

**Minutes of a Meeting of the Planning and Community Committee held remotely
on Tuesday 5 January 2021 at 7:45 pm**

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

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

Also present: *2 members of public*

132. **APOLOGIES**

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

133. **DECLARATIONS OF INTEREST**

Councillor D. Bragg – Prejudicial interest: Agenda item 10: Revised estimates 2020/21 and budget estimates 2021/22, as this item included the Annual Grant applications for 2021/22 and Councillor Bragg is a trustee of Citizens Advice Wokingham, who have applied for a grant.

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

134. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON
1 DECEMBER 2020**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 1 December 2020 be approved and be signed by the Chairman as a true and accurate record.

135. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

136. **PLANNING DECISIONS**

RESOLVED:

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

137. **PLANNING APPEALS**

RESOLVED:

- ◆ To note that the following appeal against refusal of planning permission had been lodged with the Planning Inspectorate:
Application: 201113
Location: 123 Loddon Bridge Road, Woodley, RG5 4AG.
Proposal: Householder application for the proposed erection of boundary wall to front/side and new access.

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

- ◆ To note the following appeal decision regarding an enforcement notice issued by Wokingham Borough Council 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 swimming pool for the provision of swimming classes.
 2. Cease the use of the swimming pool for purposes other than for a use incidental to the enjoyment of the dwelling house as such.
 - Decision: The appeal was allowed and the enforcement notice was quashed.

138. **TELECOMMUNICATIONS NOTIFICATION**

a) **RESOLVED:**

- ◆ To note application 203363:
 - Location: 194-198 Crockhamwell Road, Woodley, RG5 3JH
 - Proposal: Prior approval application for the installation of a 20m high monopole supporting 6 No. antenna apertures and 2 No. 600mm transmission dishes, installation of 7 No. cabinets, plus ancillary development.

- b) Members noted the response received from Waldon Telecom Ltd following the pre-application consultation regarding the proposed telecommunications installation at 194-198 Crockhamwell Road, which was considered by the Planning and Community Committee on 1 December 2020 (minute number 125).

139. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note that Wokingham Borough Council had confirmed the following Tree Preservation Order:
 - TPO 1732/2020 - relating to trees at Loddon Gardens, Woodley, RG5 4TX.
 - The TPO was confirmed with modifications. The modifications were the removal of an Oak and a Willow from Group 1.

140. **BUDGETARY CONTROL**

RESOLVED:

- ◆ To note Report No. PC 1/21.

141. **REVISED ESTIMATES 2020/21 AND BUDGET ESTIMATES 2021/22**

Members considered Report No. PC 2/21 and the applications received for grant funding for 2021/22.

As Revitalise had not been able to use the grant they had received for 2020/21, due to the restrictions in place to limit the spread of Covid-19, Members agreed that they would not be awarded an Annual Grant of £382 in 2021/22, but instead would be encouraged to apply for a Community Grant.

RESOLVED:

- ◆ To note Report No. PC 2/20.
- ◆ To recommend that the Revised Budget Estimates for 2020/21, as set out in the Budget Appendix, be approved.
- ◆ To recommend to the Strategy and Resources Committee that the following Annual Grants be awarded for 2021/22:

ReadiBus	£19,422
Citizens Advice Wokingham	£7,000
ARC	£5,000
Keep Mobile	£1,000
Link Visiting Scheme	£1,000
- ◆ To recommend to the Strategy and Resources Committee that the Budget Estimates for 2021/22 be approved.
- ◆ That a working party be set up later in the year to review the grants given to Readibus and Keep Mobile, to ensure the value of the services received and to avoid duplication of services provided.

142. **APPLICATION FOR A NEW PREMISES LICENCE:
LA'DE KITCHEN, 61-63 CROCKHAMWELL ROAD, WOODLEY**

Members noted the application for a new premises licence for La'De Kitchen, 61-63 Crockhamwell Road, Woodley. This application had been circulated to Committee members ahead of the meeting, and comments requested, as a response was required by Wokingham Borough Council by 28 December 2020.

