

**Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 1 November 2022 at 7:45 pm**

**Present:** *Councillors: P. Wicks (Chairman); K. Baker; J. Cheng; C. Jewell; M. Nagra; R. Skegg*

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

**Also present:** *Cllr A. Heap  
1 member of the public*

110. Before the meeting commenced, the Chairman asked those in attendance to observe a one-minute silence in memory of Councillor Sam Rahmouni who died recently.

111. **APOLOGIES**

Apologies for absence were received from Councillors Bragg, Sartorel and Soane.

112. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

113. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 4 OCTOBER 2022**

**RESOLVED:**

- ◆ That the minutes of the Planning and Community Committee meeting held on 4 October 2022 be approved and be signed by the Chairman as a true and accurate record.

114. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

115. **PLANNING DECISIONS**

**RESOLVED:**

- ◆ To note information on decision notices received from the planning authority since the last meeting, as given in the agenda.

116. **PRIOR APPROVAL SUBMISSION**

**RESOLVED:**

- ◆ To note application 223004:
  - Location: 36 Wyndham Crescent, Woodley, Wokingham, RG5 3AZ
  - 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 5.40m, for which the maximum height would be 3.00m and the height of the eaves 2.90m.

- ◆ To note application 223099:  
 Location: 5 Beaufield Close, Woodley, Wokingham, RG5 3DH  
 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 6.62m, for which the maximum height would be 3.20m and the height of the eaves 2.80m.

117. **TREE PRESERVATION ORDERS**

**a) Applications for works to trees**

**RESOLVED:**

- ◆ To note application 222986:  
 Location: TPO 1067/2004: East Reading Retail Centre, Unit 4, Shepherds Hill, Woodley, Wokingham, RG6 1FE.  
 Proposal: T1, Oak – Crown reduction by 3m in height and spread. T2, Oak - Crown reduction by 3m in height and spread.

118. **b) TPO Confirmations**

**RESOLVED:**

- ◆ To note that Wokingham Borough Council has confirmed the following Tree Preservation Order:

TPO 1902/2022 - Trees rear of 6 and 8 Woodlands Avenue, Woodley, RG5 3HJ.

119. **b) Effectiveness of TPO 003/1951**

Councillor Skegg summarised the report which he had provided as part of the agenda to Members. Members concurred that the existing blanket TPO was not effective at protecting trees within the area.

**RESOLVED:**

- ◆ To note the report, submitted by Councillor Skegg and included in the agenda, with regards to the effectiveness of TPO-0003/1951.
- ◆ For Councillor Skegg to draft a letter to Wokingham Borough Council to detail the Committee's concerns and request that they examine a better method of effectively protecting relevant trees within the area currently defined by TPO-0003/1951, and for the draft to be circulated to the Committee before sending.
- ◆ To issue a press release which highlights TPO-0003/1951 and the area which it covers, and notes that most people are unaware of the TPO and that it covers all trees, from sapling to mighty oak, within the defined area; any works to trees in the area require planning permission, without which residents who undertake work are potentially liable for prosecution. This should also note that the Council is looking to work with Wokingham Borough Council to implement a more effective way of protecting the trees in the area.

120. **BUDGETARY CONTROL**

**RESOLVED:**

- ◆ To note Report No. PC 6/22.
- ◆ To issue a press release advertising the Council's Annual Grant scheme.

121. **APPLICATION FOR VARIATION TO GAMING MACHINE PERMIT**

The Committee considered the application and had no objections to the proposal for The Chequers to increase its number of category C gaming machines from 4 to 5.

**RESOLVED:**

- ◆ To note receipt of an application for a variation to a Gaming Machine Permit for The Chequers, 198 Crockhamwell Road, Woodley.
- ◆ To respond to Wokingham Borough Council to confirm the Committee had no objections.

