

**Minutes of a Meeting of the Planning and Community Committee held remotely
on Tuesday 16 June 2020 at 7:45 pm**

Present: *Councillors: P. Wicks (Chairman); D. Bragg; M. Doyle; C. Jewell; D. Mills*

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

18. **APOLOGIES**

Apologies for absence were received from Councillors K. Baker, J. Cheng, M. Forrer, J. MacNaught, S. Rahmouni and R. Skegg.

19. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

20. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON
19 MAY 2020**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 19 May 2020 be approved and be signed by the Chairman as a true and accurate record when it was possible to do so.

21. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

22. **PLANNING DECISIONS**

RESOLVED:

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

23. **PLANNING APPEALS**

RESOLVED:

- ◆ To note that the following appeal against refusal of planning permission had been lodged with the Planning Inspectorate:
Application: 192825
Location: 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)
- ◆ To note that an appeal had been made to the Secretary of State against the decision of Wokingham Borough Council to issue an enforcement notice to remedy a breach of planning control:
Location: Edgefield, Western Avenue, Woodley, RG5 3BH.

Requirements of the enforcement notice:

1. Cease the use of the residential swimming pool for the provision of swimming classes.
2. Cease the use of the swimming pool for the purposes other than for a use incidental to the enjoyment of the dwelling house as such.

24. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note application 201171
Location: TPO 1182/2007: Sandford Croft, Sandford Lane, Woodley.
Proposal: To fell and replace one Corsican Pine.
- ◆ To note application 201227
Location: TPO 256/1984, Area 2: 4 Phillips Close, Woodley.
Proposal: To selectively prune one Ash and seven Oak trees.
To fell one Oak tree.
- ◆ To note application 201348
Location: TPO 832/1996, Group 2: 10 Highcliffe Close, Woodley.
Proposal: To selectively prune one Horse Chestnut.
- ◆ To note application 201360
Location: TPO 3/1951, Woodland 3: 68 Nightingale Road, Woodley.
Proposal: To fell one Scots Pine.
- ◆ To note that Wokingham Borough Council had created the following Tree Preservation Order:
TPO 1732/2020 – relating to trees in Loddon Gardens, Woodley.
This order took effect, on a provisional basis, on 5 June 2020 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 1708/2020 – relating to trees on the south-east boundary of 7 Lanark Close, Woodley.

25. **BUDGETARY CONTROL**

RESOLVED:

- ◆ To note Report No. PC 4/20.

26. **CYCLING IN WOODLEY WORKING PARTY**

Councillor Jewell noted that there had been an increase in cycling during the lockdown measures introduced to limit the spread of Covid-19 and she was keen to encourage and maintain this increase as life returned to normal. A meeting of the Cycling in Woodley Working Party would therefore be arranged as soon as possible to discuss this matter.

27. **CYCLING IMPROVEMENTS IN WOODLEY**

Members noted that a response was awaited from Wokingham Borough Council to the questions raised at the last 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)

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

This item had been deferred from the Planning and Community Committee meeting held on 19 May 2020 (minute number 13).

RESOLVED:

- ◆ To defer this item to the next meeting of the Planning and Community Committee, to be held on 14 July 2020.
- ◆ That Members of the Cycling in Woodley Working Party would look at this consultation and report back to the Committee.

29. **LOCAL GREEN SPACE DESIGNATIONS**

Members considered suggestions of areas of green open space of particular importance to local communities in Woodley for submission for possible designation as a Local Green Space (LGS) in the Local Plan, as requested by Wokingham Borough Council.

RESOLVED:

- ◆ To publicise this matter on the Town Council's website, together with the areas identified by the Committee, and to request further suggestions from members of the public.
- ◆ To send a provisional list of suggestions to Wokingham Borough Council for consideration for designation as a Local Green Space by the response deadline of 18 June 2020. The list of areas identified by the Committee is attached at **Appendix B**.
- ◆ To request an extension of the deadline to allow time for suggestions to be submitted by members of the public.

30. **APPLICATION FOR A GOODS VEHICLE OPERATORS LICENCE:
1 VISCOUNT WAY, WOODLEY**

Members noted that notification had been received from Wokingham Borough Council of the following application for a Goods Vehicle Operators Licence:

Operator: Melanie Dudman and Garry Dudman
Operating Centre: 1 Viscount Way, Woodley, RG5 4DZ
Authorisation: 1 vehicle

The views of Committee members had been sought prior to the meeting as any objections were required by 1 June 2020.

RESOLVED:

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

31. **APPLICATION FOR PREMISES LICENCE:
CRUMBS, 4 LIBRARY PARADE, 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 Wokingham Borough Council by 16 June 2020.

RESOLVED:

- ◆ To note the application under the Licensing Act 2003 for a premises licence to permit the sale of alcohol at Crumbs, 4 Library Parade, Woodley, RG5 3LX.
- ◆ To note that a response was sent to the Licensing Officer, Wokingham Borough Council, stating that the Town Council had no objections to the application, in accordance with the replies received from Committee members.

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

Members noted the press release regarding the speed limit review being undertaken by Wokingham Borough Council.

