

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 23 April 2024 at 7:45 pm

Present: *Councillors: B. Soane (Chairman); L. Guttridge; R. Horskins; C. Jewell;*

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

Also present: *Councillor G. Bello
3 members of the public*

210. **APOLOGIES**

Apologies for absence were received from Councillors Baker, Bragg, Lewis, Sartorel, Singh and Taylor.

211. **DECLARATIONS OF INTEREST**

Councillor R. Horskins – Personal interest: Agenda item 15 – Enforcement Issues: Councillor Horskins is the neighbour of one of the properties registered with an enforcement notice. Councillor Horskins took no part in the discussion regarding this enforcement matter.

212. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 26 MARCH 2024**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 26 March 2024 be approved and be signed by the Chairman as a true and accurate record.

213. **ACTIONS / FOLLOW UPS**

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

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Following a query, Councillor Soane confirmed he had asked the Borough Ward Member, Cllr Younis, to take the issue of parking at Rivermead School up with Wokingham Borough Council's Highways department, and that he would continue to chase him on this.

214. **CURRENT PLANNING APPLICATIONS**

Members discussed the current planning applications, as listed in the agenda.

With regards to planning application 240732 – 86-88 Headley Road – a vote took place to confirm the Committees response. It was agreed not to submit objections. Councillor Jewell requested it be noted that she voted to object to the application.

RESOLVED:

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

215. **PLANNING DECISIONS**

RESOLVED:

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

216. **PLANNING APPEALS**

RESOLVED:

- ◆ To note the following appeal decision:

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.)
Decision: Appeal dismissed

217. **PRIOR APPROVAL SUBMISSION**

RESOLVED:

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

Application: 240700
Location: 18 Copse Mead, Woodley, Wokingham, RG5 4RP
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 4.60m, for which the maximum height would be 3.00m and the height of the eaves 3.00m..

218. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note the following applications for tree works:

Application: 240797
Location: TPO 3/1951, WOODLAND 3: The Waterside, Fairwater Drive, Woodley, Wokingham, RG5 3EZ.
Proposal: T1, Cypress - Reduce height from 15m to 11m; crown lift to 4m above ground level.
T2, Cypress – Reduce to 1m stem.

Application: 240798
Location: TPO 3,1951, WOODLAND 3: 5 Livingstone Gardens, Woodley, Wokingham, RG5 3LT.
Proposal: T1, Sweet Chestnut – Crown lift to 4m above ground level; selectively reduce the eastern and southeastern quadrants by 2m, reducing the radial spread from 7m to 5m; remove deadwood over 40mm in diameter or over 1m in length.
T2, Scots Pine – Remove dead tree. T3, Scots Pine – Remove dead tree.

Application: 240880
Location: TPO 3/1951, WOODLAND 3: 6 Dundela Close, Woodley, Wokingham, RG5 3NN.
Proposal: G1, Mixed Species – Fell / dismantle all trees and shrubs in the front garden to just above ground level.
G2, Mixed Species – Fell / dismantle all trees/shrubs in the rear garden except 2 no. Japanese Acers.

T3, Japanese Acer - Reshape currently suppressed crown, removing approx. 1-1.5m in branch length.

T4, Japanese Acer - Reshape currently suppressed crown, removing approx. 1-1.5m in branch length.

219. **TRANSPORTATION & HIGHWAYS**

219.1 **Community Speedwatch**

In the absence of Councillors Bragg and Taylor, there was no update with regards to Community Speedwatch.

219.2 **Highways Issues**

There were no highway issues highlighted by Members.

220. **COMMUNITY ISSUES**

Councillor Jewell updated Members that she had attended the Local Nature Recovery Strategy workshop, as she had highlighted in the last meeting of the Committee, on the previous Saturday. The workshop was to discuss local areas which can be improved and linked to green spaces. The area affecting Woodley is from the University Campus, through Bulmershe Open Space, Bulmershe Park, the Allotments, Highwood, and down through South Lake.

Members noted that there had not been a formal invite for the Town Council, with Councillor Jewell attending due to her involvement with Bulmershe Open Space. Councillor Jewell advised she would continue to attend and provide feedback.

221. **PUBLICATIONS/INFORMATION**

RESOLVED:

◆ To note receipt of the following:

- Berkshire Association of Local Councils (BALC) Newsletters – March & April 2024

222. **FUTURE AGENDA ITEMS**

There were no future agenda items raised by Members.

223. **PUBLICITY/WEBSITE**

There were no publicity and website matters raised by Members.

224. **ENFORCEMENT ISSUES**

RESOLVED:

