

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre
on Tuesday 18 July 2017 at 7:45 pm**

Present: *Councillors: T. Barker (Chairman); J. Cheng; R. Dolinski; D. Fradley;
D. Mills; P. Wicks; M. Willson*

Also present: *Councillor R. Horskins
5 members of the public*

Officer present: *L. Matthews, Committee Officer*

36. **APOLOGIES**

Apologies for absence were received from Councillors S. Brindley, M. Forrer, J. MacNaught, S. Rahmouni and M. Walker.

37. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members. The Chairman noted that planning application 171983, 8 Brecon Road, Woodley, had been submitted by Councillor R. Horskins.

38. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 20 JUNE 2017**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 20 June 2017 be approved and signed by the Chairman as a true and accurate record.

39. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

40. **PLANNING DECISIONS**

RESOLVED:

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

41. **BUDGETARY CONTROL**

RESOLVED:

- ◆ To note Report No. PC 3/17.

42. **HIGHWAYS**

a) **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 23 June 2017.

b) **Temporary road closures and parking restrictions**

Members noted that Wokingham Borough Council proposed to make an Order for the following temporary road closures and parking restrictions to enable SSE contractors to

undertake essential electricity main installation in safety. The Order would come into operation on 24 July 2017 and its maximum duration would be 18 months or until the works had been completed, whichever was the earlier.

- i) **Dartington Avenue, Woodley:** closed between its junctions with Nightingale Road and the footpath connecting Dartington Avenue and Clivedale Road. There would be no alternative route for this closure as it was a no through road. Works would commence on 18 August 2017 and were expected to be completed by 24 August 2017.
- ii) **Clivedale Road, Woodley:** closed between its junctions with the footpath connecting Dartington Avenue and Clivedale Road and Coppice Road. The alternative route for all vehicles affected by this restriction would be via Keats Road, Knowle Road and Coppice road, or by this route in reverse. Works would commence on 1 August 2017 and were expected to be completed by 1 September 2017.
- iii) **Coppice Road, Woodley:** closed between its junctions with Clivedale Road and Loddon Bridge Road. The alternative route for all vehicles affected by this restriction would be via Drovers Way, Crockhamwell Road and Loddon Bridge Road, or by this route in reverse. Works would commence on 8 August 2017 and were expected to be completed by 18 August 2017.
- iv) **Nightingale Road, Woodley:** vehicles would be prohibited from parking at any time between its junctions with Hazel Drive and Dartington Avenue. Works would commence on 24 July 2017 and were expected to be completed by 17 August 2017.

43. **WOKINGHAM BOROUGH COUNCIL: DIGITAL PARKING ENFORCEMENT MAPS**

Members noted the press release from Wokingham Borough Council regarding the proposal to use digital parking enforcement maps when they took on Civil Parking Enforcement.

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

Members noted the report of the first meeting of the Woodley and North Earley Community Forum held on 21 June 2017. Councillor Dolinski, who had attended the meeting, informed Members that the next meeting of the Community Forum would be held at the Oakwood Centre on Monday 11 September 2017, at 7:00pm, and he urged all Town Councillors to attend, if possible, and to encourage members of the public to attend.

45. **MOBILE INFORMATION SERVICE**

Members noted the correspondence received from Earley CResCent Community Association regarding the termination of the Mobile Information Service with effect from 1 October 2017, due to the withdrawal of their main funder.

46. **PUBLICATIONS/INFORMATION**

RESOLVED:

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

47. **FUTURE AGENDA ITEMS**

Members 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, and that this be included as a future agenda item.

48. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

49. **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.

50. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of twenty ongoing enforcement matters and seven enforcement closure notifications.

