

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 27 February 2024 at 7:45 pm

Present: *Councillors: B. Soane (Chairman); D. Bragg; L. Guttridge; R. Horskins; C. Jewell; J. Sartorel; P. Singh; J. Taylor*

Officers present: *K. Murray, Town Clerk; M. Filmore, Deputy Town Clerk*

Also present: *Councillor K. Baker (virtual attendance)
9 members of the public*

177. **APOLOGIES**

Apologies for absence were received from Councillors Baker and Lewis. Councillor Baker advised that he would attend the meeting virtually.

178. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

179. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 30 JANUARY 2024**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 30 January 2024 be approved and be signed by the Chairman as a true and accurate record.

180. **ACTIONS / FOLLOW UPS**

Members noted the information provided in the Actions and Follow ups document, provided in the agenda.

181. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

182. **PLANNING DECISIONS**

RESOLVED:

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

183. **PLANNING APPEALS**

RESOLVED:

- ◆ To note the following appeal against refusal of planning permission has been lodged with the Planning Inspectorate:

Application: 231846

Location: 44 Coppice Road, Woodley, Wokingham, RG5 3RA

Proposal Full application for the proposed subdivision of the site and erection of a two storey side extension to form 1 no. terraced dwelling with associated parking. (Woodley Town Council submitted objections to the proposal.)

184. **PRIOR APPROVAL SUBMISSION**

RESOLVED:

- ◆ To note the following prior approval application, submitted to Wokingham Borough Council:

Application: 240234
Location: 79 Woodlands Avenue, Woodley, Wokingham, RG5 3HG
Proposal: Prior approval submission for the proposed enlargement of the existing bungalow through the erection of 1 no. additional storey to a maximum height of 8.10 metres.

185. **ADVERTISEMENT CONSENT**

RESOLVED:

- ◆ To note the following advertisement consent applications, submitted to Wokingham Borough Council:

Application: 233165
Location: 147 Crockhamwell Road, Woodley, Wokingham, RG5 3JP
Proposal: Application for advertisement consent for 1 no. internally illuminated projecting sign. (Retrospective)

Application: 240154
Location: 86 - 88 Headley Road, Woodley, Wokingham, RG5 4JE
Proposal: Application for advertisement consent for 3 no. non-illuminated fascia signs, plus replacement of the existing 3 no. non-illuminated fascia signs.

Application: 240249
Location: Unit 3b, Headley Park Area Ten, Headley Road East, Woodley, Wokingham, RG5 4SW
Proposal: Application for advertisement consent for 1 no. Illuminated sign to replace the existing non-illuminated fascia sign.

Application: 240449
Location: 176 Specsavers Opticians, Crockhamwell Road, Woodley, Wokingham, RG5 3JH
Proposal: Application for advertisement consent for 1 no. internally illuminated main fascia and internally illuminated projecting sign.

- ◆ To object to application 233165, citing that the use of signage with a moving, flashing LED image is against guidance published by the, then, Ministry of Housing, Communities & Local Government outdoor advertisement and signs in 2007. It was noted that signage of this style has the potential to trigger people with photosensitive epilepsy. This type of sign is also out of keeping with all other signage in Woodley town centre and therefore permission would set a precedent.

186. **TREE PRESERVATION ORDERS**
Applications for works to trees

RESOLVED:

- ◆ To note the following application for tree works:

Application: 240238

Location: TPO 170/1980, GROUP 5: 11 Lindberg Way, Woodley, Wokingham, RG5 4XE.
Proposal: T2, Oak – Fell.

187. **CYCLING & WALKING TASK & FINISH WORKING GROUP**

RESOLVED:

- ◆ To note Report No. PC 2/24 of the meeting of the Cycling & Walking task and finish working group which took place on 8 February 2024.
- ◆ To amend section '4. Size' of the terms of reference to state:
5 Members; to be made up of 1 Labour group and 1 Liberal Democrat group appointment, and 3 representatives from active local cycling and / or walking organisations (disregarding Standing Order 2.2 – political proportionality).

