

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 10 September 2019 at 7:45 pm

Present: *Councillors: J. Cheng (Chairman); M. Doyle; C. Jewell; J. MacNaught; R. Skegg; P. Wicks*

Officer present: *L. Matthews, Committee Officer*

Also present: *1 member of public*

72. **APOLOGIES**

Apologies for absence were received from Councillors K. Baker, D. Bragg, M. Forrer, D. Mills and S. Rahmouni.

73. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

74. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 13 AUGUST 2019**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 13 August 2019 be approved and signed by the Chairman as a true and accurate record.

75. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

76. **PLANNING DECISIONS**

RESOLVED:

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

77. **PLANNING APPEALS**

RESOLVED:

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

Application: 182696

Location: Land to the South of Sandford Farm Cottage, Perimeter Road, Woodley, RG5 3LH.

Proposal: Full planning application for the erection of 1 No. dwelling and relocation of access, including enhancement of TPO and landscape proposals.

78. **HIGHWAYS**

a) Members noted the press release issued by Wokingham Borough Council regarding road maintenance.

b) **Carriageway surface dressing**

Members noted that Nightingale Road, Woodley, would be closed between its junctions with Crockhamwell Road and Fairwater Drive to allow Wokingham Borough Council contractors to undertake surface dressing operations in safety. Works requiring this restriction were expected to take place on 7 September 2019.

The alternative route for all vehicles affected by this restriction would be via Crockhamwell Road, Woodlands Avenue and Fairwater Drive, or by this route in reverse.

c) **Carriageway micro asphalt schemes**

Members note that planned highway improvements had been scheduled by Wokingham Borough Council to take place on the following roads in Woodley:

Kingfisher Drive service roads	16 – 18 September 2019
Rickman Close (Kingfisher Drive to end)	18 September 2019
Kingfisher Drive spine road	18 – 20 September 2019
Wallace Close	20 – 22 September 2019
Larch Drive	21 – 22 September 2019
Fairwater Drive service road	22 – 23 September 2019

Road closures would be required to allow the contractor to carry out the works safely. There would be restricted vehicular access and diversion routes would be in place. Working hours were anticipated to be from 9:30am to 4:00pm and the roads would be re-opened every day.

79. **STREET NAMING**

Following a request from Wokingham Borough Council, Members considered suggestions for naming the new road to be constructed at the former Pitts Works site, 101 Colemans Moor Road, Woodley.

RESOLVED:

- ◆ To suggest that the new road to be constructed at the former Pitts Works site be named Loddon Gardens.

80. **COMMUNITY SPEEDWATCH UPDATE**

Councillor MacNaught informed Members that a meeting between members of the Woodley Speedwatch team and the Thames Valley Police Neighbourhood Supervisor for Community Speedwatch had been arranged for 2 October 2019, to discuss the future operation of the scheme.

81. **CYCLING IN WOODLEY WORKING PARTY**

Councillor Jewell reported that three Councillors had expressed an interest in being appointed to the Cycling in Woodley Working Party.

RESOLVED:

- ◆ To appoint Councillors Baker, Chadwick, Heap and Jewell to the Cycling in Woodley Working Party.

82. **WOKINGHAM BOROUGH COUNCIL: DRAFT PUBLIC RIGHTS OF WAY IMPROVEMENT PLAN 2020-2030 CONSULTATION**

Item deferred from the Planning and Community Committee meeting held on 13 August 2019 (minute number 61).

At the meeting held on 13 August 2019, Members requested more time to consider the draft Public Rights of Way Improvement Plan 2020-2030 and had agreed to send any comments to the Committee Officer to be combined with Councillor Jewell's comments, presented at the last meeting, to form a response to the consultation. As no further comments had been received, it was

RESOLVED:

- ◆ That Councillor Jewell's comments, presented at the meeting held on 13 August 2019, would be submitted to Wokingham Borough Council in response to the draft Public Rights of Way Improvement Plan 2020-2030 consultation.

83. **WOKINGHAM BOROUGH COUNCIL: LOCAL TRANSPORT PLAN 4 (LTP4)**

Item deferred from the Planning and Community Committee meeting held on 13 August 2019 (minute number 62).

At the meeting held on 13 August 2019, Members requested more time to review the Local Transport Plan 3 document (LTP3) and suggest potential solutions to local transport problems that could be considered for possible inclusion in LTP4.

Councillor Doyle tabled a draft response containing his comments on LTP3 and suggestions for LTP4 and, following a discussion of some of the points raised, it was

RESOLVED:

- ◆ That Members would send their comments on LTP3 and suggestions for LTP4 to Councillor Doyle by 17 September 2019, to be combined with the draft response, and that Councillor Doyle would send the finalised response to the Committee Officer for submission to Wokingham Borough Council.

84. **WOKINGHAM BOROUGH COUNCIL: PARKING MANAGEMENT PLAN**

RESOLVED:

- ◆ To note that, as agreed at the last meeting (Planning and Community Committee, 13 August 2019, minute number 63), all comments on the Parking Management Plan that were sent to Councillor Baker, or the Committee Officer, following the meeting, were forwarded to Wokingham Borough Council by the deadline of 16 August 2019.

85. **WOKINGHAM BOROUGH COUNCIL: ADOPTION OF NEW INFRASTRUCTURE – CALL FOR EVIDENCE**

Members noted the press release issued by Wokingham Borough Council regarding the call for evidence to enable the Borough Council's Overview and Scrutiny Committee to examine the process for adopting new roads, open spaces, landscaping and play areas following the completion of new housing developments. Members were concerned that local residents who were experiencing problems with these issues may not have seen the press release and asked that Wokingham Borough Council be contacted to ask what measures had been taken to engage with residents.