The meeting closed at 9:40 pm

Chairman

Woodley Town Council

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Date :- 19/07/2017

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;				
171451	04/07/2017	Dariusz Kusyk	Mr Ian Wheeler	17 Anthian Close 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.				
Observations : No objections.				
171569	10/07/2017	Senjuti Manna	Mr M Mahendra	59 Malone Road Malone Road Woodley RG5 3NL
Proposal : Householder application for proposed erection of two storey side and rear extension, following demolition of existing garage/store.				
Observations : No objections.				
171596	27/06/2017	Rasha Khoja	Mr Nick Cooper	46 Duffield Road Duffield Road Woodley RG5 4RN
Proposal : Householder application of new access road, to include construction of new crossover and erection of timber access gates with brick piers.				
Observations : No objections.				
171623	28/06/2017	Kayleigh Mansfield	Mr G Singh	73a Crockhamwell Road Crockhamwell Road Woodley RG5 3JP
Proposal : Full planning application for the proposed insertion of metal perforated shuttering to the shop front.				
Observations : No objections.				
171649	27/06/2017	Rasha Khoja	Mr Morton	96 Redwood Avenue Redwood Avenue Woodley RG5 4DR
Proposal : Householder application for the proposed erection of a single storey side/rear extension to dwelling.				
Observations : No objections.				
171662	27/06/2017	Senjuti Manna	Mr David Potter	31 Comet Way Comet Way Woodley RG5 4NZ
Proposal : Householder application for the proposed erection of a single storey side/rear extension to dwelling.				
Observations : No objections.				

Date :- 19/07/2017

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>
171677	27/06/2017	Janeske Delport	Mr Steve Warne	120 Reading Road Reading Road Woodley RG5 3AD
Proposal : Householder application for the replacement of the existing flat roof on rear extension with hipped roof, 3No. roof lights, bi-folding doors and new side window.				
Observations : No objections.				
171685	20/06/2017	Kayleigh Mansfield	Mr & Mrs Goodwin	51 Haddon Drive Haddon Drive Woodley RG5 4LX
Proposal : Householder application for proposed erection of part single, part two storey side/rear extension to dwelling.				
Observations : No objections.				
171725	27/06/2017	Janeske Delport	Mr & Mrs J Dunford	84 Nightingale Road Nightingale Road Woodley RG5 3LY
Proposal : Householder application for the proposed erection of a two storey side/rear extension to dwelling following demolition of the existing prefabricated garage and store.				
Observations : No objections.				
171779	29/06/2017	Omar Sharif	Mr Mark Comeadow	3 Marathon Close Marathon Close Woodley RG5 4UN
Proposal : Householder application for proposed erection of single storey rear extension plus the conversion of loft space to habitable accommodation with rear dormer extensions to dwelling.				
Observations : Two residents were present at the meeting to observe the discussion of this application, but did not wish to object to the proposal.				
The Committee had no objections to the application.				
171811	26/06/2017	Omar Sharif	Mr Darveer Sahans	74 Fairwater Drive Fairwater Drive Woodley RG5 3JB
Proposal : Householder application for proposed erection of single storey rear extension to dwelling.				
Observations : No objections.				
171823	29/06/2017	Kayleigh Mansfield	Mr & Mrs Caird	43 Telford Crescent Telford Crescent Woodley RG5 4QT
Proposal : Householder application for proposed erection of single storey rear extension to dwelling and conversion of garage to provide habitable accommodation plus enlargement of existing rear dormer.				
Observations : No objections.				

Date :- 19/07/2017

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>
171833	30/06/2017	Rasha Khoja	Mrs Jess Giles	15 Butts Hill Road Butts Hill Road Woodley RG5 4NJ
Proposal : Householder application for the proposed erection of two storey rear/side extension to dwelling following the demolition of the existing garage, erection of single storey side extension to form garage plus internal alterations.				
Observations : No objections.				
171854	10/07/2017	Dariusz Kusyk	Mr & Mrs Fogarty	1 Dunbar Drive Dunbar Drive Woodley RG5 4HA
Proposal : Householder application for the proposed erection of two storey side extension to dwelling and relocation of side garden wall.				
Observations : No objections.				
171865	04/07/2017	Janeske Delport	Mr & Mrs Maurice Behan	4 Glendevon Road Glendevon Road Woodley RG5 4PH
Proposal : Householder application for the conversion of existing garage to dwelling.				
Observations : No objections.				
171875	04/07/2017	Rasha Khoja	Mrs A Ishtiaq Chechi	16 Butts Hill Road Butts Hill Road Woodley RG5 4NH
Proposal : Householder application for the proposed two storey side, first floor rear and single storey front extension to form porch.				
Observations : One letter of concern had been received for this application.				
The Committee had no objections to the proposal, but asked that the concerns of the neighbour to the south, regarding loss of light to their north facing kitchen, be taken into consideration.				
171877	06/07/2017	Janeske Delport	Dr A Lobo	8 Radcot Close Radcot Close Woodley RG5 3BG
Proposal : Householder application for the conversion of garage to provide habitable accommodation.				
Observations : No objections.				
171913	12/07/2017	Simon Taylor	Unknown	Land adj to 25 Henley Wood Roa Henley Wood Road Woodley RG5 4PR
Proposal : ADJOINING PARISH CONSULTATION				
Full application for the proposed erection of 1No. dwelling.				
Observations : No comment.				