RESOLVED:

- ◆ To note that a response had subsequently been sent to Wokingham Borough Council stating that the Town Council had no objections to the application for a new premises licence for La'De Kitchen, 61-63 Crockhamwell Road, Woodley.

143. **PUBLIC CONSULTATION FOR A NEW JOINT HEALTH AND WELL-BEING STRATEGY
FOR READING, WEST BERKSHIRE AND WOKINGHAM**

Members considered the consultation for a new Joint Health and Well-Being Strategy for Berkshire West (Reading, West Berkshire and Wokingham) and noted that the consultation had been publicised on the Town Council's website.

RESOLVED:

- ◆ To reply to the invitation to contribute to the Joint Health and Well-Being Strategy for Reading, West Berkshire and Wokingham stating that the Town Council was not qualified to make a response to the consultation.

144. **WOKINGHAM BOROUGH COUNCIL INFRASTRUCTURE FUNDING STATEMENT**

RESOLVED:

- ◆ To note receipt of the Wokingham Borough Council Infrastructure Funding Statement, 1 April 2019 - 31 March 2020.

145. **PLANNING ENFORCEMENT IN WOKINGHAM BOROUGH**

Members noted the press release from Wokingham Borough Council regarding planning enforcement in Wokingham Borough.

146. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Me2 Club Newsletter – November 2020*
 - *Me2 Club Christmas Newsletter 2020*
 - *Woodley Town Centre Newsletter – December 2020*
 - *Swan Lifeline Newsletter - Winter 2020*

147. **FUTURE AGENDA ITEMS**

The resolution to set up a working party to review the grants given to Readibus and Keep Mobile (minute number 141) was noted again under this item.

148. **PUBLICITY/WEBSITE**

RESOLVED:

- ◆ To issue a press release to publicise the work carried out by the Planning and Community Committee.

149. **ENFORCEMENT ISSUES**

RESOLVED:

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

The meeting closed at 9:20 pm

5 January 2021

Woodley Town Council

Observations on the following Planning Applications

Application No. & Address	Proposal
202745 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>Observations: One local resident had written to the Town Council with concerns about this application.</p> <p>The Committee considered the proposal and recommended that the application be refused on the following grounds:</p> <ul style="list-style-type: none"> - The proposal is out of character with the street scene. - 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. - The proposal will create a terracing effect. 	
202903 152 Wheble Drive, Woodley, RG5 3DU	Householder application for the installation of hardstanding to form a front driveway. (Retrospective)
<p>Observations: The Committee recommended that this application be refused on the following grounds:</p> <ul style="list-style-type: none"> - There is no access to the hardstanding without driving over the grassed area to the front of the property. - Permission should not be given to allow an access to be constructed over the grassed area. <p>The Committee was extremely concerned to note that the application form stated that pre-application advice had been sought and the applicant had been advised that the hardstanding should be completed prior to the application being submitted. This advice was incorrect and that should have been picked up when the application was vetted.</p>	
202992 2 Coppice Road, Woodley, RG5 3QX	Householder application for the proposed erection of a single storey rear extension and two storey side extension after the demolition of existing garage.
<p>Observations: No objections.</p>	

203100 16 Uppingham Drive, Woodley, RG5 4TH	Householder application for the proposed erection of a two storey side extension and a single storey side and rear extension after the demolition of the existing garage.
<p>Observations: Two residents were present at the meeting to voice concerns about this application.</p> <p>The Committee considered the proposal and recommended that the application be refused on the following grounds:</p> <ul style="list-style-type: none"> - The proposed increase in the footprint of the building will almost double the size of the property. - The proposed extension will create a massing effect, particularly for the bungalow located to the rear of the property. - The proposal is out of character with the street scene. - There will be significant overlooking of the bungalow to the rear of the property, particularly to the lounge, kitchen and conservatory. - The proposal may breach the minimum distance rule between the back wall of the extension and the boundary wall of the property at 2 Corby Close. <p>If planning permission is granted, the Committee requested that a condition be imposed stating that the first floor window to the rear of the two storey side extension must be obscure glass, and also asked that the permitted development rights be removed from the property.</p>	
203169 8 Cody Close, Woodley, RG5 4XN	Householder application for the proposed part garage conversion to create habitable accommodation and extension to existing hardstanding, plus changes to fenestration.
<p>Observations: No objections.</p>	
203176 136 Butts Hill Road, Woodley, RG5 4NR	Householder application for the proposed erection of a single storey front extension.
<p>Observations: No objections.</p>	
203205 124 Kingfisher Drive, Woodley, RG5 3LQ	Householder application for the proposed erection of a single storey front and side extension.
<p>Observations: No objections.</p>	
203215 7 South Lake Crescent, Woodley, RG5 3QW	Householder application for the proposed erection of first floor side extension with changes to fenestration.
<p>Observations: No objections.</p>	

