

**Minutes of a Meeting of the Planning and Community Committee held remotely
on Tuesday 14 July 2020 at 7:45 pm**

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

Officers present: *L. Matthews, Committee Officer; K. Murray, Deputy Town Clerk*

Also present: *1 member of public*

38. **APPOINTMENT OF CHAIRMAN AND VICE CHAIRMAN**

Members noted that at the Full Council meeting on 23 June 2020 (minute number 10.3), Councillor Wicks was appointed as Chairman of the Planning and Community Committee for the 2020/21 municipal year and Councillor Cheng was appointed as Vice Chairman.

39. **APOLOGIES**

Apologies for absence were received from Councillors M. Forrer, K. Gilder, J. MacNaught and S. Rahmouni.

40. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

41. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON
16 JUNE 2020**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 16 June 2020 be approved and be signed by the Chairman as a true and accurate record when it was possible to do so.

42. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

43. **PLANNING DECISIONS**

RESOLVED:

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

44. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note application 201129
Location: TPO 753/1995: 2 Windermere Close, Woodley.
Proposal: To selectively prune one Oak tree.
- ◆ To note application 201365
Location: TPO 1431/2010: 19 Welford Road, Woodley.
Proposal: To remove one Oak tree and plant a more suitably sized Cherry tree.

45. **CYCLING IN WOODLEY WORKING PARTY**

Councillor Jewell presented Report No. PC 5/20 of the Cycling in Woodley Working Party meeting held on 9 July 2020.

RESOLVED:

- ◆ To note Report No. PC 5/20.
- ◆ To contact Charvil Parish Council to suggest jointly making the following proposal to Wokingham Borough Council:

“In view of the increased cycling during the Covid-19 pandemic and the desire to encourage that trend to continue, the off-road cycling provision along Waingels Road should be considered by Wokingham Borough Council urgently. The road is not only used by school children but also by other leisure cyclists accessing Charvil Country Park and areas beyond. Traffic along Waingels Road often travels very fast and so any widening of the cycle provision could provide traffic calming measures.”
- ◆ To ask Wokingham Borough Council what measures it will take to make use of the new Statutory Instrument [*Statutory Instrument No. 536: Traffic Orders Procedure (Coronavirus) (amendment) (England) regulations 2020*] to set up safer cycling and walking routes (temporary or otherwise).
- ◆ To contact Wokingham Borough Council stating that the Cycling in Woodley Working Party would welcome a discussion with members and officers of the Borough Council about the provision of better/new signage to identify safe routes and linkages for cyclists in and around Woodley.
- ◆ To contact Wokingham Borough Council with the following questions:
 - What are the LTP4 proposals for Woodley, with particular reference to cycling and walking?
 - What is the timescale and likelihood of schemes S7 and O11 (joint schemes between Reading and Wokingham Borough Councils) being undertaken?
 - Has Wokingham Borough Council undertaken an assessment of existing cycle paths and walking routes following the criteria used in Reading’s Local Cycling and Walking Infrastructure Plan (LCWIP) (Appendix D of the LCWIP consultation document)?
 - What is the proposed timetable for a cross-Borough LCWIP?
 - If improved signage for cyclists and walkers on the existing identified routes could be investigated with possibility of funding from CIL money?
 - To recognise the importance of consultation with Town and Parish Councils and that the Cycling in Woodley Working Party would be keen to be part of a forum to discuss cycling and walking provision.

46. **CYCLING IMPROVEMENTS IN WOODLEY**

Members noted that a response was still awaited from Wokingham Borough Council to the questions raised at a previous Committee meeting with regard to the Section 106 Agreement for the Parklands development in Woodlands Avenue. (Planning and Community Committee, 19 May 2020, minute number 12)

47. **READING BOROUGH COUNCIL: TRANSPORT STRATEGY CONSULTATION**

This item had been deferred from the Planning and Community Committee meeting held on 16 June 2020 (minute number 28).

