

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre
on Tuesday 15 August 2017 at 7:45 pm**

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

Also present: *9 members of the public*

Officer present: *L. Matthews, Committee Officer*

51. **APOLOGIES**

Apologies for absence were received from Councillors M. Forrer, J. MacNaught and D. Mills.

52. **DECLARATIONS OF INTEREST**

Councillor M. Walker – Prejudicial interest: Agenda item 5, planning application 172082: 5 Dunbar Drive, as she knows the owner of the property.
Councillor Walker took no part in the discussion or decision on this application.

53. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 18 JULY 2017**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 18 July 2017 be approved and signed by the Chairman as a true and accurate record.

54. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

55. **PLANNING DECISIONS**

RESOLVED:

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

56. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 172171.
Location: Loddon Vale House, Hurricane Way, Woodley, RG5 4UX.
Proposal: Prior approval submission for the conversion of existing offices to 10 residential units.

57. **PLANNING APPEAL**

RESOLVED:

- ◆ To note that the following application had been lodged with the Planning Inspectorate:

Application: 163443

Location: Land to the Rear of The Willows, 9 Station Road, Earley.
(Adjoining parish consultation)

Proposal: Full application for the proposed erection of 2No. dwellings to land rear of The Willows, including vehicular access off Earley Station car park, parking and landscaping.

58. **HIGHWAYS**

Road Works/Street Works Major Projects Co-ordination meeting

Members noted the minutes of the Wokingham Borough Council Road Works/Street Works Major Project Co-ordination meeting held on 20 July 2017.

59. **CHANGES TO THE 19a/c BUS SERVICE**

Members noted that from 4 September 2017 the 19a/c bus service would be renumbered, rerouted and retimed. This service was operated by Reading Buses on behalf of Wokingham Borough Council and ran between Silverdale Road, Woodley and Royal Berkshire Hospital. The Borough Council had made the decision to increase funding for this service for the next year in order to retain an hourly off-peak service for residents of Silverdale Road and Woodley whilst a longer-term tender process was undertaken.

From 4 September 2017, this service would be known as Service 12 and the route of the service would be:

Central Reading – Royal Berkshire Hospital – Silverdale Road – Loddon Bridge Road – Drivers Way – Crockhamwell Road – Loddon Bridge Road – Vauxhall Drive – Colemansmoor Road – Miles Way – Comet Way – Hurricane Way – Headley Road – Woodlands Avenue – (extending to Culver Lane on some journeys). The bus would return to Reading by the reverse of this route.

Church Road would no longer be served and peak journeys to Woodley and Silverdale Road would also be withdrawn.

60. **ARBORFIELD CROSS RELIEF ROAD**

Members noted that Wokingham Borough Council had submitted a planning application for the Arborfield Cross relief road.

61. **PUBLICATIONS / INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Wokingham Borough Council News Release – Next Step for Carnival Regeneration*

62. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

63. **PUBLICITY / WEBSITE**

There were no suggestions for items to be publicised.

Information on the following item was received after the agenda had been published and was circulated to Committee members prior to the meeting:

64. **MINERALS AND WASTE PLANNING TRAINING SESSION**

Members noted that a training session on Minerals and Waste Planning would be run by Hampshire Services, the consultants producing the new Central and Eastern Berkshire Joint

Minerals and Waste Plan, on 19 October 2017 at the Wokingham Borough Council offices. The Town Council had been invited to send up to 3 representatives.

RESOLVED:

- ◆ That Councillor Barker would attend the Minerals and Waste Planning training session on 19 October 2017.

65. **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.

66. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of two ongoing enforcement matters.