203224 24 Campbell Road, Woodley, RG5 3NA	Householder application for the proposed erection of single storey rear extension, internal alterations and changes to fenestration.
Observations: No objections.	
203225 13 Wroxham Road, Woodley, RG5 3AX	Householder application for the proposed erection of single storey side/rear extension and single storey front extension to form a porch, after demolition of existing garage. First floor extension with insertion of 1 No. rooflight, 2 No. front dormers, 2 No. rear dormers, 1 No. side dormer and changes to fenestration.
Observations: No objections.	
203305 35 Willowside, Woodley, RG5 4HJ	Householder application for the proposed erection of a first floor front extension including the insertion of 1 No. dormer, two storey front extension, single storey rear extension following demolition of existing conservatory, first floor rear extension, garage conversion to create habitable accommodation, plus changes to fenestration.
Observations: No objections.	
203333 5 Gardenia, Woodley, RG5 4WQ	Householder application for the erection of a detached outbuilding. (Part retrospective)
Observations: The Committee recommended that this application be refused on the following grounds: <ul style="list-style-type: none"> - The existing garden is small and this large shed reduces the amenity space considerably. - Impact on the neighbours due to the height of the shed. 	
203335 12 Caldbeck Drive, Woodley, RG5 4LA	Householder application for the proposed erection of a single storey front extension, part single storey part two storey side extension, single storey rear extension including the insertion of 3 No. rooflights, plus alterations to existing drive, following demolition of existing garage and conservatory.
Observations: No objections.	
203344 Highwood Bungalow, Fairwater Drive, Woodley, RG5 3JE	Full application for a change of use from residential dwelling to residential institution/nursing home, to include single storey side extension and internal sprinkler system following demolition of the existing carport.
Observations: No objections.	

<p>203358 75 Arundel Road, Woodley, RG5 4JR</p>	<p>Householder application for the proposed alterations to existing roof, plus the insertion of 1 No. rooflight.</p>
<p>Observations: No objections.</p>	
<p>203367 6a Sussex Gardens, Woodley, RG5 4JN</p>	<p>Householder application for the proposed erection of a single storey front extension to form a porch and single storey side and rear extensions.</p>
<p>Observations: The Committee recommended that this application be refused on the following grounds:</p> <ul style="list-style-type: none"> - Overdevelopment of the plot. - Insufficient parking. 	
<p>203402 27 Nimrod Close, Woodley, RG5 4UW</p>	<p>Householder application for the proposed garage conversion to create habitable accommodation, plus a first floor side extension and single storey rear extension with 4 No. rooflights with internal alterations and changes to fenestration.</p>
<p>Observations: No objections.</p>	
<p>203408 15 St. John's Close, Woodley, RG5 4RD</p>	<p>Householder application for proposed erection of a single storey rear extension including the insertion of 4 No. rooflights, following the demolition of existing conservatory.</p>
<p>Observations: No objections.</p>	
<p>203429 114 Nightingale Road, Woodley, RG5 3LY</p>	<p>Householder application for the proposed erection of a first floor rear extension with 1 No. Juliet balcony and 2 No. rooflights.</p>
<p>Observations: No objections.</p>	
<p>203467 2 Rowan Drive, Woodley, RG5 4LW</p>	<p>Householder application for proposed erection of a single storey front extension to form a porch, plus changes to fenestration.</p>
<p>Observations: No objections.</p>	