The Cycling in Woodley Working Party had considered the Reading Borough Council Draft Local Cycling and Walking Infrastructure Plan (LCWIP), which was included in the Transport Strategy consultation, and their suggested response to the consultation had been circulated to committee members prior to the meeting.

RESOLVED:

- ◆ To forward comments to Reading Borough Council with regard to the LCWIP as attached at **Appendix B**.
- ◆ To defer consideration of the main Transport Strategy document to the next meeting of the Planning and Community Committee, to be held on 11 August 2020.

48. **LOCAL GREEN SPACE DESIGNATIONS**

As resolved at the last meeting (Planning and Community Committee, 16 June 2020, minute number 29), a request for an extension to the deadline by which suggestions for areas to be considered for designation as a Local Green Space had to be submitted had been made to Wokingham Borough Council. A time extension was granted until 17 July 2020 and the request for suggestions was therefore publicised on the Town Council's website and on social media. Members considered the two suggestions that had been received.

RESOLVED:

- ◆ To submit the following two suggestions to Wokingham Borough Council for consideration for designation as a local Green Space:
 - The open green area in Wingate Road
 - The green space at the junction of Catalina Close and Mohawk Way.

49. **APPLICATION FOR STREET TRADING CONSENT:
WOODLEY TOWN CENTRE**

Members noted that notification had been received from Wokingham Borough Council of the following new application for street trading consent:

Applicant:	Coffee Car
Trading site:	Woodley Town Centre
Trading times:	Monday to Friday, 9am to 5pm

The views of Committee members had been sought prior to the meeting as any objections were required by 4 July 2020.

RESOLVED:

- ◆ To note that no objections to the application were raised by Committee members.

50. **PRE-APPLICATION CONSULTATION:
PROPOSED TELECOMMUNICATIONS INSTALLATION:
MOHAWK WAY, WOODLEY**

Information regarding this item had been circulated to Members in advance of the meeting, and Member's views sought, as a response had been required by 10 July 2020.

RESOLVED:

- ◆ To note that a response had been sent to Clarke Telecom Limited stating that the Town Council had no objection to the proposed installation of a new telecommunications mast on an existing site at Mohawk Way, Woodley, but requested that the existing mast be removed within six weeks of the installation of the new mast.

51. **WOKINGHAM BOROUGH COUNCIL: SPEED LIMIT REVIEW**

As agreed at the last meeting (Planning and Community Committee, 16 June 2020, minute number 32), a draft response to the Speed Limit Review had been circulated to all Councillors. No comments had been received. Members considered a final response to the Speed Limit Review.

RESOLVED:

- ◆ To send the following response to the Wokingham Borough Council Speed Limit Review:
 1. The speed limit along the majority of the Bader Way is 60mph, reducing to 30mph as the road enters Woodley, resulting in many drivers not reducing their speed sufficiently. The Woodley Town Council Planning and Community Committee requests that Wokingham Borough Council Highways Department investigates ways of helping that reduction in the speed limit to be observed.
 2. In addition, the Committee felt that in some areas the speed limit did not need to be reviewed, but the existing speed limit needed to be enforced.

Data collected by the Woodley Speedwatch team shows that 15% or more of vehicles using the following roads exceed 35mph (where the speed limit is 30mph):

- Reading Road, Woodley (16% exceeding 35mph)
- Western Avenue, Woodley (15% exceeding 35mph)
- Tippings Lane, Woodley (16% exceeding 35mph)
- Mohawk Way, Woodley (32% exceeding 35mph)

The Committee asked that consideration be given to erecting appropriate signage along these roads to remind drivers what the speed limit is.

52. **PUBLICATIONS/INFORMATION**

RESOLVED:

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

53. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

54. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

55. **ENFORCEMENT ISSUES**

RESOLVED:

- ◆ To note the information on enforcement issues received from the planning authority, as given in the agenda.

