

**Minutes of a Meeting of the Planning and Community Committee held remotely  
on Tuesday 3 November 2020 at 7:45 pm**

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

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

**Also present:** *1 member of public*

101. **APOLOGIES**

Apologies for absence were received from Councillors J. Cheng, K. Gilder and S. Rahmouni.

102. **DECLARATIONS OF INTEREST**

Councillor R. Skegg - Prejudicial interest: Agenda item 5, planning application 202705: 35 Cartmel Drive, as he owns the property opposite to No. 35.

Councillor Skegg took no part in the discussion or the decision on planning application 202705.

103. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON  
6 OCTOBER 2020**

**RESOLVED:**

- ◆ That the minutes of the Planning and Community Committee meeting held on 6 October 2020 be approved and be signed by the Chairman as a true and accurate record.

104. **MINUTES OF URGENCY COMMITTEE MEETING - 5 OCTOBER 2020**

**RESOLVED:**

- ◆ To note Report No. PC 6/20 - the minutes of the Urgency Committee meeting held on 5 October 2020.

105. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

106. **PLANNING DECISIONS**

**RESOLVED:**

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

107. **NEIGHBOUR CONSULTATION SCHEME**

**RESOLVED:**

- ◆ To note application 202709  
Location: 32 Colemans Moor Lane, Woodley, RG5 4BT.  
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 5.47m, for which the maximum height would be 3.15m and the height of the eaves 2.9m.
  
- ◆ To note application 202724  
Location: 10 Crediton Close, Woodley, RG5 4DQ.  
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 3.31m, for which the maximum height would be 3.5m and the height of the eaves 2.51m.
  
- ◆ To note application 202785  
Location: 70 Colemans Moor Lane, Woodley, RG5 4BT.  
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 6m, for which the maximum height would be 3.25m and the height of the eaves 3m.

108. **TREE PRESERVATION ORDERS**

**RESOLVED:**

- ◆ To note application 202541  
Location: TPO 173/1980: 1 Keane Close, Woodley.  
Proposal: To selectively prune one Oak tree.
  
- ◆ To note application 202544  
Location: TPO 173/1980: 2 Keane Close, Woodley.  
Proposal: To selectively prune one Oak tree.
  
- ◆ To note application 202617  
Location: TPO 78/1975: 21 Duffield Road, Woodley.  
Proposal: To selectively prune one Ash tree.
  
- ◆ To note application 202619  
Location: TPO 665/1994: 10 Tiverton Close, Woodley.  
Proposal: To fell one Norway Maple tree.
  
- ◆ To note application 202630  
Location: TPO 1745/2020: 263 Loddon Bridge Road, Woodley.  
Proposal: To selectively prune one Birch tree and one Tulip tree.
  
- ◆ To note that Wokingham Borough Council had varied the following Tree Preservation Order:  
TPO 1717/2020 – relating to trees to the east of 179/181 Headley Road East, Woodley.

The variation altered the species of trees T1 and T3 from Sycamore to Ash.

109. **CYCLING IN WOODLEY WORKING PARTY**

Members noted that, following the death of Councillor John MacNaught, there were now two vacant positions on the Cycling in Woodley Working Party.

**RESOLVED:**

- ◆ That no appointments would be made to the vacant positions on the Cycling in Woodley Working Party at the current time.

110. **WOKINGHAM BOROUGH COUNCIL: PROPOSED WAITING RESTRICTIONS - VARIOUS ROADS**

Members considered the proposal by Wokingham Borough Council to introduce waiting restrictions (double yellow lines) at the following locations:

- At the entrance to Addington School from Woodlands Avenue.
- In Loddon Bridge Road, adjacent to and opposite the entrance to Millers Grove.
- In Millers Grove.
- In Loddon Bridge Road, adjacent to and opposite the entrance to Addington Gardens.
- At the western end of Nightingale Road, adjacent to the entrance to the electrical substation.

**RESOLVED:**

- ◆ To object to the proposal to introduce double yellow lines in Nightingale Road adjacent to the entrance to the electrical substation, as this space was required for parking for people using Earley Station, and to suggest that a "Keep clear" sign be painted on the road just in the area immediately outside the entrance to the substation.
- ◆ That no objection be made to the proposed double yellow lines in the following locations:
  - At the entrance to Addington School from Woodlands Avenue.
  - In Loddon Bridge Road, adjacent to and opposite the entrance to Millers Grove.
  - In Millers Grove.
  - In Loddon Bridge Road, adjacent to and opposite the entrance to Addington Gardens.