122. **PAVEMENT LICENCE APPLICATION**

**RESOLVED:**

- ◆ To note receipt of the following application for a Pavement Licence under section 2 of the Business and Planning Act 2022:

Site: Greggs - 136-142 Crockhamwell Road Woodley RG5 3JH  
Details: Application for land adjacent to the above for the operation of refreshment facilities  
Operating Times: Mondays to Saturdays 06:30 (6.30am) to 20:00 (8pm)  
Sundays 08:00 (8am) to 18:00 (6pm)

- ◆ To note that, as comments were required by 27 October 2022, Members views were sought prior to the meeting and following receipt of comments a response was submitted to Wokingham Borough Council objecting to the proposed earlier start time of 6.30am (currently 7.00am) on Mondays to Saturdays.

123. **TWYFORD NEIGHBOURHOOD PLAN CONSULTATION**

Members had no comments to make regarding the proposed Twyford Neighbourhood Plan.

124. **FINCHAMPSTEAD NEIGHBOURHOOD PLAN CONSULTATION**

Members had no comments to make regarding the proposed Finchampstead Neighbourhood Plan.

125. **LOCAL GOVERNMENT BOUNDARY COMMISSION REVIEW**

Councillor Baker advised Members that Wokingham Borough Council had already provided an approved submission to the Local Government Boundary Commission for England (LGBCE) which set out two options for Woodley with regards to the potential re-drawing of ward areas. Councillor Baker stated that the LGBCE would be issuing a consultation on the 8 November 2022 and that it would be appropriate for the Town Council to respond to that consultation, rather than the LGBCE consultation set out in the agenda which required a response by 7 November 2022. Members noted this and requested that sections of the new LGBCE consultation relevant to Woodley be extracted, circulated to Members individually for response, and publicised widely to members of the public.

**RESOLVED:**

- ◆ To await the issuing of the new LGBCE consultation, expected on the 8 November, and to extract the sections of the consultation relevant to Woodley and circulate / publicise to both Councillors and residents.

*[C.O. Note: Following the meeting, Councillor Baker emailed Committee Members to advise he was mistaken regarding the deadlines for comments on the boundary changes, and that the information advised in the agenda, stating a deadline of the 7 November 2022, was in fact correct. Members were directed to the consultation and asked to respond individually if they wished.]*

126. **THAMES & CHILTERN IN BLOOM AWARDS**

The Deputy Town Clerk advised that he had been unable to supply further information for this meeting but had reviewed previous award submissions from other Councils to find out what might be involved.

Members noted that, within Woodley, there are already submissions made by the Town Centre Partnership and the Friends of Woodford Park (FoWP). The Deputy Town Clerk suggested that a Town portfolio submission might be possible, which would involve engagements with local organisations and schools. This would require some work going forward; however, it could tie in with work already undertaken as part of the Council's Green Flag submission for Woodford Park and climate objectives. The Deputy Town Clerk stated further information could be brought to a future meeting.

Members noted that the Council would need to work with the Town Centre Partnership and the FoWP to ensure any Town Council submission was not competing against either of their submissions, and it was suggested it might be appropriate for a small group, involving Brian Fennelly (Town Centre Manager), David Provins (FoWP), and either a Councillor or Council Officer, to meet to discuss this. Councillor Jewell suggested she would be interested in taking part in this too.

127. **SANDFORD PARK REEDBED RESTORATION WORKS**

Councillor Jewell reiterated previous comments that it was a shame there is no bridge providing access to residents to enable wider usage of the area.

**RESOLVED:**

- ◆ To note that information provided by Wokingham Borough Council Countryside Service regarding a reed bed restoration project on the Sandford Park site, as included in the agenda.

128. **COMMUNITY SPEEDWATCH**

As Councillor Bragg was unable to attend the meeting there was no update provided with regards to Community Speedwatch.

**RESOLVED:**

- ◆ For Councillor Wicks to contact Councillor Bragg to receive an update on Community Speedwatch.