The meeting closed at 9:15 pm

14 July 2020

Woodley Town Council

Observations on the following Planning Applications

Application No. & Address	Proposal
201113 123 Loddon Bridge Road, Woodley, RG5 4AG	Householder application for the proposed erection of boundary wall to front/side and new side access.
Observations: The Committee had no objection to the proposal to move the access to Coniston Close, but had concerns about inadequate sight lines due to the height of the proposed wall to the front and side of the property. This would not only affect vehicles exiting the property and vehicles turning out of Coniston Close into Loddon Bridge Road, but could also prevent pedestrians seeing vehicles about to exit the property. Committee members were also concerned that the proposed wall and railings were not in keeping with any other boundary treatments in the area and wanted to ensure that the new wall would be erected on the existing boundary line.	
201293 63 Welford Road, Woodley, RG5 4QS	Householder application for the proposed erection of a single storey rear extension, including the insertion of 2 No. rooflights following demolition of existing conservatory, raising of existing flat roof, plus changes to fenestration.
Observations: No objections.	
201384 2 Penrose Avenue, Woodley, RG5 3PA	Full application for the proposed erection of 2 No. three bedroom semi-detached dwellings with associated parking and gardens, and extended parking area to the front of the existing dwelling.
Observations: The Committee had no objections to the proposal, but had concerns about the poor visibility for vehicles accessing and exiting the properties. This would be exacerbated by the number of vehicles that already park in the road. The Committee were also concerned that pedestrians would not see vehicles exiting the properties.	
201390 41 Caldbeck Drive, Woodley, RG5 4JX	Householder application for proposed erection of a first floor side extension, part garage conversion into habitable accommodation, plus changes to fenestration.
Observations: No objections.	

<p>201425 93 Loddon Bridge Road, Woodley, RG5 4AE</p>	<p>Full application for the proposed change of use from existing home office to a Solicitor's Office. (Retrospective)</p>
<p>Observations: No objections.</p>	
<p>201431 39 Wallace Close, Woodley, RG5 3HW</p>	<p>Householder application for the proposed installation of 2.5m wide and 12m long hard-standing, made with permeable material, and a 3.4m wide dropped kerb.</p>
<p>Observations: No objections.</p>	
<p>201484 23 Copse Mead, Woodley, RG5 4RP</p>	<p>Householder application for proposed erection of a single storey rear extension, first floor rear extension including the insertion of 2 No. rooflights, insertion of 1 No. rooflight at front elevation and 1 No. rooflight at side elevation, plus changes to fenestration.</p>
<p>Observations: No objections.</p>	
<p>201492 5 Fairwater Drive, Woodley, RG5 3JG</p>	<p>Householder application for proposed erection of a single storey front extension to form a porch, two storey side extension including the insertion of 4 No. rooflights, plus 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 extension is very large and is out of keeping with the neighbouring properties. - Out of character with the street scenes in Fairwater Drive and Kingfisher Drive. - Vehicles would need to cross the cycle path to access the proposed parking spaces at the front of the property. - This estate was designed with parking and access provided at the rear of the properties, so cars should not park in the front garden. 	
<p>201495 299 Loddon Bridge Road, Woodley, RG5 4BE</p>	<p>Householder application for the proposed erection of single storey front extensions, part single storey part two storey rear extension, loft conversion to create habitable accommodation, the insertion of 8 No. rooflights, plus internal alterations and changes to fenestration.</p>
<p>Observations: The Committee had no objection to the proposed extension, but had concerns about a potentially large number of vehicles accessing and exiting the property in very close proximity to the roundabout at the end of Loddon Bridge Road and the parking area in front of the adjacent shops.</p>	

