

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 12 July 2022 at 7:45 pm

Present: *Councillors: P. Wicks (Chairman); K. Baker; D. Bragg; J. Cheng; C. Jewell; J. Sartorel; R. Skegg;*

Officers present: *K. Murray, Deputy Town Clerk; M. Filmore, Committee Officer;*

Also present: *Councillors M. Green and A. Heap
Sergeant Simon Botham and PCSO Clare Towse (Thames Valley Police)
0 members of the public*

35. Prior to the meeting commencing, Sergeant Simon Botham and PCSO Clare Towse (Thames Valley Police North Wokingham Policing Team) spoke to Members regarding the issue of e-scooting and cycling within the Woodley Town precinct.

Sergeant Botham stated that Thames Valley Police (TVP) see e-scooters and e-bikes as an increasing issue, causing not only a general nuisance but also anti-social behaviour (ASB) and significant danger to pedestrians and road users.

TVP recognise that e-scooters are popular with children and young adults as they are seen as a good, low-cost form of transport. They are also easy to purchase. However, as the law currently stands, they are only permitted to be used on private land and are not road legal.

Previously TVP have tackled the issue through engagements and education, proactively stopping users and advising them of the law. However this can only go so far, and a lot of the younger users are often not interested and continue to ride their e-scooters. It was noted that there are still on-going trials around the country into the potential legalisation of e-scooters.

TVP's last phase, prior to moving to enforcement, is to try and engage with schools to educate pupils on the use of e-scooters. However, it was noted that a Section 59 warning notice was issued under ASB legislation to one individual who had been riding an e-scooter in a dangerous manner.

Sergeant Botham noted that the issue of e-bikes was different to that of e-scooters as these were legal to ride on the road, so there is appropriate legislation which gives police more powers to enforce their appropriate use.

Following a query, Sergeant Botham confirmed that the police do not have the power to formally request identification when they stop an e-scooter user as the offence is not committed under Section 1. However, if there are repeated stops, then the team do start to recognise individuals.

It was noted that, should a by-law be introduced to make the town precinct a non-cycle area, then this would give TVP more power to enforce the use of e-bikes in the area; this would be via a fixed penalty notice. However, this would not cover the use of e-scooters.

Sergeant Botham confirmed that e-scooters are seen as a non-entity as they are not currently covered in any legislation as either a pedal cycle nor another form of vehicle. This makes their illegal use difficult to enforce. It was noted that the introduction of legislation would make this matter clearer.

Further enforcement is planned in the town precinct, and Members suggested it would be beneficial for TVP to engage with the Town Council to conduct these. Sergeant Botham suggested a member of the Town Council could attend any purge, and that a joint press release could then be issued following the event to advise of the outcome and held publicise the issue more widely.

The Chairman thanked both Sergeant Botham and PCSO Towse for attending the meeting.

36. **APOLOGIES**

Apologies for absence were received from Councillor Nagra.

37. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

38. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 14 JUNE 2022**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 14 June 2022 be approved and be 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, as given in the agenda.

41. **PLANNING APPEALS**

RESOLVED:

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

Application:	220206
Location:	6 Brunel Drive, Woodley, Berkshire, RG5 4PW
Proposal:	Householder application for the proposed raising of the roof to facilitate conversion of the loft to habitable accommodation, erection of single storey front and rear extensions, raising of part of existing flat roof to side and installation of 5 no. rooflights, plus changes to fenestration including installation of 2 no. Juliet balconies to rear.

- ◆ To note the following appeal decision:

Application: 210668
 Location: Land to the North East of Vauxhall Drive, Woodley, Wokingham RG5 4EJ
 Proposal: The development proposed the installation of a 20m high monopole supporting 6No. antenna apertures & 4No. 600mm transmission dishes; plus the installation of 8No. ground-based equipment cabinets within a secured, fenced compound; and ancillary development thereto.
 Details: Appeal against refusal of planning permission.
 Decision: The appeal was dismissed.

42. **PRIOR APPROVAL SUBMISSION**

RESOLVED:

- ◆ To note application 221811:
 Location: 10 Dartington Avenue, Woodley, Wokingham, RG5 3PD
 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 3.50m, for which the maximum height would be 3.40m and the height of the eaves 2.25m.

