

**Minutes of a Meeting of the Planning and Community Committee held remotely
on Tuesday 19 May 2020 at 7:45 pm**

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

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

Also present: *Councillor T. McCann
1 member of public*

1. **APOLOGIES**

There were no apologies for absence.

2. **DECLARATIONS OF INTEREST**

Councillor K. Baker – Prejudicial interest: Agenda item 4, planning application 200996: Addington School, Woodlands Avenue, as he is a governor of Addington School.

Councillor Baker left the meeting and did not take part in the discussion or decision for this application.

3. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON
25 FEBRUARY 2020**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 25 February 2020 be approved and be signed by the Chairman as a true and accurate record when it was possible to do so.

4. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

5. **PLANNING DECISIONS**

RESOLVED:

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

6. **PLANNING APPEALS**

RESOLVED:

- ◆ To note the following appeal decision:
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.
Details: Appeal against refusal of planning permission.
Decision: The appeal was dismissed.

- ◆ To note the following appeal decision:
Application: 192571
Location: 29 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.
Details: Appeal against refusal of planning permission.
Decision: The appeal was allowed.

7. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 200454
Location: 14 Hanwood Close, Woodley, RG5 3AB.
Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.5m, for which the maximum height would be 3.12m and the height of the eaves 2.42m.
- ◆ To note application 200599
Location: 49 Rowan Drive, Woodley, RG5 4LN.
Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3m and the height of the eaves 3m.
- ◆ To note application 200932
Location: 41 Caldbeck Drive, Woodley, RG5 4JX.
Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3m and the height of the eaves 3m.
- ◆ To note application 200936
Location: 15 Walmer Road, Woodley, RG5 4PN.
Proposal: Application for the prior approval of 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.

8. **ADVERTISEMENT CONSENT NOTIFICATION**

RESOLVED:

- ◆ To note application 200783
Location: Unit 4, East Reading Retail Centre, Shepherds Hill, Woodley, RG6 1FE.
Proposal: Application for advertisement consent for 3 No. external illuminated fascia signs fixed to the high-level cladding.
Advertisement period 30/09/2019 to 30/09/2024

9. **TELECOMMUNICATIONS NOTIFICATION**

RESOLVED:

- ◆ To note application 200608
Location: Henley Wood Road, Earley, RG6 7EE.
Proposal: Prior approval application for the erection of a base station consisting of 1 No. 10 metre high 'Alpha 26' street pole, 3 No. shrouded antennas and 3 No. ground-based equipment cabinets plus ancillary development.

- ◆ To note application 200876
Location: Headley Park 8, Headley Road East, Woodley, RG5 4SA.
Proposal: Prior approval submission for proposed installation of non-ground penetrative electronic communications equipment comprising 18 metre high mast, cabin support steelwork, concrete blocks, electricity meter cabinet, antennas, dishes, GPS antenna, close boarded timber fencing and associated ancillary development.

10. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note application 200105
Location: TPO 143/1977, Area 1: 19 Sandford Drive, Woodley.
Proposal: To selectively prune two trees.

- ◆ To note application 200285
Location: TPO 1611/2017, Area 4: The Old Pump House, Beggars Hill Road, Woodley.
Proposal: To selectively prune seven trees and fell one tree.

- ◆ To note application 200561
Location: TPO 4/1961, Area 1: 93 & 94 Antrim Road, Woodley.
Proposal: To selectively prune one oak tree.

- ◆ To note application 200622
Location: TPO 3/1951: 23 Fairwater Drive, Woodley.
Proposal: To fell one multi-stemmed Silver Birch.

- ◆ To note application 200826
Location: TPO 3/1951: 31 Malone Road, Woodley.
Proposal: To fell two conifers.

- ◆ To note application 200854
Location: TPO 1647/2018: Bulmershe Leisure Centre, Woodlands Avenue, Woodley.
Proposal: To selectively prune one oak tree.

- ◆ To note application 201132
Location: TPO 3/1951: 18 Bruce Road, Woodley.
Proposal: To fell and replace one Tree of Heaven.

