

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 5 November 2019 at 7:45 pm

Present: *Councillors: J. Cheng (Chairman); K. Baker; D. Bragg; M. Forrer; C. Jewell; J. MacNaught; M. Nagra; S. Rahmouni; R. Skegg*

Officers present: *D. Mander, Town Clerk; K. Murray, Deputy Town Clerk*

Also present: *10 members of public*

107. **APOLOGIES**

Apologies for absence were received from Councillors M. Doyle, D. Mills and P. Wicks.

108. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

109. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 8 OCTOBER 2019**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 8 October 2019 be approved and signed by the Chairman as a true and accurate record.

110. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

111. **PLANNING DECISIONS**

RESOLVED:

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

112. **PLANNING APPEALS**

RESOLVED:

- ◆ To note that the following appeal against refusal of planning permission had been lodged with the Planning Inspectorate:
Application: 191105
Location: 181 Headley Road East, Woodley, RG5 4JG.
Proposal: Full planning application for the proposed erection of one 2 bedroom detached dwelling with new associated driveway, private garden and bike storage.
- ◆ To note the following appeal decision:
Application: 191006
Location: 123 Loddon Bridge Road, Woodley, RG5 4AG.
Proposal: Proposed erection of boundary wall to front/side and new side access.
Details: Appeal against refusal of planning permission.
Decision: The appeal was dismissed.

113. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note that Wokingham Borough Council had made the following Tree Preservation Order:
TPO 1696/2019 – relating to trees associated with Church Mews, Woodley.
This order took effect, on a provisional basis, on 22 October 2019 and would continue in force for 6 months or until the order was confirmed by Wokingham Borough Council.
- ◆ To note that Wokingham Borough Council had confirmed the following Tree Preservation Order:
TPO 1686/2018 – relating to an oak tree located on the rear boundary of 45 and 47 Knowle Road, Woodley, RG5 3QE.

114. **BUDGETARY CONTROL**

RESOLVED:

- ◆ To note Report No. PC 3/19.

115. **COMMUNITY SPEEDWATCH UPDATE**

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

116. **CYCLING IN WOODLEY WORKING PARTY**

Councillor Jewell presented Report No. PC 4/19 of the Cycling in Woodley Working Party meeting held on 23 October 2019.

Councillor Baker informed Members that he had volunteered to set up a Facebook group to provide a single point of contact where bicycles that had been lost, stolen or found in Woodley could be reported.

RESOLVED:

- ◆ To note Report No. PC 4/19.

117. **TRAINING FOR COUNCILLORS ON PLANNING MATTERS**

Members noted that Councillors Bragg, Doyle, MacNaught, Skegg and Wicks would be attending the training session on planning matters to be given by Wokingham Borough Council on 27 November 2019.

RESOLVED:

- ◆ That a report on the training session would be presented at the next meeting of the Committee.

118. **PROPOSED STOPPING-UP OF HIGHWAY AT 14 SOUTH LAKE CRESCENT**

Members considered the information provided in the agenda regarding the proposed stopping-up of the highway at 14 South Lake Crescent, Woodley, under the provisions of the Town and Country Planning Act 1990, Section 247, to enable development to take place, as permitted by planning approval 183380.

RESOLVED:

- ◆ Not to object to the proposal.

119. **WOKINGHAM BOROUGH COUNCIL: COUNTRYSIDE WATCH**

Members considered correspondence received from Wokingham Borough Council regarding a new Countryside Watch initiative aimed at reducing the impact of fly-tipping in the borough. Members gave the following examples of areas in Woodley where fly-tipping had occurred:

- The area around the bin at the footpath end of Nightingale Road
- Along the footpath at the end of Nightingale Road
- In the vicinity of Tesco Express in Hurricane Way
- Around the Highwood area
- Bideford Close – adjacent to 78-94 Hazel Drive

It was suggested that the fly-tipping problem was a result of the waste management policy, which charged members of the public for leaving certain types of waste at local authority tips.

RESOLVED:

- ◆ To email all Councillors asking for examples of areas where fly-tipping is occurring.
- ◆ To send the list of fly-tipping hot-spots to Wokingham Borough Council, as requested.
- ◆ To request further information about the Countryside Watch initiative and ideas for reducing fly-tipping.

120. **WOKINGHAM BOROUGH COUNCIL: VOLUNTARY SECTOR STRATEGY CONSULTATION**

Members noted correspondence from Wokingham Borough Council announcing the launch of a consultation that would inform the production of the Voluntary Sector Strategy.

RESOLVED:

- ◆ That the dates of the workshops being held to discuss aspects of the voluntary sector provision would be requested from Wokingham Borough Council and that Councillor Baker would attend one of the workshops, if possible.
- ◆ That Members send their comments and views on the voluntary sector provision to Councillor Baker.

121. **CENTRAL AND EASTERN BERKSHIRE AUTHORITIES: JOINT MINERALS AND WASTE PLAN: ADDITIONAL CALL FOR SITES (AUTUMN 2019)**

Members noted that an additional call for sites for the Central and Eastern Berkshire Authorities' Joint Minerals and Waste Plan was being undertaken.

122. **NHS PUBLIC ENGAGEMENT EVENT: DESIGN OUR NEIGHBOURHOODS**

Members noted that a public engagement event was being held on 13 November 2019 by members of the West Berkshire Health and Wellbeing Board, directors from Berkshire West Clinical Commissioning Group, clinical directors from the Primary Care Networks and leaders of the voluntary sector. An invitation to the event had been circulated to all Councillors.