129. **EARLEY STATION FOOTBRIDGE UPDATE**

Councillor Baker advised Members that Wokingham Borough Council have already made a decision that it is too expensive to replace the bridge and instead will work to maintain and refurbish the existing bridge.

**RESOLVED:**

- ◆ To note the letter sent from Matt Rodda MP to Network Rail in relation to the replacement of Earley Station footbridge, as provided in the agenda.

130. **COMMUNITY ISSUES**

No community issues were raised by Members.

131. **HIGHWAYS ISSUES**

Councillor Baker updated Members with regards to Wokingham Borough Council's proposed increase to car park charges, advising that, following a call in on the decision, the Overview and Scrutiny Committee had decided not to refer the decision to approve the charges back to the Executive Committee.

Councillor Baker advised that, last week, a petition to stop the proposed charges increase had been submitted to Wokingham Borough Council with in excess of 4,000 signatures. Members noted that this would trigger a full debate at the Borough Council.

With regards to a complaint that the proposals were not consulted on, Councillor Baker advised that Wokingham Borough Council's response was that, to introduce increased car parking charges, the Borough Council needed to implement a new Traffic Regulation Order (TRO). Members noted that any new TRO needs to be published in a local paper, following which there is a 21 day period for comments and objections to be made, and Wokingham Borough Council are stating this will provide the formal consultation on the proposals.

Councillor Skegg stated his main concerns regarding the proposal were a lack of consultation and the appropriateness of the research the charges were based upon. He stated that it was not relevant to consider Wokingham's proposed charges against that of Bracknell, Basingstoke and Reading due to the differing nature of those towns. Whilst accepting that daytime charges need to increase, Councillor Skegg felt the introduction of evening and Sunday charging was the biggest issue, and suggested a reduction in footfall could lead to businesses closing, with the reduction in business rates far outweighing any potential increase in car parking revenue. Councillor Skegg stated that he was keen to unpack the various elements of the proposals as it was important not just to object to the proposal but to respond to Wokingham Borough Council with a suggestion as to the right approach.

Members concurred with Councillor Skegg's comments, and it was suggested that he might wish to draft a response to the proposed charges on behalf of the Town Council.

Councillor Nagra suggested Wokingham Borough Council's Chief Financial Officer should be invited to a future meeting of the Committee to explain the rationale behind the charge increases before the Town Council responds. It was suggested that, as a full discussion on this took place at the Borough Council's recent Overview and Scrutiny meeting, a recording of which was on YouTube, it would be more appropriate to view this meeting to understand the background.

**RESOLVED:**

- ◆ For Councillor Skegg to draft a response, on behalf of the Town Council, to Wokingham Borough Council regarding their proposed car parking charge increases.

132. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

- ◆ To note receipt of the following:
  - Me2 Club Newsletter – September 2022
  - CCB e-Bulletin – October 2022

133. **FUTURE AGENDA ITEMS**

There were no future agenda items raised by Members.

134. **PUBLICITY/WEBSITE**

There were no publicity or website items raised by Members, other than those already noted earlier in the meeting.