- ◆ To note that Wokingham Borough Council had created the following Tree Preservation Order:
TPO 1715/2020 – relating to the trees to the east of Wheble Drive, Woodley.
This order took effect, on a provisional basis, on 5 March 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 1696/2019 – relating to trees associated with Church Mews, Woodley.

11. **CYCLING IN WOODLEY WORKING PARTY**

Councillor Jewell presented Report No. PC 3/20 of the Cycling in Woodley Working Party meeting held on 4 March 2020

RESOLVED:

- ◆ To receive Report No. PC 3/20.

12. **CYCLING IMPROVEMENTS IN WOODLEY**

Members considered the request from Wokingham Borough Council for the Town Council's views on the use of Section 106 money to improve cycling routes in Woodley. The possible projects suggested by the Borough Council were:

- a) Upgrade the existing footway along the south and east side of Kingfisher Drive to provide a shared use footway/cycleway to improve accessibility towards Earley Station.
- b) Upgrade the existing footway along the south side of Beechwood Avenue to provide a shared use footway/cycleway to improve accessibility between The Bulmershe School and Woodley Shopping Centre.

Members felt that there was already sufficient provision of cycle paths in the Kingfisher Drive area. They agreed that a cycle path along Beechwood Avenue would make cycling safer for children cycling in the vicinity of the local schools, but were concerned that the proposed cycle path would not be connected to any other cycle paths and would therefore not be conducive to road safety. Members of the Cycling in Woodley Working Party stressed the importance of providing a network of connected cycle routes. Members discussed the items that had been listed in the Section 106 Agreement for the Parklands Development in Woodlands Avenue and asked the Committee Officer to find out how much of this work had been carried out and how much of the sum allocated for improvements to footpaths and cycleways had already been spent and what it had been spent on.

RESOLVED:

- ◆ To write to Wokingham Borough Council asking how the two potential projects were chosen, how much of the Section 106 agreed sum of £175,000 has already been spent on improvements to footpaths and cycleways and what has it been spent on, and which other items listed under the Highways and Transport heading in the Section 106 Agreement have been undertaken so far.

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

RESOLVED:

- ◆ To defer this item to the next meeting of the Planning and Community Committee, to be held on 16 June 2020.
- ◆ That Members of the Cycling in Woodley Working Party would look at this consultation and report back to the Committee.

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

RESOLVED:

- ◆ To note that an Order had been made by the Department of Transport under the provisions of the Town and Country Planning Act 1990, Section 247, for the stopping-up of the highway at 14 South Lake Crescent, Woodley.

15. **WOKINGHAM BOROUGH COUNCIL: PUBLIC RIGHTS OF WAY IMPROVEMENT PLAN**

Members noted the press release from Wokingham Borough Council regarding the Public Rights of Way Improvement Plan.

16. **ARBORFIELD AND BARKHAM NEIGHBOURHOOD PLAN**

Members noted that Wokingham Borough Council had formally adopted the Arborfield and Barkham Neighbourhood Plan on 22 April 2020.

17. **ENFORCEMENT ISSUES**

RESOLVED:

- ◆ To note 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
200179 21 Anthian Close. Woodley, RG5 4XA	Householder application for the proposed raising of the roof to create habitable accommodation and garage conversion, also first floor side extension above garage and changes to fenestration.
Observations: No objections.	
200824 184 Loddon Bridge Road, Woodley, RG5 4AA	Application to vary condition 2 of planning consent 192193 for the full application for the erection of 2 No. 2 bedroom semi detached dwellings and 1 No. 2 bedroom bungalow following demolition of existing buildings. Condition 2 refers to Approved Details and the variation is to change the elevations, floor plans and block plans including an increase in the roof height of all three dwellings by 500mm.
Observations: Planning permission 192193 included a condition that removed the permitted development rights from the roof spaces of these dwellings (Condition 17), in order to remove the potential for overlooking of neighbouring properties. In seeking to vary Condition 2 with changes to the elevations, floor plans and roof heights, application 200824 shows development of the roof space in plots 1 and 3 and effectively removes Condition 17. The Committee therefore recommended that this application be refused.	
200846 19 Silver Fox Crescent. Woodley, RG5 3JA	Householder application for the proposed single storey rear extension with canopy roof and proposed conversion of roof form to existing dwelling.
Observations: No objections.	
200902 8 Wroxham Road, Woodley, RG5 3AT	Householder application for the proposed erection of a first floor side extension and a single storey rear extension with 2 No. rooflights.
Observations: The Committee had no objections to the proposal, but asked that any concerns raised by the neighbours be taken into consideration.	
200924 196 Loddon Bridge Road, Woodley, RG5 4BS	Householder application for the proposed erection of a single storey front extension to create porch, plus part single storey, part two storey, side/rear extension.
Observations: No objections, subject to sufficient parking provision being made, and subject to there being no objections from the neighbours at No. 198.	