188. **SCHOOL PARKING**

Members discussed the issue of parking around schools at drop off / pick up times, with various views expressed as to how the Council may act to help resolve the issue.

Members noted that the placing of ANPR cameras in Earley had helped to resolve the issue of parents parking illegally on hatchings outside schools, and it was suggested Wokingham Borough Council should be approached to ask for the same to take place near Woodley schools. Members also highlighted another successful scheme, this time in Reading, where roads around certain schools have been temporarily closed for a short period around drop off / pick up times, although it was noted that this required engaging volunteers to operate this.

It was suggested that the Council might engage with Wokingham Borough Council's My Journey team to review the issue and consider potential solutions. It was noted My Journey were due to meet with the Cycling & Walking task and finish working group, and it was agreed that this matter would be picked up with them then, with the working group reporting back to the Committee.

Another suggestion was made to request Wokingham Borough Council Civil Enforcement Officers to patrol near schools and issue PCNs to anyone parking illegally.

RESOLVED:

- ◆ For the Cycling & Walking task and finish working group to discuss the matter with Wokingham Borough Council's My Journey team and report back to the Planning & Community Committee.
- ◆ To write to Wokingham Borough Council's Parking team to request civil enforcement officers undertake additional enforcement around Woodley schools at school pick up / drop off times.

189. **TRANSPORTATION & HIGHWAYS**

189.1 **Community Speedwatch**

Councillor Bragg advised Members that he had now provided the documentation to register the Council's equipment with the Community Speedwatch scheme, and this should be approved within a matter of days.

Following this, the intention is to undertake Speedwatch activities in two locations: on Colemansmoor Road, by Oak Drive, and outside St John's Church on Church Road, although this will be reliant on the locations being approved by Community Speedwatch.

189.2 **Highways Issues**

There were no other highways issues raised by Members.

190. **COMMUNITY ISSUES**

There were no community issues raised by Members.

191. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - Me2 Club Newsletter – January 2024
 - CCB eBulletin – January 2024
 - Berkshire Association of Local Councils Newsletter – February 2024

192. **FUTURE AGENDA ITEMS**

It was requested that the matter of parking outside schools be brought back to a future meeting.

193. **PUBLICITY/WEBSITE**

Members requested publicity regarding the parking outside of schools be publicised by the Council.

194. **ENFORCEMENT ISSUES**

RESOLVED:

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

The meeting closed at 9:41 pm

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 27 February 2024

Application No. & Address	Proposal
<p>232810 49 Cypress Road, Woodley, RG5 4BD</p>	<p>Full application for the proposed subdivision of the site and erection of a part single part two storey side extension to form 1 no. three bedroom dwelling with associated parking and access, following demolition of the existing single storey side extension.</p>
<p>Observations: The Planning & Community Committee have considered this application and wish to submit objections. The proposal to add an additional dwelling to this semi-detached pair would be out of keeping and out of character with the estate – Members highlighted that the roads in the vicinity are made up entirely of detached and semi-detached properties. The proposal would also create a terracing effect.</p> <p>The development is also being proposed in a high Great Crested Newt impact risk zone, and anecdotally Members believed a property on the estate has a pond with four such newts inhabiting it.</p> <p>The proposal would also result in the loss of amenity land on the corner of Cypress Road and Redwood Avenue.</p> <p>Members have also requested, via the Chairman, to ask the relevant Borough Ward Member to list the application, should the planning officer be minded to approve the application.</p>	
<p>233050 1 Cody Close, Woodley, RG5 4XN</p>	<p>Householder application for proposed loft conversion to create habitable accommodation 4 no. integrated roof light/balcony to the rear elevation with changes to the fenestration.</p>
<p>Observations: The Planning & Community Committee have considered this application and, whilst they had no objections, they requested that the neighbour’s concerns regarding overlooking be taken into account.</p>	
<p>233108 6 Silver Fox Crescent, Woodley, RG5 3JA</p>	<p>Full application for the proposed erection of 1no. 3 bedroom detached dwelling with curtilage, hardstanding, dropped kerb and new access from Silver Fox Crescent.</p>
<p>Observations: No objections.</p>	

