

**Minutes of a Meeting of the Planning and Community Committee held remotely  
on Tuesday 26 January 2021 at 7:45 pm**

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

**Officer present:** L. Matthews, Committee Officer

**Also present:** 1 member of public

150. **APOLOGIES**

Apologies for absence were received from Councillors M. Nagra and S. Rahmouni.

151. **DECLARATIONS OF INTEREST**

Councillor D. Bragg – Prejudicial interest: Agenda item 9: Application for a new premises licence, Storage King, Unit 1305, Headley Road East, Woodley, as he uses a storage unit on this site.

Councillor Bragg took no part in the discussion or decision for this item.

152. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON  
5 JANUARY 2021**

**RESOLVED:**

- ◆ That the minutes of the Planning and Community Committee meeting held on 5 January 2021 be approved and be signed by the Chairman as a true and accurate record.

153. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

154. **PLANNING DECISIONS**

**RESOLVED:**

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

155. **PLANNING APPEALS**

**RESOLVED:**

- ◆ To note the following appeal decision:  
Application: 201216  
Location: 66 Mannock Way, Woodley, RG5 4XW.  
Proposal: Householder application for the proposed erection of a single storey front extension, part raising of the roof and part garage conversion.  
Details: Appeal against refusal of planning permission.  
Decision: The appeal was dismissed.

156. **ADVERTISEMENT CONSENT NOTIFICATION**

**RESOLVED:**

- ◆ To note application 203553:  
Location: 71 Crockhamwell Road, Woodley, RG5 3NW  
Proposal: Application for advertisement consent for 1 No. external fascia sign, 1 No. projecting sign and 1 No. ATM surround. The fascia sign, the projecting sign and the ATM are internally illuminated. (Retrospective)
- ◆ To note application 210087:  
Location: Unit C, Headley Park 8, Woodley, RG5 4SZ  
Proposal: Application for advertisement consent for 10 No. building mounted fascia signs and 3 No. freestanding post-mounted signs, all non-illuminated. From 08/03/2021 - 07/03/2026.

157. **TREE PRESERVATION ORDERS**

**RESOLVED:**

- ◆ To note application 202514:  
Location: TPO 832/1996: 3 Highcliffe Close, Woodley.  
Proposal: To selectively prune one Acacia tree.
- ◆ To note application 210001:  
Location: TPO 143/1977: 19 Sandford Drive, Woodley.  
Proposal: To selectively prune three Oak trees.

158. **APPLICATION FOR A NEW PREMISES LICENCE:  
BHARATRAJ LIMITED, STORAGE KING, UNIT 1305,  
HEADLEY ROAD EAST, WOODLEY**

Members discussed the application for a new premises licence under the Licensing Act 2003 that had been made by Bharatraj Limited, Storage King, Unit 1305, Headley Road East, Woodley.

Some Members felt that these storage units were not an appropriate location for an off-licence or for the storage of alcohol for sale. There was some concern that the storage of alcohol in this location could cause security problems and lead to possible crimes in this and other storage units.

**RESOLVED:**

- ◆ To send a response to Wokingham Borough Council stating that some Members had the following adverse comments regarding the application, but that this was not a majority opinion of the Committee:
  - These storage units are not an appropriate location for an off-licence or for the storage of alcohol for sale.
  - The storage of alcohol in this location could cause security problems and lead to possible crimes in this and other storage units.

159. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

- ◆ To note receipt of the following:
  - *Woodley Town Centre Newsletter – January 2021*

160. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

161. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

162. **ENFORCEMENT ISSUES**

**RESOLVED:**

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

The meeting closed at 8:35 pm

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26 January 2021

Woodley Town Council

**Observations on the following Planning Applications**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>202745</b> 65 Quentin Road, Woodley, RG5 3NE	Application to vary conditions 2 & 3 of planning consent 190021 for the Householder application for the proposed erection of single storey front extension to form porch, single storey side extension following the demolition of existing garage, single storey rear extension including the replacement of existing pitched roof to flat roof, plus internal alterations and changes to fenestration. Condition 2 refers to Approved details and condition 3 refers to External materials.
<p><b>Observations:</b> One local resident had written to the Town Council with concerns about this application.</p> <p>Following the submission of an additional drawing, the Committee considered this application for a third time and recommended that the application be refused on the following grounds:</p> <ul style="list-style-type: none"> <li>• The proposal is out of character with the street scene.</li> <li>• The external materials should comply with the condition imposed when planning permission 190021 was granted and should be of a similar appearance to those used in the original building.</li> <li>• The proposal will create a terracing effect.</li> </ul>	
<b>203456</b> Waingels College. Waingels Road, Woodley, RG5 4RF	Full planning application for the proposed construction of a 3G synthetic pitch funded through the FA framework consisting of sports fencing, LED floodlights, storage container, spectator area and pedestrian access.
<p><b>Observations:</b> The Committee recommended that this application be refused on the following grounds:</p> <ul style="list-style-type: none"> <li>• Concerns that the proposal will exacerbate the existing flooding problems in Waingels Road. It is imperative that a sustainable drainage system is installed as part of the development, but there is no mention of this in the application documents.</li> <li>• The proposal will lead to more traffic on Waingels Road and will exacerbate the existing traffic problems.</li> </ul>	
<b>203487</b> 73 Nightingale Road, Woodley, RG5 3LU	Householder application for proposed erection of a single storey rear extension including the insertion of 3 No. rooflights following the demolition of existing conservatory, plus changes to fenestration.
<p><b>Observations:</b> No objections.</p>	
<b>203602</b> 8 Wilmington Close, Woodley, RG5 4LR	Householder application for the proposed erection of a single storey front extension to form porch, part single part two storey rear/side extension including insertion of 3 No. rooflights on the rear

