

**Minutes of a Meeting of the Planning and Community Committee held remotely  
on Tuesday 6 October 2020 at 7:45 pm**

**Present:** *Councillors: P. Wicks (Chairman); K. Baker; D. Bragg; J. Cheng; C. Jewell;  
J. MacNaught; M. Nagra*

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

**Also present:** *3 members of public*

88. **APOLOGIES**

Apologies for absence were received from Councillors K. Gilder, D. Mills, S. Rahmouni and R. Skegg.

89. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

90. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON  
8 SEPTEMBER 2020**

**RESOLVED:**

- ◆ That the minutes of the Planning and Community Committee meeting held on 8 September 2020 be approved and be signed by the Chairman as a true and accurate record.

91. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

92. **PLANNING DECISIONS**

**RESOLVED:**

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

93. **EXISTING LAWFUL DEVELOPMENT CERTIFICATE NOTIFICATION**

**RESOLVED:**

- ◆ To note application 202509  
Location: Sandford Mill, Sandford Lane, Woodley, RG5 4TB.  
Proposal: Application for a certificate of existing lawful development for change of use of land to residential curtilage.

#### 94. **TREE PRESERVATION ORDERS**

##### **RESOLVED:**

- ◆ To note application 201595  
Location: TPO 141/1977, Area 1: 20 Radcot Close, Woodley.  
Proposal: To selectively prune one Oak tree.
- ◆ To note application 202278  
Location: TPO 4/1961, Area 1: 92 Antrim Road, Woodley.  
Proposal: To fell three Scots Pines.
- ◆ To note application 202284  
Location: TPO 1153/2006, Group 1: 22 Pitts Lane, Earley.  
Proposal: To selectively prune four Oak trees.
- ◆ To note application 202369  
Location: TPO 141/1977: 22 Radcot Close, Woodley.  
Proposal: To selectively prune one Ash tree.
- ◆ To note application 202384  
Location: TPO 170/1980, Area 3: 14 Anthian Close, Woodley.  
Proposal: To selectively prune three Oak trees.
- ◆ To note application 202396  
Location: TPO 3/1951, Woodland 3: 63 Woodlands Avenue, Woodley.  
Proposal: To selectively prune one Oak tree.  
To fell one dying Oak tree.
- ◆ To note application 202435  
Location: TPO 4/1961, Area 1: 58 Antrim Road, Woodley.  
Proposal: To fell one dead Scots Pine.
- ◆ To note application 202495  
Location: TPO 173/1980: 2 Keane Close, Woodley.  
Proposal: To selectively prune one Oak tree.
- ◆ To note that Wokingham Borough Council had made the following Tree Preservation Order:  
TPO 1752/2020 – relating to trees on the land north west of Redwood Lake, Woodley.  
This order took effect, on a provisional basis, on 15 September 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 1717/2020 – relating to three Sycamore trees to the east of 179/181 Headley Road East.

#### 95. **PROPOSED CHANGES TO THE PLANNING SYSTEM**

At the Planning and Community Committee meeting held on 8 September 2020 (minute number 83), Members had agreed to support Wokingham Borough Council's attempt to reduce the number of homes that would need to be built in Wokingham Borough under the Government's proposed changes to the planning system. A proposed joint response to the Government's white paper consultation, from all the Town and Parish Councils in Wokingham Borough, was drafted by Finchampstead Parish Council. This had been circulated to

Committee members for comment prior to this meeting, as representations were required by 1 October 2020. Nine replies were received from Committee members, as follows:

- 7 supported the letter.
- 1 did not support the letter
- 1 did not express an opinion.

Woodley Town Council was therefore added to the list of signatories to the letter, as attached at **Appendix B**.

96. **CENTRAL AND EASTERN BERKSHIRE AUTHORITIES - JOINT MINERALS AND WASTE PLAN REGULATION 19 PROPOSED SUBMISSION CONSULTATION**

Members noted the correspondence received from Wokingham Borough Council and considered a response to the Joint Mineral and Waste Plan Regulation 19 Proposed Submission consultation.

**RESOLVED:**

- ◆ To make a "No comment" response to the Central and Eastern Berkshire Authorities Joint Minerals and Waste Plan Regulation 19 Proposed Submission consultation.

97. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

- ◆ To note receipt of the following:
  - *Connecting Communities in Berkshire E-Bulletin – September 2020*
  - *Me2 Club Newsletter – September 2020*

98. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

99. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

In reply to a question, the Committee Officer informed Members that any suggestions for items to be included in the Herald could be made under this agenda item or could be sent directly to the Town Clerk.

100. **ENFORCEMENT ISSUES**

The latest enforcement notifications had been received from the planning authority after the agenda had been issued. These would be circulated to Committee members for information and would be listed in the agenda for the next meeting, on 3 November 2020.