111. **READING BOROUGH COUNCIL: CONSULTATION ON DRAFT AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT**

Members noted that Reading Borough Council had published a Draft Affordable Housing Supplementary Planning Document for consultation.

112. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

- ◆ To note receipt of the following:
  - *Connecting Communities in Berkshire E-Bulletin – October 2020*
  - *The Link Visiting Scheme Newsletter – Autumn 2020*

113. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

Under this item, a suggestion was made that the Committee's comments on planning applications be sent to all the Borough Councillors representing Woodley. Members discussed this suggestion and it was

**RESOLVED:**

- ◆ That the Committee's comments on planning applications would not be sent to all the Borough Councillors representing Woodley.

114. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

115. **ENFORCEMENT ISSUES**

**RESOLVED:**

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

The meeting closed at 8:50 pm

---

3 November 2020

## Woodley Town Council

## Observations on the following Planning Applications

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>202330</b> 4 Wildwood Close, Woodley, RG5 3BY	Householder application for the proposed erection of a single storey rear extension including the insertion of 6 No. rooflights plus extension to existing garage.
<b>Observations:</b> No objections.	
<b>202385</b> 63 Welford Road, Woodley, RG5 4QS	Householder application for the proposed erection of a single storey rear extension with 2 No. rooflights following demolition of existing conservatory, raising of existing flat roof, plus changes to fenestration and insertion of chimney flue.
<b>Observations:</b> No objections.	
<b>202450</b> 7 The Ridgeway, Woodley, RG5 3QD	Householder application for the proposed single storey rear extension, single storey front extension to form porch, plus raising of existing roof to create first floor accommodation with dormer extensions.
<b>Observations:</b> The Committee was concerned about the large size of the proposed extension and asked that any concerns raised by the neighbours be taken into account.	
<b>202455</b> 194 Colemans Moor Road, Woodley, RG5 4DP	Full application for the proposed subdivision of the site and erection of a 3 No. bedroom detached dwelling with associated access, parking and amenity space, following demolition of existing conservatory.
<b>Observations:</b> The Committee recommended that this application be refused on the following grounds: <ul style="list-style-type: none"> <li>- The proposed new dwelling is too large for the site and the site will be cramped.</li> <li>- Out of character with the street scene.</li> <li>- The proposal could encroach on communal amenity land.</li> </ul> The Committee had concerns about the safety of the trees to the front of the property and asked that a landscaping plan be requested if planning permission is granted.	
<b>202501</b> 5 Fairwater Drive, Woodley, RG5 3JG	Householder application for proposed erection of a two storey side extension and single storey front porch.
<b>Observations:</b> No objections.	

<p><b>202506</b> 8 Armstrong Way, Woodley, RG5 4NW</p>	<p>Application to vary condition 2 of planning consent 181600 for the proposed erection of part two storey, part single storey side extension to create one 2 No. bedroom terraced dwelling. Condition 2 refers to the approved documents and the variation is to allow a revision of the parking layout and access, and changes to fenestration on the rear elevation. (Retrospective)</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>202571</b> 3 Penrose Avenue, Woodley, RG5 3PA</p>	<p>Householder application for the proposed erection of a first floor side/rear extension and re-pitching of roof.</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>202572</b> 136 Kingfisher Drive, Woodley, RG5 3QL</p>	<p>Householder application for the proposed erection of a single storey rear extension after the demolition of existing conservatory.</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>202612</b> 58 Headley Road, Woodley, RG5 4JE</p>	<p>Full planning application for the proposed change of use of existing part ground floor restaurant (A3) and first floor dwelling comprising 6 No. residential units, with a commercial shop. Erection of part single storey, part two storey rear extension to existing building following demolition of existing rear ground floor and conversion of existing loft to create habitable accommodation with side dormer extensions.</p>
<p><b>Observations:</b> The Committee recommended that the application be refused on the following grounds:</p> <ul style="list-style-type: none"> <li>- The proposed side dormer is very large.</li> <li>- Impact on the neighbouring property.</li> <li>- Insufficient parking provision.</li> <li>- The application is confusing and the proposal needs to be clarified.</li> </ul>	
<p><b>202616</b> 15 Spruce Road, Woodley, RG5 4BB</p>	<p>Householder application for erection of an outbuilding to the rear of existing dwelling. (Part retrospective)</p>
<p><b>Observations:</b> No objections.</p>	

