

**Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 25 February 2020 at 7:45 pm**

**Present:** *Councillors: P. Wicks (Chairman); K. Baker; D. Bragg; C. Jewell; J. MacNaught; D. Mills; S. Rahmouni; R. Skegg*

**Officer present:** *K. Murray, Deputy Town Clerk*

**Also present:** *Councillor K. Gilder  
6 members of public*

184. **APOLOGIES**

Apologies for absence were received from Councillors J. Cheng and M. Forrer.

185. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

186. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 28 JANUARY 2020**

**RESOLVED:**

- ◆ That the minutes of the Planning and Community Committee meeting held on 28 January 2020 be approved and signed by the Chairman as a true and accurate record.

187. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

188. **PLANNING DECISIONS**

**RESOLVED:**

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

189. **NEIGHBOUR CONSULTATION SCHEME**

**RESOLVED:**

- ◆ To note application 200226  
Location: 50 Howth Drive, Woodley, RG5 3EB.  
Proposal: Application for prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and the height of the eaves 3m.
- ◆ To note application 200438  
Location: 22 Reading Road, Woodley, RG5 3DB.  
Proposal: Application for prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.8m, for which the maximum height would be 4m and the height of the eaves 2.75m.

190. **TELECOMMUNICATIONS NOTIFICATION**

**RESOLVED:**

- ◆ To note application 200203  
Location: Land opposite 179 Headley Road East.  
Proposal: Prior approval application for the erection of a 20m monopole housing 6 No. antennas and 1 No. microwave dish and installation of 2 No. equipment cabinets and 1 No. meter.

191. **TREE PRESERVATION ORDERS**

**RESOLVED:**

- ◆ To note application 193384  
Location: TPO 256/1984: 4 Philips Close, Woodley.  
Proposal: To fell two Oak trees.
- ◆ To note application 200079  
Location: TPO 682/1994: 8 Welford Road, Woodley.  
Proposal: To selectively prune one Oak tree.
- ◆ To note application 200151  
Location: TPO 143/1977, Area 1: 27 Sandford Drive, Woodley.  
Proposal: To selectively prune one Oak tree.
- ◆ To note application 200256  
Location: TPO 3/1951, Area 1: Land adjacent to 23 Kingfisher Drive, Woodley.  
Proposal: To selectively prune one multi-stemmed Alder.
- ◆ To note application 200266  
Location: TPO 1696/2019, Area 1 and T2: 3 Church Mews, Woodley.  
Proposal: To selectively prune one Bay tree and one Copper Beech.

192. **COMMUNITY SPEEDWATCH UPDATE**

There were no updates on matters relating to Community Speedwatch to report to the meeting.

193. **CYCLING IN WOODLEY WORKING PARTY**

Councillor Jewell informed Members that a meeting of the Cycling in Woodley Working Party would be held on 4 March 2020 and would be attended by a representative from Wokingham Borough Council.

194. **WOKINGHAM BOROUGH COUNCIL: DRAFT LOCAL PLAN CONSULTATION**

Members considered the Wokingham Borough Council Draft Local Plan and noted that none of the areas identified for development were located within Woodley. The Bulmershe Site of Urban Landscape Value (SULV) was still designated as SULV, but was also classified in the draft Plan as a Local Green Space (LGS).

**RESOLVED:**

- ◆ To send a "no comment" response to the Wokingham Borough Council Draft Local Plan consultation.

195. **CENTRAL AND EASTERN BERKSHIRE AUTHORITIES – JOINT MINERALS AND WASTE PLAN FOCUSED REGULATION 18 CONSULTATION: SAND AND GRAVEL PROVISION AND OPERATOR PERFORMANCE**

Members considered the Central and Eastern Berkshire Authorities Joint Minerals and Waste Plan Focused Regulation 18 Consultation for Sand and Gravel Provision and Operator Performance.

**RESOLVED:**

- ◆ To send a “no comment” response to the Central and Eastern Berkshire Authorities Joint Minerals and Waste Plan Focused Regulation 18 Consultation for Sand and Gravel Provision and Operator Performance.

196. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

- ◆ To note receipt of the following:
  - *Me2 Club Newsletter – January 2020*
  - *Woodley Town Centre Newsletter – February 2020*

197. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

198. **PUBLICITY/WEBSITE**

**RESOLVED:**

- ◆ To publicise the following:
  - The Wokingham Borough Council Draft Local Plan consultation.
  - A summary of the planning application observations submitted by the Committee following each meeting.

199. **ENFORCEMENT ISSUES**

No enforcement notifications had been received since the last meeting.