The meeting closed at 8:55 pm

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6 October 2020

## Woodley Town Council

## Observations on the following Planning Applications

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>201964</b> 64 Headley Road, Woodley, RG5 4JE	Application to vary conditions 2 and 4 of planning consent 191128 for the proposed single storey rear extension, following the demolition of existing garage; conversion of existing loft space to create habitable accommodation plus erection of a side dormer (part retrospective). Condition 2 refers to the approved documents and condition 4 to the restriction of permitted development rights. The variation is to allow the addition of 3 No. rooflights, first floor French doors with a Juliet balcony and a side door.
<b>Observations:</b> One letter of concern had been received regarding this application.  The Committee considered the proposal and recommended that the application be refused on the following grounds: <ul style="list-style-type: none"> <li>- The approved drawings of application 191128 provide sufficient windows to give plenty of light to the first floor, and the extra rooflights and first floor French doors are not necessary.</li> </ul>	
<b>202199</b> 29a Warren Road, Woodley, RG5 3AR	Householder application for the proposed erection of a single storey front, side and rear extension with 2 No. rooflights
<b>Observations:</b> No objections.	
<b>202250</b> 30 Shackleton Way, Woodley, RG5 4UT	Householder application for proposed erection of a part single part two storey side extension.
<b>Observations:</b> No objections.	
<b>202293</b> 93 Loddon Bridge Road, Woodley, RG5 4AE	Full application for the proposed change of use from a home office to a Solicitor's Office. (Retrospective)
<b>Observations:</b> No objections.	
<b>202315</b> 299 Loddon Bridge Road, Woodley, RG5 4BE	Householder application for the proposed erection of single storey front extension including new porch, part single and part two storey rear extension with internal alterations and changes to fenestration.
<b>Observations:</b> No objections.	

<b>202317</b> Sandford Farm, Perimeter Road, Woodley, RG5 4TE	Householder application for the proposed erection of a single storey workshop/store.
<b>Observations:</b> The Committee recommended that this application be refused on the following grounds: <ul style="list-style-type: none"> <li>- The very large size of the proposed workshop/store detracts from the neighbouring properties in this residential area.</li> <li>- Concern that the workshop/store could be put to commercial use.</li> </ul> <p>If planning permission is granted, the Committee asked that a condition be imposed stating that the use of the workshop/store must be ancillary to the domestic use of the residential dwelling.</p>	
<b>202326</b> 50 Reading Road, Woodley, RG5 3DB	Householder application for the proposed erection of a single storey rear extension including 1 No. rooflight, Juliet balcony and dropped kerb.
<b>Observations:</b> The Committee did not object to the application, but had the following concerns: <ul style="list-style-type: none"> <li>- Possible damage to the apple tree located close to the extension.</li> <li>- The proposed balcony is very large and unneighbourly.</li> </ul>	
<b>202344</b> Unit 3, The Point, London Road, Woodley	Full application for the proposed change of use from Class A1 (retail) to Class D1 (veterinary practice).
<b>Observations:</b> No objections.	
<b>202348</b> 26 Nimrod Close, Woodley, RG5 4UW	Application for a certificate of existing lawful development for partial conversion of garage to create habitable accommodation and single storey rear extension.
<b>Observations:</b> No objections.	
<b>202352</b> 7 Sycamore Close, Woodley, RG5 3RY	Householder application for proposed conversion of existing garage to create habitable accommodation.
<b>Observations:</b> No objections.	
<b>202355</b> 15 The Ridgeway, Woodley, RG5 3QD	Householder application for the proposed insertion of 1 No. dormer to the front of the property.
<b>Observations:</b> No objections.	

<p><b>202373</b> 11 Caldbeck Drive, Woodley, RG5 4LA</p>	<p>Householder application for the proposed erection of a single storey rear extension including 2 No. rooflights, and first floor side/rear extension including 2 No. rooflights.</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>202399</b> 36 Wallace Close, Woodley, RG5 3HW</p>	<p>Householder application for the proposed creation of a dropped kerb and installation of hardstanding to create 2 No. parking spaces to the front of the property.</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>202413</b> 30 Pitts Lane, Earley, RG6 1BT</p>	<p>ADJOINING PARISH CONSULTATION Application to vary conditions 2, 4 and 7 of planning consent 191011 for the proposed erection of 1 No. 4 bedroom detached house and 2 No. 3 bedroom semi-detached houses with associated parking, access and landscaping. Condition 2 refers to the approved documents, condition 4 to landscaping details and condition 7 to a landscape management plan. The variation is to allow substitution of new plans with updated landscaping details relating to the amenity land east of Plot 3 and changes to the wording of conditions 4 and 7 to be in accordance with these plans and details.</p>
<p><b>Observations:</b> No comment.</p>	
<p><b>202430</b> 2 Stonehaven Drive, Woodley, RG5 4DE</p>	<p>Householder application for the proposed erection of a first floor side extension following removal of front dormer window.</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>202443</b> 46 Woodlands Avenue, Woodley, RG5 3HJ</p>	<p>Application to vary condition 3 of planning consent 192557 for the proposed part single part two storey rear/side extension to include conversion and extension of existing loft space to create habitable accommodation (3 No. bedrooms and bathroom) and the insertion of 4 No. dormers to side, insertion of pitched roof to front and changes to fenestration to existing bungalow. Condition 3 refers to external materials - the materials to be used in the construction of the external surfaces; and the variation is to use alternative external materials to those described in the original application.</p>
<p><b>Observations:</b> One letter of concern had been received regarding 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"> <li>- The proposed external materials are not an acceptable alternative to those described in the original application, with regard to appearance.</li> </ul>	