123. **WOODLEY AND NORTH EARLEY COMMUNITY FORUM**

Members noted the report of the Woodley and North Earley Community Forum meeting held on 23 October 2019.

124. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Connecting Communities in Berkshire E-Bulletin – October 2019*
 - *Me2 Club Newsletter – October 2019*
 - *Woodley Town Centre Newsletter – November 2019*

125. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

126. **PUBLICITY/WEBSITE**

RESOLVED:

- ◆ To publicise the following:
 - The Wokingham Borough Council Countryside Watch initiative.

127. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of one ongoing enforcement matters and three enforcement investigation closure notices.

The meeting closed at 9:05 pm

Woodley Town Council

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Date :- 07/11/2019

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;			
191823	14/10/2019	Mr J Wild	West Warren Warren Road Woodley RG5 3AR
Proposal : Householder application for the proposed erection of double garage including utility, log store and cycle shelter following the demolition of existing double garage.			
Observations : No objections.			
192538	07/10/2019	Mr Perfilyyev & Mrs Geldimyado	20 Clivedale Road Clivedale Road Woodley RG5 3RD
Proposal : Householder application for the proposed conversion of loft space to create habitable accommodation including rear dormer extension with insertion of 3 No. front roof lights; single storey front/side and stepped rear extension including the insertion of 4 No. flat roof lights following demolition of existing conservatory and rear extension.			
Observations : The Committee had no objections to the proposal, but asked that the views of the neighbours be taken into consideration.			
192586	10/10/2019	Mr J Marrotto	65 Norton Road Norton Road Woodley RG5 4AJ
Proposal : Two storey side extension.			
Observations : No objections.			
192648	12/10/2019	Mr M Bicknell	The Homestead Park Lane Charvil RG10 9TR
Proposal : ADJOINING PARISH CONSULTATION Full application for the proposed erection of 3 No. commercial buildings. (Retrospective)			
Observations : No objections.			
192657	14/10/2019	Mr & Mrs Xu	2 Mulberry Close Mulberry Close Woodley RG5 3LR
Proposal : Householder application for the proposed erection of a single storey side/rear extension to include the insertion of 2 No. rooflights following the removal of existing rear conservatory, garage conversion to include roof alteration (flat to pitched) to create habitable accommodation (games, shower and utility rooms), internal alterations and changes to fenestration to existing dwelling.			
Observations : No objections.			

Date :- 07/11/2019

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
192696	15/10/2019	Mr S Hamblin	38 Wallace Close Wallace Close Woodley RG5 3HW
Proposal : Householder application for the proposed creation of a 3.4m wide dropped kerb and 2 No. hardstandings to the front of the property.			
Observations : No objections.			
192713	14/10/2019	Mr M Bicknell	The Homestead Park Lane Charvil RG10 9TR
Proposal : ADJOINING PARISH CONSULTATION Full application for the proposed erection of 1 No. commercial storage building (Use Class B8). (Retrospective)			
Observations : No objections.			
192726	17/10/2019	Mr & Mrs Poole	18 Rose Close Rose Close Woodley RG5 4UR
Proposal : Householder application for the proposed conversion of existing side garage to create habitable accommodation (family room) to existing dwelling.			
Observations : No objections.			
192859	29/10/2019	Mr & Mrs Lancaster	35 Comet Way Comet Way Woodley RG5 4NZ
Proposal : Householder application for proposed erection of a single storey side/rear extension including the insertion of 4 No. rooflights.			
Observations : No objections.			

Date :- 07/11/2019

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;**192557**

08/10/2019

V Shehi

46 Woodlands Avenue
Woodlands Avenue
Woodley
RG5 3HJ

Proposal : Householder application for the proposed part single, part two storey rear/side extension to include conversion and extension of existing loft space to create habitable accommodation (3 No. bedrooms and bathroom) and the insertion of 4 No. dormers to side, insertion of pitched roof to front and changes to fenestration to existing bungalow.

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

- The proposed extension is very large.
- Overlooking of neighbouring gardens due to the very large floor to ceiling window to the first floor of the rear elevation.
- The large flat roof dormers are overbearing and, as a whole, not subservient to the existing building.
- Changing the front elevation hipped roof to a gable end is out of character with the majority of the street scene.
- The windowless dormer is visually unacceptable.

If planning permission is granted, the Committee requested that there be a condition that the property cannot be used as a house of multiple occupation.

192571

10/10/2019

Mr G Bertram

29 Duncan Road
Duncan Road
Woodley
RG5 4HR

Proposal : Full application for the proposed sub-division to form 2 No. two-bedroom dwellings with parking and amenity space.

Observations : Seven residents were present at the meeting to voice concerns about this application and two letters of concern had been received.

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

- This application is in contravention of Condition 8 of planning permission 191050, which states that the side extension must only be used as ancillary accommodation to the main dwelling and must not be used as a separate dwelling.
- A separate dwelling is not acceptable in this location in the interests of the amenities and highway safety. Relevant policies: Core Strategy Policies CP1, CP3, CP4 and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08.
- A separate dwelling would result in additional parking requirements and would exacerbate the current parking problems in the cul de sac.

192825

28/10/2019

Unknown

Edgefield
Western Avenue
Woodley
RG5 3BH

Proposal : Full planning application for the change of use of residential swimming pool to a mixed use of residential swimming pool and use for the provision of baby and toddler swimming classes. (Retrospective)

Observations : Two residents were present at the meeting to voice concerns about this application and one letter of concern had been received.

Date :- 07/11/2019

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

- The running of such a business is inappropriate in this residential area.
 - Detrimental impact on the flow of traffic on the highway due to parking requirements generated by the business.
 - Unneighbourly.
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