Date :- 19/07/2017

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>
171941	06/07/2017	Janeske Delport	Mr & Mrs Powell	64 Western Avenue Western Avenue Woodley RG5 3BH
Proposal : Householder application for the proposed erection of two storey side extension to dwelling and erection of rear single storey extension to create habitable accommodation plus erection of a front porch and internal alterations.				
Observations : No objections.				
171966	06/07/2017	Senjuti Manna	Mr E Gill	1 Frimley Close Frimley Close Woodley RG5 3AU
Proposal : Householder application for the proposed erection of a two storey side/rear extension to dwelling following the demolition of existing garage.				
Observations : Two residents were present at the meeting to voice their concerns about this application and one letter of concern had been received.				
The Committee discussed the application and had no objections to the proposal, but asked that the neighbour's concerns about loss of privacy be taken into consideration.				
171973	11/07/2017	Stefan Fludger	Mr Michael Hillyard	53 Wyndham Crescent Wyndham Crescent Woodley RG5 3AY
Proposal : Householder application for the proposed erection of a single storey front extension; single storey rear extension with roof lantern plus raising the roof to form first floor habitable accommodation with dormer extensions.				
Observations : No objections.				
171983	12/07/2017	Ade Balogun	Mr & Mrs Robert Horskins	8 Brecon Road Brecon Road Woodley RG5 4PR
Proposal : Householder application for the proposed erection of two storey side extension, single storey rear extension to dwelling plus new lean-to roof to front of dwelling.				
Observations : The applicant was present at the meeting.				
The Committee discussed the application and had no objections to the proposals.				

Date :- 19/07/2017

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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Refused on the following applications;**171482**

04/07/2017	Ade Balogun	Mr A Mahmood	37 Lismore Close Lismore Close Woodley RG5 3RT
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Proposal : Householder application for the proposed two storey side/rear extension to existing dwelling plus single storey front extension to form porch.

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

- Overbearing
 - Out of keeping with the street scene.
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NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 13 July 2017

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' E ' Endorsed by Borough

GRANTED PLANNING PERMISSIONS

E 163552	Approved	Emmanuel Church Centre
E 171007	Approved	Highwood Primary School
C 171067 District COMMENT	Approved	6 Selcourt Close Local COMMENT Three letters of concern had been received for this application. The Committee considered the proposal and recommended that the application be refused on the following grounds: - The proposed extension is out of scale with the existing property. - Overbearing. - Out of keeping with other properties in the street. - The proposed velux windows in the roof overlook the neighbouring properties. The Committee also commented that no dimensions were given on the drawings.
E 171148	Approved	28 Lavenham Drive
E 171243	Approved	The Courtyard Offices
C 171244 District COMMENT	Approved	25 Selsdon Avenue Local COMMENT After considering the proposal the Committee recommended the application be refused on the following grounds: - The proposed side extension would have a terracing effect. - Massing effect of the large extension. - Overbearing. - Concerns that the parking provided may be inadequate.
E 171313	Approved	2 Retford Close
E 171357	Approved	38 Malone Road
E 171372	Approved	3 Hawker Way
E 171552	Approved	75 Haddon Drive

REFUSED PLANNING PERMISSIONS

C 171397 District COMMENT	Refused	15 Fitzroy Crescent Local COMMENT No objections.
C 171434 District COMMENT	Refused	72 Drovers Way Local COMMENT No objections.

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

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OTHER PLANNING DETAILS

171634

Withdrawn

16 Butts Hill Road