43. **TELECOMMUNICATIONS NOTIFICATION**

RESOLVED:

- ◆ To note application 221799:
 Location: Land off, Colemansmoor Road, Woodley, Berkshire, RG5 4DB
 Proposal: Prior approval submission for the proposed installation of a new 15m monopole tower to support antenna, associated radio-equipment housing and ancillary development hitherto.

44. **TREE PRESERVATION ORDERS** **Applications for works to trees**

RESOLVED:

- ◆ To note application 221569:
 Location: TPO 1752/2020, WOODLAND 1: Land to rear of, 38 Redwood Avenue, Woodley, Wokingham, RG5 4DR.
 Proposal: T1, Plum - Cut back overhanging branches by approx. 3-4m. T2, Plum - Cut back overhanging branches by approx. 1-2m.
- ◆ To note application 221839:
 Location: TPO 0003/1951, WOODLAND 3: 68 Fairwater Drive, Woodley, Wokingham, RG5 3JB.
 Proposal: T1, Oak – Cut back canopy overhanging rear garden of no. 49 Quentin Road by 4m to the boundary line.
- ◆ To note application 221861:
 Location: TPO 1849/2022, WOODLAND 3: 33 Constable Close, Woodley, Wokingham, RG5 4US.
 Proposal: W3, Mixed Species – Installation of a root barrier in the rear garden of no. 33 Constable Close.

- ◆ To note application 221891:
 Location: TPO 3/1951 WOODLAND 3: 147 Nightingale Road, Woodley, Wokingham, RG5 3LZ.
 Proposal: T1, Beech – Crown reduction by approx. 2m and reshape by bringing over-extended limbs back in line with majority of crown.

- ◆ To note application 221959:
 Location: TPO 1696/2019, AREA 1: Land off Church Road, Church Mews, Woodley, Wokingham, RG5 4RJ.
 Proposal: T1, Beech - Reduce the southern quadrant by up to 2m, reducing the radial spread from 8m to 6m. Reduce the northern quadrant by up to 2m, reducing the radial spread from 8m to 6m. Ensure all cuts are made to the nearest suitable growth point and grade in to the remaining canopy. Remove deadwood 50mm in diameter or over 1m in length.

- ◆ To note application 221990:
 Location: TPO 1696/2019, AREA 1 and 2: Church Mews, Woodley, Wokingham.
 Proposal: T1, Beech – Crown reduction by approx. 3m to branches protruding the furthest from the crown; crown lift to 4.5m over parking bays. Remove deadwood.
 T2, Holm Oak – Crown reduction by approx. 2m to side of upper crowns; crown lift to 5m over driveway and parking bays and to 3.5m over fence line.

- ◆ To note application 222007:
 Location: SECTION 211 NOTIFICATION FOR WORKS IN A CONSERVATION: Church Mews, Woodley, Wokingham.
 Proposal: T1, Holm Oak – Crown lift to 5m over main access road.

- ◆ To note application 221997:
 Location: SECTION 211 NOTIFICATION FOR WORKS IN A CONSERVATION: Church Mews, Woodley, Wokingham.
 Proposal: T3, Oak – Crown lift to 5m over driveway of no. 12 Church Mews by reducing branches and removing secondary branches; crown reduction by maximum of 3m, reducing side growth and protruding areas and giving 3m clearance to buildings; crown thin by approx. 25% of leafing volume area.
 T4, Oak – Crown reduction by maximum of 2.5m, reducing side growth and protruding areas, taking crown back to previous reduction points; reduce height by 3m; crown lift to 3.5m; crown thin by 25% of leafing volume area.

- ◆ To note application 221973:
 Location: TPO 374/1988: Land northwest of 1-4 Temple Mews, Woodley, RG5 4HE.
 Proposal: T1, Oak - Reduce lateral spread on south side of canopy (east to west half of tree) by approximately 2m back to previous reduction points where present. Reduce northern half of canopy (west to east) by 2-3m back to previous reduction points. Lightly shape upper canopy, reducing height by approximately 1m. Crown-lift removing smaller secondary outer branch tips to create 4.5m canopy clearance above ground level.

45. **GOODS VEHICLE OPERATORS LICENCE APPLICATION**

At this point, Councillor Green left the meeting.

Members noted a concern regarding the increased heavy goods vehicle traffic caused by this and similar applications, should they be approved, for businesses in the area. It was noted that this was an industrial area, but that road capacity was limited.

