

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

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

Officers present: *L. Matthews, Committee Officer*

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

146. **APOLOGIES**

Apologies for absence were received from Councillor J. Cheng.

147. **DECLARATIONS OF INTEREST**

Councillor D. Bragg – Prejudicial interest: Agenda item 9: Revised estimates 2019/20 and budget estimates 2020/21, as this item included the Annual Grant applications for 2020/21 and Councillor Bragg is a trustee of Citizens Advice Wokingham, who have applied for a grant.

Councillor Bragg left the room and was not present for the discussion or decision for this item.

148. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 3 DECEMBER 2019**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 3 December 2019 be approved and signed by the Chairman as a true and accurate record.

149. **COMMITTEE MEMBERSHIP**

Members noted that Councillor Nagra had resigned from the Conservative Group and was therefore no longer a member of the Planning and Community Committee.

150. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

151. **PLANNING DECISIONS**

RESOLVED:

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

152. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 193331
Location: 78 Antrim Road, Woodley, RG5 3NY.
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 6.0m, for which the maximum height would be 3.2m and the height of the eaves 2.9m.

153. **ADVERTISEMENT CONSENT NOTIFICATON**

RESOLVED:

- ◆ To note application 193242
Location: 1 The Point, London Road, Woodley, RG6 1BE.
Proposal: Application for advertisement consent for the replacement of 4 No. illuminated fascia signs (1 No. to also be re-sited) and 1 No. illuminated roundel.

154. **REVISED ESTIMATES 2019/20 AND BUDGET ESTIMATES 2020/21**

Members considered Report No. PC 1/20 and the applications received for grant funding for 2020/21.

RESOLVED:

- ◆ To note Report No. PC 1/20.
- ◆ To recommend that the Revised Budget Estimates for 2019/20, as set out in the Budget Appendix, be approved.
- ◆ To recommend to the Strategy and Resources Committee that the following annual grants be awarded for 2020/21:

Citizens Advice Wokingham	£7,000
ARC	£5,500
Keep Mobile	£1,000
Revitalise	£382
- ◆ To recommend to the Strategy and Resources Committee that the Budget Estimates for 2020/21 be approved.

155. **COMMUNITY SPEEDWATCH UPDATE**

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

156. **CYCLING IN WOODLEY WORKING PARTY**

Councillor Jewell presented Report No. PC 2/20 of the Cycling in Woodley Working Party meeting held on 5 December 2019.

RESOLVED:

- ◆ To note Report No. PC 2/20.

157. **LOCAL PLAN UPDATE: BULMERSHE SITE OF URBAN LANDSCAPE VALUE (SULV)**

Councillor Baker presented this item and explained that members of the Bulmershe SULV Joint Working Party had sought advice from J M Spurling Planning Consultants Limited on the best mechanism to provide ongoing protection for the area presently designated as a Site of Urban Landscape Value within the Wokingham Borough Local Plan. Members discussed the report produced by J M Spurling and considered whether a reclassification of the SULV as a Local Green Space (LGS) should be sought. It was noted that the classification

of SULV was no longer used for newly classified areas of land, but continued to provide protection for land already designated as such. The J M Spurling report pointed out that the protection afforded to sites designated as LGS depended on the precise wording of the policy adopted by the local authority and whether this would allow development to take place in special circumstances. Councillor Baker informed Members that a meeting had been sought with Ian Bellinger, Growth and Delivery Manager at Wokingham Borough Council, and Borough Councillor Wayne Smith, Executive Member for Planning and Enforcement, to ascertain the LGS policy proposed for Wokingham Borough.

Following discussion, Members were all in agreement that the best way forward would be to seek classification of the land as LGS while retaining the SULV designation as a backstop position, but that no submission should be made to Wokingham Borough Council until a meeting had taken place with Ian Bellinger and Councillor Wayne Smith to determine the exact LGS policy proposed for Wokingham.

RESOLVED:

- ◆ That Woodley members of the Bulmershe SULV Joint Working Party would meet with Ian Bellinger and Borough Councillor Wayne Smith to determine the exact LGS policy proposed for Wokingham in the Local Plan Update.
- ◆ To seek reclassification of the Bulmershe SULV as a Local Green Space if it is determined that this will provide enhance protection of the land, but to endeavour to retain the SULV designation in case the LGS application is unsuccessful.