240153 86 - 88 Headley Road, Woodley, RG5 4JE	Full application for the proposed alterations to the existing shopfront to create a total of 4 no. shopfronts to facilitate the subdivision of the existing retail unit on the ground floor into 4 no. separate units (Use Class E).
<p>Observations: The Planning & Community Committee have considered this application. Whilst they are not opposed to the redevelopment of this site, the Committee wished to object to the specific proposals included in this application.</p> <p>Members felt that four shops were too many to occupy this site, and highlighted that the number of parking spaces (18) would be insufficient. Whilst it was not known what type of shops would be in situ, other than a convenience store, it was felt likely that the level of use would far exceed the allocated 18 spaces, with little to no alternative parking in the vicinity.</p> <p>Members were also concerned with regards to the entry and egress from the site. At present, there is no formal system in place. Members felt any proposal for this site should include the provision of dedicated entry and egress points.</p> <p>Members were also concerned with the potential impact on the highway. The roundabout already has a high volume of traffic; an increased number of vehicles leaving and joining the highway at this location will lead to more conflict, especially between vehicles and pedestrians. It was noted there is no pedestrian crossing point at this location on Headley Road; walkers are expected to use crossing points around the north, east and southern sides of the roundabout, although, in reality, this doesn't happen due to the increased walking distance. Members highlighted that, similar to other locations in Woodley, a convenience store will attract footfall, especially from young people after school. With no sufficient crossing point the risk of accidents will increase with the volume of young people likely to look to access this site. Members noted four collisions have been registered at this roundabout, one serious, suggesting it is already an accident hotspot in Woodley.</p>	
240158 60 Rochester Avenue, Woodley, RG5 4NB	Householder application for the proposed single storey rear side extension following demolition of existing conservatory and garage.
<p>Observations: No objections.</p>	
240173 62 Lysander Close, Woodley, RG5 4ND	Householder application for proposed two storey side extension with changes to the fenestration.
<p>Observations: No objections.</p>	
240197 13 Highgate Road, Woodley, RG5 3ND	Householder application for the proposed erection of a single storey side extension, garage conversion to create habitable accommodation, extension to existing first floor front dormer, erection of first floor rear extension, plus demolition of existing front garden wall.
<p>Observations: The Planning & Community Committee have considered this application and wished to object on the grounds that the proposal:</p> <ul style="list-style-type: none"> - will have an unneighbourly effect on the property at no.11 by virtue of the length massing - will potentially lead to a loss of light on the neighbouring property at no.11. - plans an extension which is out of scale with the existing property - reduces available amenity space 	

240217 39 Arundel Road, Woodley, RG5 4JP	Householder application for proposed garage conversion to habitable living space with changes to fenestration.
Observations: No objections.	
240276 22 Tiger Close, Woodley, RG5 4UY	Full application for erection of the proposed single storey detached store ancillary to the main dwelling.
Observations: No objections.	
240304 2 Woodley Green, Woodley, RG5 4QP	Householder application for the proposed erection of front porch. Two storey side and rear extensions along with changes to fenestration.
Observations: No objections.	
240327 1 Crediton Close, Woodley, RG5 4DQ	Householder application for proposed two storey side extension, single storey rear with changes to the fenestration
Observations: No objections.	
240363 16 Anthian Close, Woodley, Wokingham, RG5 4XA	Householder application for proposed single storey front extension with changes to the fenestration.
Observations: No objections.	
240424 66 Rochester Avenue, Woodley, RG5 4NB	Householder application for the proposed erection of a single storey rear extension (orangery).
Observations: No objections.	
240437 6 Woodlands Avenue, Woodley, RG5 3HJ	Application to vary condition of planning consent [232172] for the [householder application for proposed insertion of 1 no. front dormer and 1 no. side dormer]. Condition [2] refers to [Approved details] and the variation is [alterations to form gable]
Observations: No objections.	