Members noted that, with regards to a previous application of this nature, a letter was written to the company asking how they intended to mitigate against the environmental impact of the increase heavy goods traffic. It was recommended that a similar letter be drafted and sent with regards to this application.

RESOLVED:

- ◆ To note the following application for a variation of a Goods Vehicle Operators Licence:

Licence:	OH2002943 SN
Operator:	B D T Transport Ltd
Directors:	Jeff Cahill, Robert Bowden
Address:	Unit 5, 6 & 7 Headley Park 8, Headley Road East, Woodley, Reading, RG5 4SL
New Authorisation:	30 Heavy Goods Vehicle(s), 12 trailer(s)

- ◆ To note that the Town Council's comments were required prior to the meeting and that, whilst concerns were raised by two members regarding the potential increase in heavy goods vehicle traffic, no specific objections were raised or submitted with Wokingham Borough Council.
- ◆ To draft and send a letter to B D T Transport Ltd requesting details of how they plan to mitigate and / or offset the environmental impact of the increase in heavy goods vehicles being proposed as part of this application.

46. **ANNUAL GRANTS 2022/23**

RESOLVED:

- ◆ To note the expressions of thanks received from Keep Mobile.

47. **CYCLING IN WOODLEY SUB COMMITTEE**

Councillor Heap requested that, when referring to Waingels Road as being unsafe for cycling, the report of the Cycling Woodley Sub Committee meeting which took place on 29 June 2022 should include a comment he made that there is a suitable cycling route up Beggars Hill Road. The Deputy Town Clerk agreed to amend the report to include this.

RESOLVED:

- ◆ To note Report No. PC 4/22 of the meeting of the Cycling in Woodley Sub Committee which was held on 29 June 2022.
- ◆ Update the report of the meeting of the Cycling in Woodley Sub Committee held on 29 June 2022 accordingly.

48. **WOKINGHAM BOROUGH COUNCIL GYPSY AND TRAVELLER ACCOMODATION ASSESSMENT**

Members noted concern that it would be difficult for the Committee to respond to a questionnaire of this nature due to the complexity of the topic, and felt Members did not have the knowledge or expertise to do so.

RESOLVED:

- ◆ To contact Wokingham Borough Council to confirm the Town Council would be making no comment in relation to the Gypsy and Traveller Accommodation Assessment.

49. **SANDFORD PARK BAILEY BRIDGE**

RESOLVED:

- ◆ To note the replies received from Wokingham Borough Council regarding how the Borough Council intend to utilise the £30k developer's fund originally provided as part of the Sandford Park development.

50. **ACTIVE TRAVEL ROUTE – WOODLEY TO READING**

The Committee Officer advised the Committee that full consultation on these proposals had now been issued, with a closing date of 19 August 2022, and that this would be brought to the next meeting of the Planning & Community Committee, due to be held on 9 August 2022, for consideration.

RESOLVED:

- ◆ To note the updated proposals for the Active Travel Route between Woodley and Reading being considered by Wokingham Borough Council and circulated as part of the agenda.
- ◆ To note the correspondence provided by Wokingham Borough Council following stakeholder workshops, including a further revision to their proposal, as circulated as part of the agenda.
- ◆ To note that a Wokingham Borough Council representative will be attending the next Planning & Community Committee meeting, due to be held on 9 August 2022, to discuss the Active Travel Route proposals.

51. **COMMUNITY SPEEDWATCH**

Councillor Bragg stated there was no further update with regards to Community Speedwatch at this time.

52. **EARLEY STATION FOOTBRIDGE UPDATE**

Councillor Wicks confirmed that an inspection of the bridge was due to take place in the middle of June and that the Committee Officer had emailed Wokingham Borough Council for the outcome of the inspection, but a response had yet to be received.

53. **COMMUNITY ISSUES**

Members noted the success of the Woodley Carnival.

54. **HIGHWAYS ISSUES**

Councillor Skegg raised concern regarding the wearing off of the painted mini roundabouts on Nightingale Road, having recently witnessed a driver missing the roundabout and nearly causing an accident. Following a suggestion, he confirmed he had raised this with Wokingham Borough Council individually.