158. **PROPOSED UPGRADE OF THE EXISTING BASE STATION AT THE ST JOHNS AMBULANCE CENTRE, CHURCH ROAD, WOODLEY**

Members noted correspondence that had been received from GallifordTry Planning Consultants regarding the proposed upgrade of the existing base station at the St Johns Ambulance Centre, Church Road. This consultation had been notified to Committee members ahead of the meeting, and comments requested, as a response was required by GallifordTry by 2 January 2020.

RESOLVED:

- ◆ To note that a response had subsequently been sent to GallifordTry stating that the Town Council had no objections to the proposed upgrade of the existing base station at the St Johns Ambulance Centre, Church Road.

159. **ARBORFIELD AND BARKHAM NEIGHBOURHOOD PLAN REFERENDUM**

Members noted that a referendum relating to the Arborfield and Barkham Neighbourhood Plan would be held on 6 February 2020.

160. **READING BOROUGH COUNCIL: RUSSELL STREET/CASTLE HILL CONSERVATION AREA APPRAISAL**

Members noted that Reading Borough Council was consulting on an updated Russell Street/Castle Hill Conservation Area Appraisal.

161. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Woodley Town Centre Newsletter – December 2019*
 - *Woodley Town Centre Newsletter – January 2020*
 - *Me2 Club Newsletter – December 2019*
 - *Connecting Communities in Berkshire E-Bulletin – December 2019*

162. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

163. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

164. **ENFORCEMENT ISSUES**

No enforcement notifications had been received since the last meeting.

The following item was received after the agenda had been issued:

165. **TREE PRESERVATION ORDER**

RESOLVED:

- ◆ To note that Wokingham Borough Council had made the following Tree Preservation Order:
TPO 1708/2020 – relating to a hawthorn, an oak and 2 birch trees located on the south-east boundary of 7 Lanark Close, Woodley, RG5 4DF.
This order took effect, on a provisional basis, from 3 January 2020 and would continue in force on this basis for 6 months or until the order was confirmed by Wokingham Borough Council.

The meeting closed at 9:30 pm

Woodley Town Council

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Date :- 08/01/2020

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;			
193012	06/12/2019	Jasvir Singh	2 The Ridgeway The Ridgeway Woodley RG5 3QD
Proposal : Full application for the proposed erection of a five bedroom detached dwelling following demolition of existing house and garage.			
Observations : No objections.			
193090	05/12/2019	Unknown	19-24 Mannock Way Mannock Way Woodley RG5 4XW
Proposal : Full planning application for the proposed changes to fenestration to existing building.			
Observations : No objections.			
193105	10/12/2019	Unknown	107 Ground Floor Crockhamwell Road Woodley RG5 3JP
Proposal : Full planning application for the proposed change of use from a financial and professional (Use Class A2) to mixed use retail (Use Class A1, A2, A3, A4 and A5).			
Observations : No objections.			
193129	29/11/2019	Mr & Mrs J Simmons	31 Haddon Drive Haddon Drive Woodley RG5 4LX
Proposal : Householder application for the proposed erection of a single storey front extension after demolition of existing porch, part single/part two storey side/rear extension following the demolition of existing utility area and conservatory.			
Observations : No objections.			
193155	29/11/2019	Mr & Mrs Ward	1 Constable Close Constable Close Woodley RG5 4US
Proposal : Application to remove condition number 4 of planning consent 190904 for the full application for the proposed erection of a single storey rear extension to include 2 No. rooflights and change of use from amenity to garden use. Condition 4 relates to landscaping.			
Observations : No objections.			
193158	29/11/2019	Mr & Mrs Paul Adu	26 Lavenham Drive Lavenham Drive Woodley RG5 4PP
Proposal : Householder application for the erection of a part single storey rear extension including 1 No. rooflight after demolition of existing conservatory.			
Observations : No objections.			

