7-8 Ashwood
E 171588	Approved	5 Corbett Gardens
E 171760	Approved	7 Bibury Close
E 171779	Approved	3 Marathon Close
E 171833	Approved	15 Butts Hill Road
E 171865	Approved	4 Glendevon Road
E 171875	Approved	16 Butts Hill Road
E 171877	Approved	8 Radcot Close
E 171966	Approved	1 Frimley Close
E 171983	Approved	8 Brecon Road
E 172038	Approved	35 Nimrod Close
E 172044	Approved	51 Addington Gardens
E 172205	Approved	Two span brick arched bridge

**REFUSED PLANNING PERMISSIONS**

171913	Refused	Land adj to 25 Henley Wood Roa
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**OTHER PLANNING DETAILS**

171482	Withdrawn	37 Lismore Close
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