135. **ENFORCEMENT ISSUES**

**RESOLVED:**

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

The meeting closed at 9:11 pm

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Woodley Town Council

**Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 1 November 2022**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>222093</b> 1 Crediton Close, Woodley, RG5 4DQ	Householder application for First Floor side extension. Single Storey rear extension. Changes to fenestration.
<b>Observations:</b> No objections.	
<b>222632</b> 4 Coppice Road, Woodley, RG5 3QX	Householder application for the proposed erection of a part single and part double storey front, side and rear extensions to existing dwelling following loft conversion works and demolition of the existing garage.
<b>Observations:</b> Members of the Planning & Community Committee have considered this application and recommended it be refused on the following grounds: <ul style="list-style-type: none"> <li>- Overdevelopment</li> <li>- Insufficient on-site / off-road parking provision</li> <li>- Cumulative impact of additional traffic and resultant on-street parking</li> </ul>	
<b>222850</b> 10 Linden Road, Woodley, RG5 3QT	Full application for the erection of a single storey rear extension and reconfiguration of the existing garage block to form an attached garage. (Retrospective)
<b>Observations:</b> No objections.	
<b>222939</b> 21 Austin Road, Woodley, RG5 4EJ	Householder application for the proposed single storey rear extension with flat roof and side extension with pitched roof along with changes to fenestration following demolition of the existing single storey rear and side extensions.
<b>Observations:</b> The Planning & Community Committee have reviewed this revised application and believe it does not sufficiently address the reasons for refusal stated in Wokingham Borough Council's previous decision notice to merit the application being approved this time.	
<b>222949</b> 128 Howth Drive, Woodley, RG5 3DL	Householder application for the proposed garage conversion, single storey rear extension and single storey front extension to form porch.
<b>Observations:</b> No objections.	
<b>222972</b> 25 Henley Wood Road, Earley, RG6 7EE	ADJOINING PARISH CONSULTATION Full application for the proposed erection of 2 no. residential dwellings and associated parking, access, cycle and bin storage on side garden of existing residential dwelling.
<b>Observations:</b> No comments.	

<b>222984</b> 116, Colemansmoor road, Woodley, RG5 4DN	Householder application for the proposed Single storey front extension to create porch along with conversion of garage to create habitable accommodation and changes to fenestration.
<b>Observations:</b> No objections.	
<b>223007</b> 7 The Ridgeway, Woodley, RG5 3QD	Full application for the proposed subdivision of the site and erection of a 3 no. bedroom detached dwelling with associated access and parking, following demolition of the existing detached garage.
<b>Observations:</b> The Planning & Community Committee have considered this revised application and believe it does not sufficiently address the reasons for refusal stated in Wokingham Borough Council's previous decision notice. As such, the Committee recommended that it be refused on the grounds previously stated by the Committee, which were: <ul style="list-style-type: none"> <li>- Overdevelopment</li> <li>- Out of character with the street scene; along this side of The Ridgeway properties are spaced out, with gaps between each property, but this proposal will reduce the gaps between the neighbouring properties.</li> <li>- Overbearing (massing) on the neighbouring bungalow</li> <li>- Cumulative impact of additional traffic and resultant on-street parking, which is already an issue in the road.</li> </ul>	
<b>223020</b> 113 Tippings Lane, Woodley, RG5 4RY	Householder application for the proposed erection of a single storey rear extension with 3 no. roof lanterns following demolition of the existing conservatory.
<b>Observations:</b> No objections.	
<b>223022</b> 38 Norton Road, Woodley, RG5 4AJ	Householder application for the proposed erection of a single storey rear extension and installation of 1No. side rooflight following demolition of existing rear conservatory with changes to fenestration.
<b>Observations:</b> No objections.	
<b>223053</b> 42 Walmer Road, Woodley, RG5 4PN	Householder application for the proposed erection of a single storey side and rear extension, including internal modifications.
<b>Observations:</b> No objections.	
<b>223080</b> 1 Comet Way, Woodley, RG5 4NZ	Householder application for the proposed two storey side extension.
<b>Observations:</b> The Planning & Community Committee have considered this application and, whilst they had no objections, they noted a preference for the hedge to the side of the property to be retained, if possible, to avoid a loss of habitat for wildlife. The Committee also requested that the neighbour's comments are taken into account.	

<p><b>223087</b> 73 Butts Hill Road, Woodley, RG5 4NJ</p>	<p>Householder application for the proposed erection of side window dormers and a single storey side extension.</p>
<p><b>Observations:</b> The Planning &amp; Community Committee have considered this application and, whilst they had no objections, they requested that the neighbour's comments are taken into account.</p>	
<p><b>223170</b> 46 Fairwater Drive, Woodley, RG5 3JB</p>	<p>Householder application for the proposed erection of a single storey front extension.</p>
<p><b>Observations:</b> No objections.</p>	

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