<p>200996 Addington School, Woodlands Avenue, Woodley, RG5 3EU</p>	<p>Full planning application for the proposed new vehicular access to Addington School.</p>
<p>Observations: The Committee had the following concerns regarding this application:</p> <ul style="list-style-type: none"> - The site is located within the Bulmershe Site of Urban Landscape Value (SULV), but this is not mentioned in the application documents. The application should consider the impact of the proposal on the SULV. - The application should consider the impact of the proposal on cyclists and pedestrians. - Traffic waiting to turn right into the site will cause queues on the westbound carriageway of Woodlands Avenue. <p>The Committee recommended that consideration be given to staggering the start times at the local schools in order to reduce the traffic density at peak times.</p>	
<p>201001 Land to North of Norris Green, Waingels Road, Charvil, RG5 4RU</p>	<p>ADJOINING PARISH CONSULTATION Full planning application for the proposed installation of an air ventilation column.</p>
<p>Observations: No comment.</p>	
<p>201012 3 Quentin Road, Woodley, RG5 3NF</p>	<p>Application to vary conditions 5 and 6 of planning consent 200291 for the Householder application for the proposed garage conversion to create habitable accommodation with changes to fenestration. Condition 5 refers to access surfacing and condition 6 refers to widening of access, and the variation is to remove conditions 5 and 6.</p>
<p>Observations: The Committee had no objection to the removal of Condition 5, but recommended that Condition 6 be retained, in order to prevent damage to the kerb and pavement.</p>	
<p>201015 21 Farriers Close, Woodley, RG5 3DD</p>	<p>Householder application for the proposed erection of a single storey side/rear extension with 2 No. rooflights, following the demolition of the existing conservatory, plus conversion of garage to create habitable accommodation.</p>
<p>Observations: No objections.</p>	
<p>201029 30 Colemans Moor Lane, Woodley, RG5 4BT</p>	<p>Householder application for the proposed erection of a single storey rear extension with 2 No. rooflights.</p>
<p>Observations: No objections.</p>	

<p>201038 4 Addington Gardens, Woodley, RG5 3EW</p>	<p>Householder application for the proposed loft conversion including the installation of 3 No. rooflights and rear facing dormer.</p>
<p>Observations: No objections.</p>	
<p>201079 41 Butts Hill Road, Woodley, RG5 4NJ</p>	<p>Householder application for the proposed erection of a single storey rear extension including 5 No. rooflights following demolition of existing conservatory, part conversion of garage, raising of side roof and 1 No. rear facing dormer to create habitable accommodation.</p>
<p>Observations: No objections.</p>	
<p>201090 7 Brunel Drive, Woodley, RG5 4PW</p>	<p>Householder application for the proposed erection of a single storey front extension.</p>
<p>Observations: No objections.</p>	
<p>201125 4 Seaford Gardens, Woodley, RG5 3LN</p>	<p>Householder application for the proposed erection of a part single storey part two storey side extension including 4 No. rooflights following demolition of existing conservatory.</p>
<p>Observations: The Committee had no objections to the proposal, but asked that any concerns raised by the neighbours be taken into consideration.</p>	