

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 18 June 2024 at 7:45 pm

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

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

Also present: *4 members of the public*

17. **APOLOGIES**

Apologies for absence were received from Councillors Baker and Taylor.

18. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

19. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 21 MAY 2024**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 21 May 2024 be approved and be signed by the Chairman as a true and accurate record.

20. **ACTIONS / FOLLOW UPS**

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

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Councillor Soane advised he is still chasing up Borough Councillor Shahid Younis regarding raising the issue of parking around Rivermead Primary School with Wokingham Borough Council.

21. **CURRENT PLANNING APPLICATIONS**

Three residents in attendance raised concerns about the development at 4 Coppice Road. They highlighted a number of issues, including the retrospective request for planning permission when development has already taken place, matters of anti-social behaviour, as well as poor building practices. Members noted these were not planning matters, but requested that Wokingham Borough Council be contacted to relay the concerns of the residents.

RESOLVED:

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

22. **PLANNING DECISIONS**

RESOLVED:

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

23. **PLANNING APPEALS**

RESOLVED:

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

Application: 232620
Location: The Point, London Road, Woodley, Wokingham
Proposal: Full application for the proposed erection of a café and drive-thru with associated parking, landscaping and access, following demolition of 2 no. existing dwellings and changes to the existing parking layout.
(Woodley Town Council submitted objections to the proposal.)

24. **BUDGETARY CONTROL**

The Town Clerk presented Report No. PC 4/24.

RESOLVED:

- ◆ To note Report No. PC 4/24.

25. **TRANSPORTATION & HIGHWAYS**

25.1 **Community Speedwatch**

Councillor Bragg advised Members that, when testing the Council's Speedwatch Sentinel camera, it had started smoking and so is deemed to be faulty. The company who makes the product have advised they may be able to fix the camera, but Councillor Bragg advised this was likely to cost in excess of £300 and was not guaranteed.

Members noted that radars are available to loan from Thames Valley Police, although the use of radars require three volunteers during speedwatch activities, rather than two with a camera, as images are not captured.

Councillor Bragg suggested the most appropriate course of action would be to purchase new equipment via the Community Speedwatch shop; the Deputy Town Clerk advised that a pocket radar could be purchased as part of a starter kit for around £450. Members requested that a proposal be put to the Strategy & Resources Committee to request funding for suitable equipment. The Town Clerk suggested that, in the interm, Councillor Bragg may wish to contact Thames Valley Police to arrange the loan of a radar so as to commence activities.

RESOLVED:

- ◆ To recommend to the Strategy & Resources Committee that funds be made available to purchase appropriate Community Speedwatch equipment to replace the faulty Sentinel Speedwatch camera.

25.2 **Highways Issues**

There were no highways issues raised by Members.

26. **BUS SHELTERS**

In relation to the replacement of advertising bus shelters across the borough, including six in Woodley, Members asked that a request be made that they are painted with anti-graffiti paint. It was also suggested the Council may wish to identify other suitable locations for advertising bus shelters, to feedback to Trueform via Wokingham Borough Council.

RESOLVED:

- ◆ To note that Wokingham Borough Council have entered into a new contract with Trueform to maintain 21 advertising bus shelters across Wokingham, with Trueform due to replace these with new shelters in the near future. This includes the following bus stops in Woodley:
 - 85100002 - Bulmershe Sports Centre - Opp Sports Centre
 - 85620001 - Headley Road Circle - Adj House 74 and Shops
 - 85640001 – Chequers - Adj Lytham Road
 - 85640002 – Chequers - Opp The Chequers, Bus Stop A, Headley Road
 - 85640004 – Chequers - Adj House No. 3, Bus Stop D, Reading Road
 - 86540002 – Adwest - Headley Road East

27. **COMMUNITY ISSUES**

Members noted the success of the Council's D-Day event, held on 6 June 2024, to commemorate the 80th anniversary, and congratulated the council staff involved in organising the event.

28. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - BALC Newsletter – May 2024
 - Promise Inclusion newsletter – May 2024

29. **FUTURE AGENDA ITEMS**

There were no future agenda items raised by Members.

30. **PUBLICITY/WEBSITE**

A suggestion was made to consider publicising newsletters from local charities and community groups that are received by the Council on the website. The Town Clerk advised this could be considered as part of the wider project to develop a local charity and community group directory.