The meeting closed at 9:25 pm

Chairman

Woodley Town Council

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Date :- 16/08/2017

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>
Approved on the following applications;				
171760	24/07/2017	Stefan Fludger	Mr John Burger	7 Bibury Close Bibury Close Woodley RG5 3PE
	Proposal : Householder application for the proposed erection of single storey rear and side extensions to the existing dwelling.			
	Observations : No objections.			
171880	14/07/2017	Nuno Fernandes	Mr Gary Robinson	45 Woodway Woodway Woodley RG5 3HB
	Proposal : Householder application for the conversion of loft space to habitable accommodation plus single storey rear extension to dwelling.			
	Observations : One letter had been received regarding this application. The neighbour did not object to the extension, but requested variations to the proposal.			
	The Committee had no objections to the application, but asked that the neighbour's comments, which had already been sent to the planning authority, be taken into account.			
172038	14/07/2017	Rasha Khoja	Mr Richard Wilson	35 Nimrod Close Nimrod Close Woodley RG5 4UW
	Proposal : Householder application for proposed erection of single storey rear extension to dwelling.			
	Observations : No objections.			
172044	17/07/2017	Christine Phillips	Mr & Mrs Goodall	51 Addington Gardens Addington Gardens Woodley RG5 3EW
	Proposal : Householder application for the proposed erection of single storey rear extension to dwelling.			
	Observations : No objections.			
172082	17/07/2017	Nuno Fernandes	Mr & Mrs N M Price	5 Dunbar Drive Dunbar Drive Woodley RG5 4HA
	Proposal : Householder application for proposed erection of single storey rear extension to dwelling and conversion of garage to provide habitable accommodation.			
	Observations : No objections.			
172150	25/07/2017	Senjuti Manna	Mr J Singh	2 The Ridgeway The Ridgeway Woodley RG5 3QD
	Proposal : Householder application for proposed erection of single storey side/front extension to dwelling following conversion of existing garage to provide habitable accommodation.			

Date :- 16/08/2017

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>
Observations : No objections.				
172205	04/08/2017	Simon Taylor	Mr Andrew Cook	Two span brick arched bridge Sandford Lane Woodley
Proposal : Listed building consent for proposed removal of carriageway surfacing, exposure of the entirety of both arches, installation of concrete strengthening 'saddle', reinstatement of carriageway to match the existing line, level and appearance plus undertaking of minor brickwork repairs to the arch barrels with brickwork and mortar to match the existing.				
Observations : The Committee had no objections to the proposals, but requested that the work be scheduled so that it does not take place at the same time as any work on adjacent roads. The amount of traffic on this road is very sensitive to roadworks in the surrounding area and work must be carried out as part of a considered highways plan.				
172216	26/07/2017	Ade Balogun	Ms M Kelly	38 Malone Road Malone Road Woodley RG5 3NJ
Proposal : Householder application for the proposed erection of two storey front and side extensions and single storey rear extension to dwelling.				
Observations : No objections.				
172217	01/08/2017	Christine Phillips	Mr T Grover	26 Marathon Close Marathon Close Woodley RG5 4UN
Proposal : Householder application for the proposed single storey front, side and rear extensions to dwelling.				
Observations : No objections.				
172245	08/08/2017	Ade Balogun	Mr & Mrs Vitto Mas-Gupta	48 Wilmington Close Wilmington Close Woodley RG5 4LR
Proposal : Householder application for the proposed erection of single storey rear/side extension to dwelling following conversion of the existing garage to study/playroom.				
Observations : Two residents were present at the meeting to voice their concerns regarding drainage problems, but did not object to the construction of an extension at this property.				
The Committee considered the application and had no objections to the proposal, but asked that the neighbour's concerns be taken into account to ensure that the already serious problem of occasional sewage flooding at No. 50 Wilmington Close will not be exacerbated.				
172264	08/08/2017	Ade Balogun	Unknown	134 Church Road Earley RG6 1HR
Proposal : ADJOINING PARISH CONSULTATION				
Householder application for the proposed erection of single storey rear/side extension to dwelling plus erection of front porch.				
Observations : No comment.				