<p><b>202626</b> 29-34 Mannock Way, Woodley, RG5 4XW</p>	<p>Full application for the replacement of all white single-glazed top hung timber mock sash windows and PVCu windows with white top hung double-glazed PVCu windows to give the windows a more uniform look. The front communal door is to be changed with like for like timber as per the plans.</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>202634</b> 19 Warren Road, Woodley, RG5 3AR</p>	<p>Householder application for the proposed erection of single storey side extension to form garage and single storey rear extension including 1 No. rooflight.</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>202643</b> Little Hungerford Substation, Off Nightingale Road, Woodley, RG5 3RY</p>	<p>Full application for the proposed installation of telecommunications equipment consisting of 3 No. replacement antennae on existing steelwork, GPS antenna and new ancillary radio equipment to existing mast along with installation of replacement cabinets and upgrade to feeder cables, plus ancillary development.</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>202685</b> Land adjacent to 2-6 Hudson Road, Woodley, RG5 4EW</p>	<p>Full application for the erection of 1 No. retail kiosk and 3 No. retail pods.</p>
<p><b>Observations:</b> The Committee recommended that this application be refused on the following grounds:</p> <ul style="list-style-type: none"> <li>- The kiosk would restrict access to the stairs providing fire escape for the first-floor areas above the shops.</li> <li>- Potential safety hazard, especially in front of the shops.</li> <li>- Out of character with the street scene.</li> <li>- Inappropriate development, as there is nothing like this anywhere else in Wokingham borough.</li> <li>- There is no established need for these units.</li> <li>- The existing parking difficulties in this area will be exacerbated.</li> </ul> <p>It was noted that this application had already been listed by Councillor Soane for determination by the Wokingham Borough Council Planning Committee.</p>	
<p><b>202705</b> 35 Cartmel Drive, Woodley, RG5 3NG</p>	<p>Householder application for the proposed erection of a single storey front extension, two storey side and single storey rear extensions, following demolition of existing conservatory.</p>
<p><b>Observations:</b> No objections.</p>	

<p><b>202720</b> 41 Wroxham Road, Woodley, RG5 3AX</p>	<p>Householder application for proposed erection of a single storey front extension to form a porch, single storey rear extension including the insertion of 1 No. rooflight following the demolition of existing conservatory, plus changes to fenestration.</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>202745</b> 65 Quentin Road, Woodley, RG5 3NE</p>	<p>Application to vary conditions 2 &amp; 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>
<p><b>Observations:</b> No objections.</p>	
<p><b>202755</b> 3 Harris Close, Woodley, RG5 4XH</p>	<p>Householder application for proposed erection of a single storey rear extension including the insertion of 2 No. rooflights following the demolition of existing conservatory.</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>202770</b> 10 Nightingale Road, Woodley, RG5 3LP</p>	<p>Householder application for the proposed erection of a single storey rear extension including the insertion of 3 No. rooflights, plus changes to fenestration.</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>202811</b> 34 Colemans Moor Lane, Woodley, RG5 4BT</p>	<p>Householder application for the proposed erection of a detached outbuilding in the rear garden for ancillary residential use.</p>
<p><b>Observations:</b> The Committee had no objections to the proposal, but requested that a condition be imposed stating that use should be ancillary to the domestic use of the main dwelling.</p>	
<p><b>202855</b> 9 Caldbeck Drive, Woodley, RG5 4LA</p>	<p>Application to vary condition 2 of planning consent 202172 for the householder application for proposed first floor side extension and ground floor rear extension. Condition 2 refers to approved details. This permission is in respect of the submitted application plans and drawings and the variation is to substitute approved drawings 100B and 101A with 100C and 101B.</p>
<p><b>Observations:</b> No objections.</p>	

<b>202867</b> 6a Sussex Gardens, Woodley, RG5 4JN	Householder application for the proposed erection of single storey side and rear extensions, conversion of existing garage and a single storey front extension.
<b>Observations:</b> The Committee had no objections to the proposal, but had concerns about the limited amount of parking available.	