31. **ENFORCEMENT ISSUES**

RESOLVED:

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

The meeting closed at 8:52 pm

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 21 May 2024

Application No. & Address	Proposal
240673 18 Copse Mead, Woodley, RG5 4RP	Householder application for the proposed erection of a two storey front extension, a part first floor part two storey side extension and part conversion of the garage to habitable accommodation, plus insertion of 2 no. front dormer windows, a rear Juliet balcony and changes to fenestration.
Observations: No objections.	
240683 4 Coppice Road, Woodley, RG5 3QX	Householder application for the proposed engineering works to rear of the dwelling to create a lower patio and yard with a boiler housing, pergola cover, and steps with retaining wall to support upper garden level (part retrospective).
Observations: The Planning & Community Committee have considered this application. They noted this was the third part-retrospective application from this applicant and noted significant dissatisfaction with building works continuing to take place prior to seeking planning application, for which the applicant must now be well aware of the need. Residents attended this meeting to highlight significant concerns over the building of this property; including the fact works had already been completed many months ago, poor building and work practices, anti-social behaviour at the property, and use of the property as an HMO, with multiple varying people witnessed moving in and out of the property up to the present day. These issues have been collated and a separate email will be sent from the Town Council to the relevant WBC Officers to raise these. In terms of this planning application, the Committee, once again, wish to object, in support of the residents. They wished to highlight residents' concerns that the retaining wall, which has already been built, is not up to standard, and there is a significant risk of the ground works collapsing into neighbouring properties. They also have concerns that the boiler housing, which again has already been built, has been left without suitable covering.	
241120 75 Western Avenue, Woodley, RG5 3BL	Householder application for proposed erection of a single storey front extension to the garage and a first floor rear extension, plus insertion of rooflights to the existing roof and widening of the driveway.
Observations: No objections.	
241188 46 Wyndham Crescent, Woodley, RG5 3AZ	Householder application for proposed erection of a single storey rear extension with changes to fenestration plus removal of the chimney.
Observations: No objections.	

241189 79 Woodlands Avenue, Woodley, RG5 3HG	Application to vary conditions {2,3} of planning consent {240234} for the enlargement of existing bungalow through the erection of 1 no. additional storey to a maximum height of 8.10m. Conditions 2 and 3 refers to Approved details and External Materials and the variation is to allow a rendering finish to the whole dwelling as opposed to part brick part rendered elevations.
Observations: No objections.	
241212 6 Loddon Gardens, Woodley, RG5 4TX	Householder application for the Erection of a single storey rear extension and patio. Levelling of rear garden to create tiers along with horizontal boarding to the rear fence elevation and side fencing elevations. Creation of a raised bed to the top tier of the garden.
Observations: No objections.	
241251 91 Reading Road, Woodley, RG5 3AE	Householder application for proposed erection of a first floor rear extension plus installation of a porch canopy roof.
Observations: No objections.	
241252 37 Fitzroy Crescent, Woodley, RG5 4EX	Householder application for proposed erection of a new porch to replace existing.
Observations: No objections.	
241263 37b Crockhamwell Road, Woodley, RG5 3LE	Householder application for proposed single storey rear extension and part garage conversion, along with changes to fenestration.
Observations: No objections.	
241268 86 Ravensbourne Drive, Woodley, RG5 4LJ	Householder application for proposed loft conversion, along with 2 no. front and rear dormer extensions to create habitable space, extension of dropped kerb to allow access to new driveway, and changes to fenestration.
Observations: Members of the Planning & Community Committee have considered this application and wished to object, on the grounds that the proposed loft conversion, in terms of scale and materials, would be out of character and out of keeping with the neighbouring properties. The Committee had no objections to the proposed to extend the dropped kerb.	
241301 Tennis Courts, Silver Fox Crescent, Woodley, RG5 3JA	Full planning application for the proposed erection of 1 no. self- build two bedroom detached dwelling with detached garage and parking.
Observations: No objections.	

241387 9 Cartmel Drive, Woodley, RG5 3NG	Householder application for proposed single storey front, side and rear extension with changes to fenestration.
Observations: No objections.	
241399 1 Mulberry Close, Woodley, RG5 3LR	Householder application for proposed two storey side extension with changes to fenestration, following demolition of existing garage.
Observations: No objections.	
241410 Units 1, 2 and 3, 59 Crockhamwell Road, Woodley, RG5 3JP	Full application for the proposed Fenestration changes with additional windows.
Observations: No objections.	
241437 2 Livingstone Gardens, Woodley, RG5 3LT	Householder application for proposed erection of a single storey annex to the rear of the main dwelling to create habitable accommodation following the demolition of existing garage.
Observations: No objections.	
241456 35 Crockhamwell Road, Woodley, RG5 3LE	Householder application for proposed single storey rear extension, single storey front porch infill. Followed by rendering all walls of existing property and changes to fenestration.
Observations: No objections.	