The meeting closed at 9:05 pm

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## Woodley Town Council

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Date :- 27/02/2020

**Observations on the following Planning Applications**

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
<b>Approved on the following applications;</b>			
<b>200172</b>	06/02/2020	Mr & Mrs Arnel Tan	29 Beechwood Avenue Beechwood Avenue Woodley RG5 3DE
<b>Proposal :</b> Householder application for proposed erection of a single storey front extension to form a porch, single storey rear extension, plus changes to fenestration.			
<b>Observations :</b> No objections.			
<b>200291</b>	14/02/2020	N Renkin	3 Quentin Road Quentin Road Woodley RG5 3NF
<b>Proposal :</b> Householder application for the proposed garage conversion to create habitable accommodation with changes to fenestration.			
<b>Observations :</b> No objections.			
<b>200345</b>	13/02/2020	Mr Parmjit Singh	299 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4BE
<b>Proposal :</b> Householder application for the proposed erection of a single storey front extension, part single part two storey rear extension with 4 No. rooflights, loft conversion to create habitable accommodation with 7 No. rooflights.			
<b>Observations :</b> The Committee had no objections to the application but asked that the neighbours' concerns be taken into consideration.			
<b>200352</b>	14/02/2020	Mr J Redman	27 Leyburn Close Leyburn Close Woodley RG5 4PX
<b>Proposal :</b> Householder application for the proposed conversion of garage to create habitable accommodation, canopy roof to create front porch following demolition of existing conservatory and side porch, changes to fenestration.			
<b>Observations :</b> No objections.			
<b>200390</b>	17/02/2020	Mr & Mrs Shehi	46 Woodlands Avenue Woodlands Avenue Woodley RG5 3HJ
<b>Proposal :</b> Householder application for the proposed erection of a detached shed. (Part-retrospective)			
<b>Observations :</b> One letter of concern had been received for this application.			
The Committee had no objection to the application, but asked that the neighbours' concerns be taken into consideration.			

Date :- 27/02/2020

**Observations on the following Planning Applications**

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
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**Refused on the following applications;****193409**

17/02/2020

Mr James Burroughs

2b Butts Hill Road  
Butts Hill Road  
Woodley  
RG5 4NH

**Proposal :** Householder application for proposed erection of a single storey rear extension to create habitable accommodation annex, plus changes to fenestration.

**Observations :** One letter 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 proposal will require the felling of a mature tree that is protected by a Tree Preservation Order.
- The proposal will have a detrimental effect on the mature sycamore tree in the adjacent garden of Powerscourt, Western Avenue.
- Massing.
- Overbearing to neighbouring properties.

**200191**

29/01/2020

Mr &amp; Mrs Kalsi

314 Kingfisher Drive  
Kingfisher Drive  
Woodley  
RG5 3LH

**Proposal :** Householder application for the proposed erection of a two storey side extension, new driveway and dropped kerb.

**Observations :** Two residents were present at the meeting to voice concerns about the proposal and Councillor Gilder was present to voice concerns on behalf of local residents.

After listening to the residents' concerns, the Committee considered the proposal and recommended that the application be refused on the following grounds:

- The estate was designed with vehicular access provided to the rear of all properties, with pedestrian access at the front. This proposal is out of character and would set a precedent for cars to park in front gardens with access over footpaths.
- Providing vehicular access over the footpath would have safety implications, particularly for children, as the presence of vehicles would not be expected. Children regularly use these footpaths on their journey to school, which is in close proximity, and to the Southlake Play Area.
- Providing vehicular access from the road to the proposed parking spaces by a dropped kerb will reduce the number of parking spaces available in the road.
- The example given to evidence an existing precedence is totally inappropriate for the location of this application. The walkways serving each group of houses are significantly different. The walkway serving 3 Kingfisher Drive serves only 4 houses and is open plan with no bushes/trees in front of the 4 houses. The walkway at the applicant's location is smaller, serves dozens of houses and is not open plan, with the boundaries of the properties it serves all having trees/bushes.

**200204**

05/02/2020

Mr N Looby

1 Windermere Close  
Windermere Close  
Woodley  
RG5 4EZ

**Proposal :** Full application for the proposed installation of an automated vehicular entrance gate and manual pedestrian gate at Windermere Close.

**Observations :** The Committee recommended that this application be refused on the following grounds:

- The restricted access from Loddon Bridge Road could result in vehicles backing up onto Loddon Bridge Road.
- Concerns about the noise produced by the proposed rumble strips located in close proximity to houses.

Date :- 27/02/2020

**Observations on the following Planning Applications**

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
<b>200342</b>	14/02/2020	Mr R Teader	62 Woodlands Avenue Woodlands Avenue Woodley RG5 3HL

**Proposal :** Householder application for the proposed loft conversion with gable ends to replace pitched roof on front and rear elevations.

**Observations :** The Committee recommended that this application be refused on the following grounds:  
- Out of character with the street scene.

<b>200350</b>	13/02/2020	Mr & Mrs Giamattei	12 Sandford Drive Sandford Drive Woodley RG5 4RR
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**Proposal :** Householder application for the proposed erection of a detached carport and new dropped kerb.

**Observations :** Three residents were present at the meeting to voice concerns about this application.

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

- Out of character with neighbouring properties.
- Overbearing to neighbouring properties.
- Unneighbourly.