

**Minutes of a Meeting of the Planning and Community Committee held remotely
on Tuesday 23 February 2021 at 7:45 pm**

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

Officers present: *L. Matthews, Committee Officer; M. Filmore, Committee Officer*

163. **APOLOGIES**

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

164. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

165. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON
26 JANUARY 2021**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 26 January 2021 be approved and be signed by the Chairman as a true and accurate record.

166. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

167. **PLANNING DECISIONS**

RESOLVED:

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

168. **PRIOR APPROVAL SUBMISSION**

RESOLVED:

- ◆ To note application 210141
Location: 93-107 Crockhamwell Road, Woodley, RG5 3JP.
Proposal: Prior approval submission for the construction of one additional storey to existing terraced building for 7 No. residential flats (3 No. 2 bedroom units and 4 No. 1 bedroom units).

169. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note application 210280
Location: TPO 170/1980: 3 Mollison Close, Woodley.
Proposal: To selectively prune one Oak tree.

- ◆ To note application 210341
Location: TPO 614/1993: 15 Rivermead Road, Woodley.
Proposal: To selectively prune one Oak tree.
- ◆ To note application 210429
Location: TPO 170/1980, Area 4 and TPO 1611/2017, Area 1:
Land off Perimeter Road, Woodley.
Proposal: To selectively prune one Oak tree.
To clear one fallen tree.
To pollard one Willow.
- ◆ To note that Wokingham Borough Council had confirmed the following Tree Preservation Order:
TPO 1745/2020 - relating to a Birch tree and a Tulip tree on the rear boundary of 263 and 265 Loddon Bridge Road, Woodley.
- ◆ To note that Wokingham Borough Council had confirmed the following Tree Preservation Order:
TPO 1747/2020 - relating to trees on the rear boundary of 25 Tiggall Close, Earley.

170. **PRE-APPLICATION CONSULTATION:**
PROPOSED TELECOMMUNICATIONS INSTALLATION:
LAND NORTH EAST OF VAUXHALL DRIVE, WOODLEY

Members noted correspondence received from Waldon Telecom Ltd and considered the proposed installation of a new telecommunications mast, and associated equipment, on land to the north east of Vauxhall Drive, Woodley, RG5 4EJ, to replace the existing mast at Headley Road Industrial Estate, in conjunction with another site, as the site at Headley Road Industrial Estate was being lost from the network for reasons beyond the operator's control.

RESOLVED:

- ◆ To send a "no comment" response to the pre-application consultation on the proposed telecommunications installation on land to the north east of Vauxhall Drive, Woodley.

171. **FINCHAMPSTEAD NEIGHBOURHOOD PLAN CONSULTATION**

Members considered the draft Finchampstead Neighbourhood Plan.

RESOLVED:

- ◆ To send a "no comment" response to the consultation on the draft Finchampstead Neighbourhood Plan.

172. **GOVERNMENT CONSULTATION ON THE NATIONAL PLANNING POLICY FRAMEWORK AND NATIONAL MODEL DESIGN CODE**

Councillor Jewell had made notes on her suggestions for a response to the government consultation on the National Planning Policy Framework and National Model Design Code, and agreed to circulate these to the Committee for consideration at the next meeting, as a response to the consultation was not required until 27 March 2021.

RESOLVED:

- ◆ To defer this item to the next meeting of the Planning and Community Committee, to be held on 23 March 2021.

173. **WEBSITE UPDATE: WALKS AROUND WOODLEY**

Councillor Jewell presented her suggestions for improving the information provided on the Council's website regarding walks in and around Woodley. Councillor Jewell reported that the Loddon Valley Ramblers had offered to check and upgrade the information on the four

walks already detailed on the website and could also create some new walks, including walks that were accessible for wheelchairs.

Members discussed the resources necessary to implement the project and Councillor Jewell explained that she had spoken to the Deputy Town Clerk about the cost of making the necessary changes to the website and he had confirmed that this could be funded from the existing budget. A suggestion was made that the Loddon Valley Ramblers could apply for a Community Grant to cover any costs they would incur.

RESOLVED:

- ◆ That Councillor Jewell would ask the Loddon Valley Ramblers to check and upgrade the information on the four walks already detailed on the Council's website and to create some new walks in and around Woodley, including walks that were accessible for wheelchairs.

174. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Me2 Club Newsletter - January 2021*
 - *Berkshire Community Foundation Update - February 2021*

175. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

176. **PUBLICITY/WEBSITE**

RESOLVED:

- ◆ To publicise the following:
 - A request for suggestions for walks in and around Woodley that could be added to the website, especially wheelchair-friendly walks.

177. **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

Appendix A

23 February 2021

Woodley Town Council

Observations on the following Planning Applications

Application No. & Address	Proposal
203540 Sandford Mill, Sandford Lane, Woodley, RG5 4TB	Householder application for the proposed raised lawn to residential garden and new splayed close boarded fence and replacement gates. (Retrospective)
Observations: No objections.	
203631 Waingels College, Waingels Road, Woodley, RG5 4RF	Full planning application for the proposed change of use from ancillary store building to 2 No. residential apartments.
Observations: No objections.	
210011 57 Comet Way, Woodley, RG5 4NZ	Householder application for the proposed conversion of existing garage to habitable accommodation, with changes to fenestration and internal alterations. (Part retrospective)
Observations: No objections.	
210016 48 Wilmington Close, Woodley, RG5 4LR	Householder application for the proposed erection of a single storey rear extension, first floor side extension and part conversion of garage into habitable space with changes to fenestration.
Observations: No objections.	
210022 33 Cottessmore Road, Woodley, RG5 3NX	Revised/additional plans consultation: 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. The amended plans reduce the width of the first floor side extension in order to mitigate concerns related to overbearing and loss of light.
Observations: The Committee considered the revised plans for this application and recommended that the application be refused on the following grounds: <ul style="list-style-type: none"> • Insufficient parking provision. • Out of character with the street scene. • Terracing effect. • Overdevelopment of the site. 	

210086 23 Messenger Road, Woodley, RG5 4TR	Householder application for the proposed garage conversion to create habitable accommodation.
Observations: No objections.	
210132 15 Cornfield Road, Woodley, RG5 4QA	Householder application for the proposed erection of a single storey front extension, two storey side extension, following removal of existing single garage, plus a single storey rear extension.
Observations: No objections.	
210140 3 Copse Mead, Woodley, RG5 4RP	Householder application for the proposed erection of a part single storey part two storey front extension, including the erection of a front canopy roof, plus the insertion of 3 No. dormers to the front of the property, part single storey part two storey rear extension, part garage conversion to create habitable accommodation, plus changes to fenestration and the insertion of 5 No. rooflights.
Observations: No objections.	
210196 40 Telford Crescent, Woodley, RG5 4QT	Householder application for the proposed erection of a single storey side and rear extension following demolition of existing conservatory and shed, including raising of the existing garage roof, plus insertion of 2 No. sun tunnels, 1 No. rooflight and removal of existing chimney.
Observations: No objections.	
210236 10 Rosewood, Woodley, RG5 3QU	Householder application for the erection of a single storey side and rear extension. (Retrospective)
Observations: No objections.	
210243 40 Cypress Road, Woodley, RG5 4BD	Householder application for the proposed erection of a single storey front and side extension to existing dwelling.
Observations: No objections.	

<p>210260 24 Lavenham Drive, Woodley, RG5 4PP</p>	<p>Householder application for the proposed erection of a part single storey, part two storey side/rear extension including extension to existing porch, plus the insertion of 3 No. rooflights and changes to fenestration, following demolition of existing garage, kitchen and garden room.</p>
<p>Observations: No objections.</p>	
<p>210392 16 Faringdon Road, Earley, RG6 1FP</p>	<p>Householder application for the proposed erection of a single storey side extension, the conversion of existing garage to create habitable accommodation, alterations to the driveway, plus changes to fenestration.</p>
<p>Observations: No objections.</p>	
<p>210399 7 Highcliffe Close, Woodley, RG5 4RE</p>	<p>Householder application for the proposed partial garage conversion to form habitable space and changes to fenestration on rear elevation.</p>
<p>Observations: No objections.</p>	
<p>210401 8 Butts Hill Road, Woodley, RG5 4NH</p>	<p>Householder application for the proposed erection of a front canopy following demolition of existing front canopy, the proposed erection of a part single storey, part two storey front/side/rear extension following demolition of existing outbuilding, plus the insertion of 3 No. rooflights and changes to fenestration.</p>
<p>Observations: No objections.</p>	
<p>210468 18 Wingate Road, Woodley, RG5 4JU</p>	<p>Householder application for the proposed erection of two storey side extension to create habitable accommodation following demolition of existing garage, associated roof alterations plus changes to fenestration.</p>
<p>Observations: No objections.</p>	