<p>201497 54 Radcot Close, Woodley, RG5 3BG</p>	<p>Householder application for the proposed erection of a first floor front extension.</p>
<p>Observations: No objections.</p>	
<p>201508 38 Henley Wood Road, Earley, RG6 7EE</p>	<p>ADJOINING PARISH CONSULTATION Householder application for proposed erection of a single storey front extension to create a porch.</p>
<p>Observations: No comment.</p>	
<p>201534 15 Fawcett Crescent, Woodley, RG5 3HX</p>	<p>Householder application for the proposed erection of part two storey part single storey side and rear extensions following demolition of existing detached garage and rear conservatory.</p>
<p>Observations: No objections, but would ask that any concerns raised by the neighbours be taken into consideration.</p>	
<p>201554 96 Kingfisher Drive, Woodley, RG5 3LG</p>	<p>Householder application for the proposed erection of single storey front/side and rear extensions, with 2 No. rooflights.</p>
<p>Observations: The Committee recommended that this application be refused on the following grounds: - Out of character with the street scene.</p>	
<p>201556 16 Selsdon Avenue, Woodley, RG5 4PG</p>	<p>Householder application for the proposed erection of a single storey front extension, two storey side extension following demolition of existing garage, part single part two storey rear extension, conversion of loft to create habitable accommodation with 2 No. rooflights and 1 No. rear dormer following removal of existing chimney plus internal alterations and changes to fenestration.</p>
<p>Observations: No objections.</p>	
<p>201563 53 Rochester Avenue, Woodley, RG5 4NB</p>	<p>Application to vary condition 2 of planning consent 193291 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. Condition 2 refers to approved details and the variation is to amend the approved ground floor rear extension to align alongside the boundary line.</p>
<p>Observations: No objections.</p>	

<p>201598 330 Headley Road East, Woodley, RG5 4SJ</p>	<p>Householder application for the proposed erection of a two storey side extension with 3 No. rooflights.</p>
<p>Observations: The Committee had no objections to the extension, but requested that if planning permission is granted there should be a condition stating that use of the extension must be ancillary to the domestic use of the main dwelling.</p>	
<p>201624 30 Radcot Close, Woodley, RG5 3BG</p>	<p>Householder application for the proposed erection of a single storey side extension and part garage conversion, plus changes to fenestration.</p>
<p>Observations: No objections.</p>	

Response to the Reading Borough Council Local Cycling and Walking Infrastructure Plan consultation

- We strongly support any improvement to cycling and walking provision both in Woodley and for the routes linking Woodley to Reading.
- The Wokingham Road is an important link into Reading and the following measures (suggested in the draft LCWIP) are supported:
 - Physically protect cyclists where possible on 40mph roads,
 - Re-allocate road space – lining and carriageway widening,
 - Surface improvements,
 - Signage,
 - Crossing enhancements on side and main roads,
 - Junction improvements to cater for cyclists,
 - Parking restrictions,
 - Drainage in kerbs,
 - Cycle enhancements at signal junctions,
 - Cycle counters.
- We would welcome any improvements to the A4/London Road route from Shepherd's Hill roundabout, which serves Woodley residents' route into Reading.
- Any incentives and initiatives aimed at supporting people in making the switch to cycling and walking and promoting the benefits of these healthy lifestyle choices are important. Woodley Town Council's Cycling in Woodley Working Party would welcome being one of the consultees for future development of cycling and walking routes/improvements, where appropriate.
- There needs to be a safe commuting route between Woodley and Reading for cyclists, which needs to be as direct as possible to encourage commuting by bicycle. National Cycle Route R3 starts in Woodlands Avenue, but at the end of Woodlands Avenue there is a difficult right turn onto the busy Church Road going north, leading to a left turn into Culver Lane at the roundabout. On the return journey, the right turn at the roundabout, from Culver Lane to Church Road is difficult and dangerous for a cyclist. An improvement to the route would be to turn left onto Church Road at the end of Woodlands Avenue, then to cross Church Road at the traffic lights at the Eastcourt Road junction, then travel along Eastcourt Road and at the end make a left turn into the lower part of Culver Lane. From there a cyclist can continue into Palmer Park and follow R3 or cross over to Wokingham Road. This suggested amended route would be safer for cyclists and would stop cyclists slowing down the motorised vehicles and exacerbating congestion on Church Road and the hilly section at the top of Culver Lane.