Date :- 08/01/2020

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
193171	02/12/2019	Mr Abdul Kerim Nas	15 Manners Road Manners Road Woodley RG5 3EA
Proposal : Householder application for proposed erection of a single storey front extension to existing dwelling.			
Observations : No objections.			
193202	06/12/2019	Mr K Tollman	32 Marathon Close Marathon Close Woodley RG5 4UN
Proposal : Householder application for proposed erection of a single storey rear extension including 3 No. rooflights, plus part garage conversion to create habitable accommodation.			
Observations : No objections.			
193291	18/12/2019	Mr Zahid Shafi	53 Rochester Avenue Rochester Avenue Woodley RG5 4NB
Proposal : Householder application for the proposed erection of single storey front extension to create porch entrance, part single storey part two storey rear extension following the demolition of existing conservatory, first floor side extension and changes to fenestration.			
Observations : No objections.			
193313	17/12/2019	Mr Glyn Jones	11 Manners Road Manners Road Woodley RG5 3EA
Proposal : Householder application for proposed erection of a single storey front extension to existing dwelling, including the formation of a new porch entrance.			
Observations : No objections.			
193419	30/12/2019	Mr & Mrs J Froud	7 Selsdon Avenue Selsdon Avenue Woodley RG5 4PQ
Proposal : Householder application for the proposed erection of a single storey front extension to create storm porch, single storey rear extension to dwelling, part conversion of the existing garage to create habitable accommodation and conversion of loft space to create habitable accommodation including erection of side dormer and raising the roof by 600mm.			
Observations : No objections.			

Date :- 08/01/2020

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
Refused on the following applications;			
192734	03/12/2019	Mr Toby Paice	10 Norton Road Norton Road Woodley RG5 4AH
<p>Proposal : Householder application for the proposed erection of a single storey rear extension and a two storey side extension following demolition of the existing single storey utility room and detached garage, plus conversion of the loft, internal alterations, changes to fenestration and insertion of 2 No. rooflights.</p> <p>Observations : One letter of concern had been received for this application.</p> <p>The Committee recommended that this application be refused on the following grounds:</p> <ul style="list-style-type: none"> - Massing effect and the effect this will have on the neighbouring property at No.8. - Insufficient parking for a 4 bedroom property. 			
192969	02/12/2019	Mr Davies	7 Lanark Close Lanark Close Woodley RG5 4DF
<p>Proposal : Full application for the proposed change of use of amenity land to residential garden, including erection of new boundary fence and removal of part of existing garden wall.</p> <p>Observations : Three residents were present at the meeting to voice concerns about this application.</p> <p>After listening to the residents' concerns, the Committee considered the proposal and recommended that the application be refused on the following grounds:</p> <ul style="list-style-type: none"> - The land should be retained as open amenity land and should not be fenced-in to form part of a private back garden. - The proposal to erect a fence adjacent to the footpath, thereby positioning the existing trees behind a fence, would be out of character with the surrounding area. - The proposal would risk damaging the trees, which are covered by a Tree Preservation Order. - The erection of a fence in the proposed location would dangerously impact the sight lines for vehicles exiting the adjacent property at 179 Colemans Moor Road. 			
193115	09/12/2019	Mr M Kennedy	5 Woodwaye Woodwaye Woodley RG5 3HA
<p>Proposal : Householder application for the proposed erection of a first floor and single storey rear extension with 2 No. side dormers and 1 No. rooflight following demolition of the existing conservatory, plus provision of a covered area to create first floor veranda, removal of existing chimney and changes to fenestration.</p> <p>Observations : The Committee recommended that this application be refused on the following grounds:</p> <ul style="list-style-type: none"> - The proposed first floor veranda will overlook the gardens of the surrounding properties. - Massing effect due to the very large extension. - Out of character. - The proposed dormers are visually unacceptable. 			
193172	02/12/2019	Mr & Mrs J Khalsi	314 Kingfisher Drive Kingfisher Drive Woodley RG5 3LH
<p>Proposal : Householder application for the proposed erection of a two storey side extension and new driveway following changes to fenestration.</p>			

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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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Observations : One resident was 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 and to the Southlake Play Area.
 - Providing vehicular access from the road to the proposed parking spaces will reduce the number of parking spaces available in the road.
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