

**Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 28 March 2023 at 7:45 pm**

**Present:** *Councillors: J. Cheng (Vice Chairman); K. Baker; C. Jewell; M. Parvaiz; R. Skegg; B. Soane*

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

**Also present:** *1 member of the public*

211. **APOLOGIES**

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

212. **DECLARATIONS OF INTEREST**

Councillor R. Skegg – Personal interest: Agenda item 4 - Planning Applications: Application 230694, as Councillor Skegg owns a property which shares a boundary with the application site. Councillor Skegg took no part in the discussion or decision regarding this planning application.

213. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 7 MARCH 2023**

**RESOLVED:**

- ◆ That the minutes of the Planning and Community Committee meeting held on 7 March 2023 be approved and be signed by the Chairman as a true and accurate record.

214. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

215. **PLANNING DECISIONS**

**RESOLVED:**

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

216. **PLANNING APPEALS**

**RESOLVED:**

- ◆ To note that the following informal hearing relating to an appeal against refusal of planning permission is due to be heard by the Planning Inspectorate:

Application: 214173

Location: Land adjacent to Sonning Golf Club, Duffield Road/Pound Lane, Sonning, Reading, RG4 6GJ

Proposal Full application for the proposed development of a specialist dementia residential care home (Use Class C2) with the creation of

new pedestrian, cycle and vehicular access, plus landscaping and associated works.  
(Woodley Town Council had objections to the proposal.)  
Hearing: Wokingham Town Hall, Market Place, Wokingham, RG40 1AS;  
Commencing at 10.00 on 2 May 2023, the appeal is scheduled to run for 2 days.

- ◆ To note the following appeal decision:

Application: 220133  
Location: 101 and 101A Pound Lane, Sonning, Wokingham, RG4 6GG  
Proposal: Outline application for the proposed erection of a 4 storey 70 Bedroom care home with associated parking and servicing following demolition of the existing 2No dwellings and outbuildings (Access, scale, Layout and Design to be considered).  
Details: Appeal against refusal of planning permission.  
Decision: The appeal was dismissed

In response to suggestion that a Member might wish to attend the informal hearing in relation to planning application 214173, Members requested that details of the hearing are sent to all Members in case they wish to attend.

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

**RESOLVED:**

- ◆ To note the following application for tree works:

Application: 230527  
Location: TPO 3/1952, WOODLAND 3: 57 Malone Road, Woodley, Wokingham, RG5 3NL.  
Proposal: T1, Silver Birch – Fell to a stump. T2, Conifer Hedge – Fell part of hedge.

218. **GOODS VEHICLE OPERATORS LICENCE APPLICATION**

**RESOLVED:**

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

Licence: OH2063405 R  
Operator: Cater Oils Ltd  
Directors: Malcolm Howell  
Address: 5 Multiparc, Headley Road East, Woodley, Reading, RG5 4SB  
New Authorisation: 7 Vehicle(s), 3 trailer(s)

- ◆ To note that, as the Town Council's comments were required prior to the meeting, details were circulated to Members of the Committee via email and no objections were raised or submitted to Wokingham Borough Council.

219. **COMMUNITY ISSUES**

There were no community issues raised by Members.

220. **HIGHWAYS ISSUES**

Members requested that contact be made with Wokingham Borough Council to understand if / when the next inspection of Earley Station Footbridge is due, and to be advised of the outcome of the inspection when it has taken place.

Members were advised that trees had now been planted on the Bulmershe Open Space, on the Earley side backing onto Church Road, in conjunction with Wokingham Borough Council.

221. **FUTURE AGENDA ITEMS**

There were no future agenda items raised by Members.

222. **PUBLICITY/WEBSITE**

There were no publicity or website items raised by Members.

The meeting closed at 8:07 pm

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Woodley Town Council

**Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 28 March 2023**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>230308</b> 10 Colemans Moor Road, Woodley, RG5 4DL	Householder application for the proposed conversion of existing garage to create habitable accommodation following demolition of existing store. First Floor side extension. Loft conversion to create habitable accommodation to include 3no. Juliet balconies plus changes to fenestration.
<b>Observations:</b> The Planning & Community Committee have considered this application and, whilst they had no specific objections, they did raise a concern regarding the potential for overlooking onto neighbouring properties due to the provision of Juliette balconies.	
<b>230408</b> 6 Rivermead Road, Woodley, RG5 4DH	Householder application for the proposed single storey front extension.
<b>Observations:</b> No objections	
<b>230525</b> 61 Malone Road, Woodley, RG5 3NL	Householder application for the proposed part single storey, part two storey side extension following demolition of existing garage and shower room, re-roofing of existing single storey rear extension following part demolition of existing single storey rear extension and changes to fenestration.
<b>Observations:</b> No objections.	
<b>230623</b> 10 Manners Road, Woodley, RG5 3EA	Householder application for the proposed erection of a single storey front/side extension.
<b>Observations:</b> The Planning & Community Committee have considered this application and, whilst they had no specific objections, they did raise a concern regarding the potential loss of a parking space, and the lack of on-site parking provision.	
<b>230645</b> 23 Ravensbourne Drive, Woodley, RG5 4LH	Householder application for the proposed erection of a single storey front extension.
<b>Observations:</b> No objections.	
<b>230659</b> 79 Beechwood Avenue, Woodley, RG5 3DF	Householder application for the proposed garage conversion to create habitable space, first storey side extension and single storey front extension to create an open porch.
<b>Observations:</b> No objections.	

<p><b>230651</b> 5 Cope Mead, Woodley, RG5 4RP</p>	<p>Householder application for the proposed erection of a two storey front extension, alterations to roof including the insertion of 4no. pitched roof dormers, 1no. flat roof dormer and 2no. Juliet balconies to extend existing first floor habitable accommodation, plus changes to fenestration and demolition of existing conservatory.</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>230679</b> 28 Caldbeck Drive, Woodley, RG5 4LA</p>	<p>Householder application for the proposed erection of a detached outbuilding.</p>
<p><b>Observations:</b> The Planning &amp; Community Committee have considered this application and had no objections, subject to the outbuilding being ancillary to the domestic nature of the property.</p>	
<p><b>230694</b> 48 Malone Road, Woodley, RG5 3NJ</p>	<p>Householder application for the proposed erection of a part single part two storey rear extension and conversion of the garage to habitable accommodation including raising of the existing garage roof, addition of a front porch canopy and a ground floor front bay window, plus changes to fenestration.</p>
<p><b>Observations:</b> No objections.</p>	