The problems being faced by residents of Loddon Park, on the Sandford Farm development, were discussed.

RESOLVED:

- ◆ To contact Wokingham Borough Council to ask what measures had been taken to engage with residents regarding this matter.
- ◆ To respond to the call for evidence by giving the example of Loddon Park, on the Sandford Farm development, where some residents have been living for several years with unmade roads and roads that have been left in a dangerous state, probably caused by the phasing of work on the development and the fact that there are a number of different developers working on the same development.

86. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Woodley Town Centre Newsletter – August 2019*
 - *Me2 Club Newsletter – September 2019*

87. **FUTURE AGENDA ITEMS**

The following was requested as a future agenda item:

- An update on the work of the Cycling in Woodley to be provided in all future agendas.

88. **PUBLICITY/WEBSITE**

RESOLVED:

- ◆ To publicise the following:
 - The press release from Wokingham Borough Council requesting evidence about problems encountered with the adoption of infrastructure on new developments – to be displayed on the Town Council’s social media pages.

89. **ENFORCEMENT ISSUES**

The Chairman informed Members that no enforcement notifications had been received since the last meeting.

The meeting closed at 9:15 pm

Woodley Town Council

Page 1

Date :- 11/09/2019

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
Approved on the following applications;			
191616	12/08/2019	Mr Dharmesh Modi	8 Wroxham Road Wroxham Road Woodley RG5 3AT
<p>Proposal : Householder application for the proposed part single, part two storey side/rear extension to include part garage conversion to form store and utility room plus insertion of 5 No. rooflights and roof lantern to rear, loft conversion to create habitable accommodation plus insertion of 3 No. rooflights to front and 1 No. rooflight to side, internal alterations and changes to fenestration to existing dwelling.</p> <p>Observations : The applicant was present at the meeting to answer any questions from the Committee.</p> <p>The Committee considered the application and had no objections to the proposals.</p>			
191988	30/08/2019	Mr & Mrs Ferri	27 Enstone Road Enstone Road Woodley RG5 4QU
<p>Proposal : Householder application for the proposed garage conversion to create habitable accommodation, single storey extension including the erection of porch canopy plus insertion of 1 No. rooflight to front following the removal of existing porch to existing dwelling.</p> <p>Observations : The Committee had no objections to the proposal, but asked that, if planning permission is granted, there should be a condition that the new accommodation created must be ancillary to the main dwelling and must not be used as a separate dwelling.</p>			
191989	05/09/2019	Mr Sean Riordan	Emmanuel Church Centre South Lake Crescent Woodley RG5 3QW
<p>Proposal : Full planning application for proposed single storey side extension to existing church building following demolition of existing portacabin plus changes to fenestration, internal alterations and proposed installation of solar panels to existing building.</p> <p>Observations : No objections.</p>			
192009	19/08/2019	Mr N Koreganokar	38 Gemini Road Gemini Road Woodley RG5 4TF
<p>Proposal : Householder application for the proposed garage conversion to create habitable accommodation (home gym) plus changes to fenestration to existing dwelling.</p> <p>Observations : No objections.</p>			
192054	28/08/2019	Mr & Mrs Collett	21 Anthian Close Anthian Close Woodley RG5 4XA
<p>Proposal : Householder application for the proposed raising of roof including garage conversion (to form study and dining room) plus first floor side extension to create habitable accommodation, erection of single storey detached garage to front, internal alterations and changes to fenestration to existing dwelling.</p> <p>Observations : The Committee had no objections to the proposal so long as no more than 30% of the existing</p>			

Date :- 11/09/2019

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
			amenity space is lost.
192089	19/08/2019	Mr & Mrs Bridson	19 Fosters Lane Fosters Lane Woodley RG5 4HH
		Proposal :	Householder application for the proposed side and rear extensions following demolition of conservatory and outbuilding to existing dwelling.
		Observations :	No objections.
192091	12/08/2019	Mr & Mrs Campbell-Montgomery	150 Reading Road Reading Road Woodley RG5 3AA
		Proposal :	Householder application for the proposed erection of conservatory following the removal of existing conservatory to rear of existing dwelling.
		Observations :	No objections.
192113	16/08/2019	Mrs Jackie Mansfield	21 Wallace Close Wallace Close Woodley RG5 3HW
		Proposal :	Householder application for proposed single storey side extension.
		Observations :	No objections.
192151	19/08/2019	Caroline & Emad Salib	8 Frampton Close Frampton Close Woodley RG5 3BS
		Proposal :	Householder application for proposed single storey rear and side extension with internal alterations and new roof layout.
		Observations :	No objections.
192162	22/08/2019	Mr Ballabani	93 Howth Drive Howth Drive Woodley RG5 3DJ
		Proposal :	Householder application for proposed single storey rear extension, conversion of workshop to habitable space, partial conversion of garage, single storey front extension to form porch and replacement of flat roof over garage plus internal alterations.
		Observations :	No objections.
192221	28/08/2019	Mr & Mrs Searles	35 Tiger Close Tiger Close Woodley RG5 4UY
		Proposal :	Householder application for proposed two storey side/rear extension, single storey front extension, internal alterations and partial garage conversion. (Part retrospective)
		Observations :	The Committee did not object to the proposal, but had some concerns about the size of the proposed extension and its impact on the neighbours.