Councillor Bragg suggested the no cycling signage in the town precinct should be improved; some painted signage on the pavement was now worn and hard to see. The Deputy Town Clerk confirmed this had been raised at the recent Cycling in Woodley Sub Committee, and the Wokingham Borough Council officer in attendance had committed to taking this issue back, however it was agreed that further communication should be made with Wokingham Borough Council on this matter.

55. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - Woodley Town Centre Partnership Newsletter – June 2022
 - CCB e-Bulletin – June 2022
 - The Wokingham Volunteer Centre E-Newsletter – June 2022
 - Me2 Club Newsletter – June 2022

56. **FUTURE AGENDA ITEMS**

There were no future agenda items raised by Members.

57. **PUBLICITY/WEBSITE**

Members suggested the following items be publicised by the Town Council:

- That, with regards to the twelve determinations made by Wokingham Borough Council in relation to planning applications since the last meeting of the Planning & Community Committee in June, Wokingham Borough Council endorsed all the comments made by the Planning & Community Committee.
- Details of Thames Valley Police's attendance at this Committee meeting, and the discussion held regarding e-scooters and e-bikes.

58. **ENFORCEMENT ISSUES**

RESOLVED:

- ◆ To note the information on enforcement issues received from the planning authority, as given in the agenda.

The meeting closed at 9:06 pm

Woodley Town Council

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 12 July 2022

Application No. & Address	Proposal
221128 52 Mannock Way, Woodley, RG5 4XW	Full application for the proposed erection of a single storey front extension, single storey rear extension, two storey side extension, and change of use of amenity land to residential.
Observations: Following a vote the Planning & Community Committee determined to submit no objections to this application. Four Members voted in support of the application, one abstained from the voting, and Councillor Jewell wished for it to be recorded that she opposed the application on the grounds of the loss of amenity space.	
221627 23 Nightingale Road, Woodley, RG5 3LS	Householder application for the proposed erection of a single storey rear extension following demolition of the existing single storey rear and changes to fenestration.
Observations: The Planning & Community Committee considered this application and had no objections, but wished to draw attention to a neighbour's comment regarding concern over drainage.	
221695 71 Woodlands Avenue, Woodley, RG5 3HF	Householder application for the proposed raising of roof, insertion of 2No. side dormer windows to create habitable space following demolition of chimney stack, garage conversion to create habitable space, single storey rear/side flat roof extension with changes to fenestration, including glazed rear gable.
Observations: The Planning & Community Committee considered this application and recommended that it be refused on the following grounds: <ul style="list-style-type: none"> - The design is out of character and out of keeping with neighbouring properties - The property will be overbearing (massing) on the neighbouring bungalows - The glazed rear gable will be overlooking on neighbouring properties, resulting in a loss of privacy - The proposal is unneighbourly - The location plan is incorrect, showing the property to be opposite Howth Drive when it is in fact opposite Woodwaye 	
221723 Cadet Centre, Mohawk Way, Woodley, RG5 4UE	Full application for the permanent installation of an ISO container cabin adjacent to the existing building. (Retrospective)
Observations: No objections.	
221744 29 Concorde Way, Woodley, RG5 4NF	Householder application for the proposed erection of a single storey side extension and single storey front extension following demolition of single storey side covered storage area.
Observations: No objections	

<p>221830 21 Austin Road, Woodley, RG5 4EJ</p>	<p>Householder application for the proposed single storey rear extension and two storey side extension.</p>
<p>Observations: No objections.</p>	
<p>221942 54 Mannock Way, Woodley, RG5 4XW</p>	<p>Householder application for the proposed erection of a single storey rear extension following demolition of the existing conservatory.</p>
<p>Observations: No objections.</p>	
<p>221940 22 Lavenham Drive, Woodley, RG5 4PP</p>	<p>Householder application for the proposed erection of a single storey rear extension. Including the removal of the existing brick-built storage, replacement of the existing white framed windows with new windows with grey uPVC frames and the repositioning of the soil and vent pipe.</p>
<p>Observations: No objections.</p>	
<p>221953 50 Selsdon Avenue, Woodley, RG5 4PG</p>	<p>Householder application for the proposed installation of a rear dormer and rooflights plus associated hip to gable roof extension and removal of chimney to facilitate the conversion of the loft to habitable accommodation.</p>
<p>Observations: The Planning & Community Committee have considered this application and, whilst they have no specific objections, they did note a concern that increasing the property to 5 bedrooms with only 3 parking spaces may result in parking issues.</p>	