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

The meeting closed at 8:59 pm

Woodley Town Council

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 23 April 2024

Application No. & Address	Proposal
233020 4 Colemans Moor Road, Woodley, RG5 4DL	REVISED APPLICATION Householder application for proposed raising of the roof and loft conversion to create habitable accommodation. 3no.dormers to the main rear elevation and 1no. dormer to the front elevation.
Observations: The Planning & Community Committee have reviewed this revised application. They felt the revisions did not mitigate the Committee's original concerns, and so wished to object again on the same grounds; namely, that the proposal is overbearing, unneighbourly, creates loss of light on the adjacent property, and is not in keeping with neighbouring properties due to the scale and massing.	
240680 11 Catalina Close, Woodley, RG5 4UG	Householder application for proposed changes to fenestration and internal alterations.
Observations: No objections.	
240688 200 Hurricane Way, Woodley, RG5 4UH	Householder application for proposed hardstanding parking space.
Observations: The Planning & Community Committee have reviewed this application and wish to object on the grounds the proposal is out of character with the street scene, and due to the loss of amenity space.	
240711 23 Uppingham Drive, Woodley, RG5 4TH	Householder application for proposed single storey side extension, two storey rear extension with changes to the fenestration following the demolition of the conservatory
Observations: No objections.	
240719 19 Stonehaven Drive, Woodley, RG5 4DE	Householder application for proposed garage conversion to create habitable accommodation with changes to the fenestration
Observations: No objections.	
240725 18 Denmark Avenue, Woodley, RG5 4RS	Householder application for proposed single storey rear extension, part garage conversion to create habitable accommodation along with changes to fenestration.
Observations: No objections.	

240732 86 - 88, Headley Road, Woodley, RG5 4JE	Application for removal or variation of a condition following grant of planning permission.(240153)for the proposed alterations to the existing shop front to create a total of 4 no. shop fronts to facilitate the subdivision of the existing retail unit on the ground floor into 4 no. separate units. Condition [5] refers to hours of use and the variation is to increase the opening hours of unit 2 only.
Observations: No objections.	
240735 83 Butts Hill Road, Woodley, RG5 4NN	Householder application for proposed single storey front extension with changes to the fenestration
Observations: No objections.	
240758 Sandford Farm, Mohawk Way, Woodley, RG5 4TE	Full application for a two bed dwelling, office and storage building with two roof lights and changes to landscaping.
Observations: The Planning & Community Committee have reviewed this application and wish to object as they believe the reasons cited by the Wokingham Borough Council Planning Officer in the decision notice relating to the previous application (ref 231713) still apply to these proposals; namely the proposed development is cramped in the plot, and will negatively impact on TPO protected trees, biodiversity and wildlife.	
240772 4 Colemans Moor Road, Woodley, RG5 4DL	Householder application for proposed erection of attached single storey outbuilding and timber pergola to the rear (retrospective)
Observations: The Planning & Community Committee have reviewed this application and wish to submit objections due to the height of the proposed development being overbearing, especially considering its proximity to the neighbouring property and the boundary.	
240774 2 Victor Way, Woodley, RG5 4UZ	Householder application for proposed erection of a close-board fence on the boundary of the dwelling following the demolition of the existing brick wall on the boundary of the dwelling
Observations: No objections.	
240783 134 Butts Hill Road, Woodley, RG5 4NR	Householder application for proposed single storey side , single storey rear extension with changes to the fenestration
Observations: No objections.	
240793 2 Shackleton Way, Woodley, RG5 4UT	Application to vary condition of planning consent [231263]. Condition [2] refers to Approved Plans and the variation is minor amendments of the previously approved details - Retention of the first-floor side windows and ground floor front square bay windows with proposed open front porch and changes to the fenestration.
Observations: No objections.	

<p>240835 1 Armstrong Way, Woodley, RG5 4NW</p>	<p>Householder application for the proposed single storey rear extension with one roof light and changes to fenestration. Followed by a garage conversion to create habitable accommodation and demolition of existing conservatory.</p>
<p>Observations: The Planning and Community Committee have considered this application and, whilst they did not wish to object, they asked that the neighbour's concerns regarding parking during the build are taken on board by Wokingham Borough Council.</p>	
<p>240852 85 Colemans Moor Road, Woodley, RG5 4DG</p>	<p>Householder application for proposed construction of an outbuilding for habitable accommodation (retrospective)</p>
<p>Observations: The Planning & Community Committee have considered this application and wished to object on the grounds that the proposed development is over the permitted development height for outbuildings and is unneighbourly, being cited so much closer to the neighbouring properties to the rear than the main dwelling house.</p>	
<p>240861 8 Lavenham Drive, Woodley, RG5 4PP</p>	<p>Householder application for proposed single storey front extension to create a porch, first floor side extension , part single part first floor rear extension with changes to the fenestration</p>
<p>Observations: No objections.</p>	
<p>240862 16 Rochester Avenue, Woodley, RG5 4NA</p>	<p>Householder application for proposed loft conversion to create habitable accommodation with a rear facing dormer , insertion of 2 no. rooflights to the front elevation of the existing roof with changes to the fenestration</p>
<p>Observations: No objections.</p>	
<p>240864 17 Silver Fox Crescent, Woodley, RG5 3JA</p>	<p>Householder application for proposed garage conversion to create habitable accommodation , single storey side extension , single storey rear extension with changes to the fenestration</p>
<p>Observations: No objections.</p>	
<p>240884 44a Tippings Lane, Woodley, RG5 4RY</p>	<p>Householder application for proposed single storey rear extension with changes to the fenestration</p>
<p>Observations: No objections.</p>	

<p>240910 Sandford Farm, Perimeter Road, Woodley, RG5 4TE</p>	<p>Householder application for proposed construction of a single storey outbuilding to create a store/workshop</p>
<p>Observations: The Planning & Community Committee have reviewed this application and wish to object as they believe the proposed development will negatively impact on TPO protected trees, biodiversity and wildlife.</p>	
<p>240967 33 Fitzroy Crescent, Woodley, RG5 4EX</p>	<p>Householder application for proposed single storey front extension to create a porch</p>
<p>Observations: No objections.</p>	