RESOLVED:

- ◆ To contact members of the Woodley Speedwatch team to identify areas where speeding has been identified as a problem, by use of the data logger and speed camera, and to draft a response requesting appropriate signage to indicate the speed limit in these areas.
- ◆ To circulate the draft response to all members of the Town Council and request comments so that a final response can be agreed at the next meeting of the Committee, on 14 July 2020.

33. **ANNUAL GRANTS 2020/21**

Members noted that a letter of thanks had been received from Revitalise for the grant given by the Town Council and the Revitalise Annual Review 2018/19 had also been received.

34. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Swan Lifeline Newsletter – Spring 2020*
 - *Me2 Club Newsletter – May 2020*
 - *Woodley Town Centre Newsletter – June 2020*

35. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

36. **PUBLICITY/WEBSITE**

RESOLVED:

- ◆ To publicise the following:
 - The request from Wokingham Borough Council for suggestions of areas within Woodley to be considered for designation as a Local Green Space.

37. **ENFORCEMENT ISSUES**

RESOLVED:

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

The meeting closed at 8:55 pm

Woodley Town Council

Observations on the following Planning Applications

Application No. & Address	Proposal
200482 96 Kingfisher Drive, Woodley, RG5 3LG	Householder application for the proposed part single storey part two storey front, single storey side and rear extension to existing dwelling.
Observations: No objections.	
201055 14 Church Road, Woodley, RG5 4QH	Full application for the proposed sub-division of the plot and the erection of one 2 bedroom dwelling with associated amenity space.
Observations: The Committee recommended that this application be refused on the following grounds: <ul style="list-style-type: none"> - Dangerous access to the site as it located on a bend in the road, leading to poor visibility. - Lack of parking provision on the site of the new dwelling. It is unacceptable to have an allocated parking space in the adjacent property. 	
201150 9 Malvern Close, Woodley, RG5 4HL	Householder application for the proposed erection of a single storey front extension and single storey rear and side extension.
Observations: No objections.	
201173 119 Western Avenue, Woodley, RG5 3BL	Householder application for the proposed erection of a single storey rear extension including 2 No. rooflights, erection of canopy roof to create front porch, erection of pitched roof to existing flat roof dormers to front of dwelling and changes to fenestration.
Observations: No objections.	
201200 20 Wingate Road, Woodley, RG5 4JU	Householder application for the proposed erection of a part single storey part two storey front/side/rear extension, including garage conversion to create habitable accommodation, plus new hardstanding.
Observations: The Committee was concerned that there could be insufficient parking provision for the proposed size of the property and wanted to ensure that the front garden would be paved to provide the three parking spaces shown on the drawings.	

<p>201202 18 Coppice Road, Woodley, RG5 3QX</p>	<p>Householder application for the proposed erection of single storey front, side and rear extension with 2 No. rooflights following demolition of existing garage.</p>
<p>Observations: The Committee was concerned that there were only two parking spaces proposed for a 4 bedroom property. If planning permission is granted, the Committee would like this to be subject to a condition that the proposed new bedroom and shower room must be ancillary to the main dwelling.</p>	
<p>201216 66 Mannock Way, Woodley, RG5 4XW</p>	<p>Householder application for the proposed erection of a single storey front extension, part raising of the roof and part garage conversion.</p>
<p>Observations: The Committee had no objections to the proposal, but pointed out that the garage would no longer be large enough to house a car.</p>	
<p>201285 14 Wallace Close, Woodley, RG5 3HW</p>	<p>Householder application for proposed conversion of existing garage into habitable accommodation, plus changes to fenestration.</p>
<p>Observations: The Committee was concerned that it would not be possible to park three cars in the front garden, as shown on the drawings, unless the hedges at the front of the property were removed – and the hedges might not belong to 14 Wallace Close.</p>	
<p>201304 9 Lunds Farm Road, Woodley, RG5 4PY</p>	<p>Householder application for the proposed erection of a single storey front extension, two storey side extension, single storey rear extension, plus the insertion of 4 No. rooflights, following demolition of existing garage and conservatory.</p>
<p>Observations: The Committee had no objections to the proposal, but asked that any comments from the neighbours be taken into consideration.</p>	

Areas to be considered for designation as a Local Green Space

	Reasonably close proximity to the community it serves	Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife				Local in character and is not an extensive tract of land
		<i>Beauty</i>	<i>Historic significance</i>	<i>Recreational value</i>	<i>Tranquillity/wildlife</i>	
Land over the river from the Loddon Park estate	✓	✓		✓	✓	
The park between Masters Close and Marathon Close	✓			✓		✓
The area between Mohawk Way and the old (closed off) Coleman's Moor Road.	✓	✓	✓	✓	✓	✓
Hearn Road play area	✓			✓		✓
Crescent Park in Southlake Crescent	✓			✓		✓
Mortimer's Meadow	✓	✓		✓	✓	✓
Redwood play area	✓			✓		✓
Bulmershe Fields	✓			✓		✓
Woodford Park and Coronation Fields	✓	✓	✓	✓	✓	✓
Sandford Park, between Hurricane Way and Mohawk	✓			✓		✓
Dinton Pastures	✓	✓	✓	✓	✓	
Ashenbury Park	✓	✓	✓	✓	✓	✓
Aldermoors Nature Reserve	✓	✓	✓	✓	✓	✓
Vauxhall Park	✓	✓		✓		✓
South Lake	✓		✓	✓	✓	✓
Malone Park	✓			✓		✓