<p><b>202464</b> Unit 2, East Reading Retail Park, Shepherds Hill, Woodley, RG6 1BE</p>	<p>Application to vary condition 19 of planning consent 060681 (F/2006/6775) for the proposed erection of buildings (3 units) for A1 use (amendment to consent F/2004/3647). Condition 19 restricts the types of A1 retail allowed at the site and the variation is to allow unrestricted A1 retail use at Unit 2.</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>202470</b> 16 Martinet Road, Woodley, RG5 4TQ</p>	<p>Householder application for the proposed conversion of a garage into a habitable room and the erection of a porch.</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>202520</b> 1 Halstead Close. Woodley, RG5 4LD</p>	<p>Householder application for the proposed erection of a single storey side extension.</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>202531</b> 2 Penrose Avenue, Woodley, RG5 3PA</p>	<p>Application to vary conditions 2, 3, 4, 5 and 6 of planning consent 201384 for the Full application for the proposed erection of 2 No. semi-detached dwellings (one 3 bed and one 2 bed) with associated parking and gardens, and extended parking area to the front of the existing dwelling. Condition 2 refers to approved details to allow minor material amendment to plot 1, condition 3 refers to construction method statement, condition 4 refers to landscaping details, condition 5 refers to sustainable drainage measures and condition 6 refers to landfill gas and risk assessment details. To allow changes to wording of all the above conditions (2, 3, 4, 5 and 6).</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>202557</b> 9 Dowding Close, Woodley, RG5 4NL</p>	<p>Householder application for the proposed erection of a single storey rear extension after the demolition of existing conservatory and proposed erection of a single storey side extension.</p>
<p><b>Observations:</b> No objections.</p>	

Rt Hon Robert Jenrick MP

29 September 2020

Minister of Housing, Communities & Local Government  
House of Commons  
London SW1A 0AA

By email to [Robert.jenrick.mp@parliament.uk](mailto:Robert.jenrick.mp@parliament.uk)

Dear Sir,

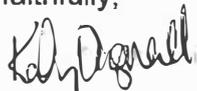
This is a collective response by the seventeen Parish and Town Councils within Wokingham Borough Council (WBC) to the Government's white paper "Planning for the Future" published in August 2020. This sets out potential new planning rules which have mixed benefits although the emphasis on the quality of the design of new houses and the adaptation of designs that blend with local tradition is to be welcomed. Accompanying the main white paper and issued at the same time is the document "Changes to the Current Planning System". This covers many issues of the planning process but the issue that most concerns our parishioners relates to the number of dwellings that Wokingham would be mandated to accommodate in the future.

In past years Wokingham Borough has fully accepted that considerable numbers of additional dwellings will be required, and has risen to the challenge and provided a steady stream of new homes commensurate with the Five Year Land Supply requirement. This has been in spite of developers, in some instances, dragging their feet in commencing house building after planning permission has been granted. The ongoing construction at the current Strategic Development Locations in Wokingham will ensure that this building will continue for the foreseeable future. However, this volume of building has already greatly reduced the availability of green spaces and put severe stress on local infrastructure, particularly roads.

This continued development has been seen by local residents as excessive and WBC has in the past approached the Ministry for Housing Communities & Local Government to request that the required housing numbers be reduced. In 2019 WBC consulted its residents in a house to house poll and 47,000 said that the then proposed 800 homes per annum were too many. Consider their anger therefore when they learn that the number of dwellings to be built in Wokingham per annum, as required by the new proposed formula, is 1600. This is wholly unacceptable as it would mean that two towns the size of Wokingham town would have to be built every 15 years.

We, the towns and parishes of Wokingham, strongly request that the Secretary of State for Housing Communities & Local Government reconsiders the methodology for calculating the Local Housing Need so that a realistic and manageable plan can be put in place, which is both achievable and which does not create more problems than it solves.

Yours faithfully,



**Councillor Simon Weeks**  
Chair, Finchampstead Parish Council

**On behalf of the Parish and Town Councils of: Arborfield & Newland; Barkham; Charvil; Earley; Finchampstead; Remenham; Ruscombe; St. Nicholas Hurst; Shinfield; Sonning; Swallowfield; Twyford; Wargrave; Wokingham; Winnersh; Wokingham Without; Woodley.**

cc. Rt Hon Theresa May MP; Rt Hon Sir John Redwood MP; Matt Rodda MP; James Sunderland MP.  
Cllr John Halsall, Leader of Wokingham Borough Council; Susan Parsonage, Chief Executive, WBC.