Date :- 16/08/2017

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>
172265	08/08/2017	Stefan Fludger	Mrs Sara Humphries	140-142 Crockhamwell Road Crockhamwell Road Woodley RG5 3JH
Proposal : Full planning application for the proposed erection of new fascia signs, one projecting sign and three internal posters, one new timber shop front and two air conditioning condenser units.				
Observations : No objections.				
172266	08/08/2017	Stefan Fludger	Mrs Sara Humphries	140-142 Crockhamwell Road Crockhamwell Road Woodley RG5 3JH
Proposal : Application for advertisement consent for the proposed erection of new fascia signs, one projecting sign and three internal posters, one new timber shop front and two air conditioning condenser units.				
Observations : No objections.				
172267	09/08/2017	Dariusz Kusyk	Mr Andrew King	73 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4AR
Proposal : Householder application for proposed erection of single storey rear extension following demolition of existing conservatory and garage plus relocation of existing greenhouse.				
Observations : No objections.				
172269	08/08/2017	Senjuti Manna	Mr R Dinhton	92 Rochester Avenue Rochester Avenue Woodley RG5 4NB
Proposal : Householder application for proposed erection of two storey side extension to dwelling plus a new front porch.				
Observations : No objections.				
172315	08/08/2017	Rasha Khoja	Mr & Mrs Bennett	22 Walmer Road Walmer Road Woodley RG5 4PN
Proposal : Householder application for the proposed erection of single storey front and rear extension to dwelling.				
Observations : No objections.				
172339	08/08/2017	Senjuti Manna	Mr & Mrs Boonaert	13 Cornfield Road Cornfield Road Woodley RG5 4QA
Proposal : Householder application for the proposed erection of first floor side extension to create habitable accommodation plus erection of front porch.				
Observations : No objections.				

Date :- 16/08/2017

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>
Refused on the following applications;				
172043	26/07/2017	Stefan Fludger	Mr G Bertram	29a Duncan Road Duncan Road Woodley RG5 4HR

Proposal : Full application for the erection of a two storey side and rear extension to be subdivided and used as a separate dwelling house with parking and amenity space.

Observations : Two letters of concern had been received for this application.

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

- This is a gross overdevelopment of the site.
- Out of character with the street scene.
- Terracing effect, which could set a precedent in this street.
- Visually unacceptable.
- Insufficient off-road parking for the size of the proposed properties.
- The access to the proposed parking spaces to the side/rear of No.29b is too narrow.
- The existing willow trees in the rear garden will be lost.
- The access to the front door of No.29 is over the parking spaces of No.29a.
- The drawings submitted with the application are inaccurate and need to be amended to correctly depict the existing property.

The Committee also commented that rights of access for each of the three proposed dwellings would need to be addressed.

Date :- 16/08/2017

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>
Concerns on the following applications;				
172057	31/07/2017	Christine Phillips	Mr J Allen & Ms S Briggs	Land at 152 Colemans Moor Road Colemans Moor Road Woodley RG5 4BX

Proposal : Full application for proposed erection of one 4 bedroom dwelling plus annexe.

Observations : Two neighbours were present at the meeting to voice their concerns about this application and the applicants were present at the meeting.

Following discussions with the neighbours and the applicants, the Committee considered the proposals and had the following concerns:

- The access to the proposed property is very narrow and might not be wide enough for emergency vehicles.
 - The narrow access will present problems for construction vehicles.
 - The land is liable to flooding.
 - Risk to protected species and habitats.
 - There will be very little land remaining to the rear and front of No.152.
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NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 10 August 2017

' C ' Contrary to Borough

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' E ' Endorsed by Borough

GRANTED PLANNING PERMISSIONS

C 171085	Approved	192A Kingfisher Drive Local COMMENT The Committee's view was that conditions 8 and 9 of planning consent F/2008/0498 had been imposed to ensure that sufficient vehicle parking was provided at the property and therefore should be retained.
E 171362	Approved	10 Mulberry Close
171375	Approved	8 Armstrong Way
E 171489	Approved	64 Pitts Lane
E 171536	Approved	9 Renault Road
E 171596	Approved	46 Duffield Road
E 171623	Approved	73a Crockhamwell Road
E 171662	Approved	31 Comet Way
E 171677	Approved	120 Reading Road
E 171685	Approved	51 Haddon Drive
E 171811	Approved	74 Fairwater Drive
E 171823	Approved	43 Telford Crescent

REFUSED PLANNING PERMISSIONS

C 171451	Refused	17 Anthian Close Local COMMENT No objections.
C 171649	Refused	96 Redwood Avenue Local COMMENT No objections.
C 171725	Refused	84 Nightingale Road Local COMMENT No objections.