	elevation, loft conversion to create habitable accommodation including the erection of a flat roof dormer to the rear elevation and the insertion of 3 No. rooflights to the front elevation.
<p><b>Observations:</b> The Committee recommended that this application be refused on the following grounds:</p> <ul style="list-style-type: none"> <li>• Out of keeping with the street scene.</li> <li>• Overdevelopment of the site.</li> <li>• The impact of the two-storey extension on the neighbouring property at No.10.</li> </ul>	
<p><b>203603</b> 17 Crockhamwell Road, Woodley, RG5 3LF</p>	Application to vary condition 2 of planning consent 200889 for the proposed erection of front porch extension, construction of rear conservatory and first floor single storey front, side and rear extension including pitched roof, 1 No. dormer window to create habitable accommodation following internal alterations and changes to fenestration including the widening of the dropped kerb. Condition 2 refers to the approved documents and the variation is to enclose the open porch to form an internal entrance space.
<p><b>Observations:</b> No objections.</p>	
<p><b>203613</b> 8 Sycamore Close, Woodley, RG5 3RY</p>	Householder application for proposed erection of a single storey side/rear extension including insertion of 6 No. rooflights following removal of existing car port, plus changes to fenestration.
<p><b>Observations:</b> No objections.</p>	
<p><b>203614</b> 132 Antrim Road, Woodley, RG5 3NZ</p>	Householder application for the proposed erection of a single storey front/side extension, a part single/part two storey side/rear extension to dwelling with insertion of 1 No. rooflight, and conversion of the garage to store space.
<p><b>Observations:</b> No objections.</p>	
<p><b>203642</b> 47 Howth Drive, Woodley, RG5 3EE</p>	Householder application for proposed erection of a single storey front extension to form a porch, part single part two storey side/rear extension including the insertion of 1 No. rooflight and a Juliet balcony at rear elevation, following the demolition of existing garage.
<p><b>Observations:</b> No objections.</p>	
<p><b>203651</b> 33 Malvern Close, Woodley, RG5 4HL</p>	Householder application for the proposed erection of single storey rear extension with lantern rooflight, following the part demolition of existing extension, plus internal alterations and changes to fenestration.

<b>Observations:</b> No objections.	
<b>210006</b> 18 Hudson Road, Woodley, RG5 4EW	Householder application for the proposed erection of single storey front porch extension following demolition of existing front porch and replacement of existing cladding in front elevation.
<b>Observations:</b> No objections.	
<b>210022</b> 33 Cottesmore Road, Woodley, RG5 3NX	Householder application for the proposed erection of a first floor side extension and part two storey part single storey rear extension, plus conversion of the garage to habitable accommodation and changes to fenestration.
<b>Observations:</b> The Committee recommended that this application be refused on the following grounds: <ul style="list-style-type: none"> <li>• Insufficient parking provision.</li> <li>• Out of character with the street scene.</li> <li>• Terracing effect.</li> </ul>	
<b>210051</b> The Homestead, Park Lane, Charvil, RG10 9TR	<b>ADJOINING PARISH CONSULTATION</b> Application to vary conditions 3 and 8 of planning consent F/2009/0164 for the change of use of land for the storage and distribution of empty skips and portable WCs (retrospective). Condition 3 refers to storage only of empty skips and WCs and the variation is to allow all storage from the B8 class. Condition 8 refers to maximum number of vehicles: this shall not exceed 14 (7 in, 7 out) Monday to Saturday and the variation is to remove this condition.
<b>Observations:</b> No objections.	
<b>210064</b> Former Adwest Site, Headley Road East, Woodley, RG5 4SN	Application to vary condition 1 of planning consent 203049 for the application to vary condition 1 of planning permission 192826 for the demolition of existing buildings (retrospectively) and redevelopment of the site to form 5 industrial units for uses within Use Classes B1 (b and c), B2 and B8; and erection of a building to be used as a builders' merchant (Sui Generis) for the display, sale, storage of building, timber and plumbing supplies, plant and tool hire including outside display and storage racks, with associated access, car parking and landscaping. Condition 1 refers to the approved plans and the application seeks to approve boundary fencing for the site. Condition 1 refers to approved plans and the variation is to allow the installation of site wide lighting.
<b>Observations:</b> No objections.	