

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 15 October 2024 at 7:45 pm

Present: *Councillors: B. Soane (Chairman); D. Bragg; L. Guttridge; J. Taylor*

Officers present: *K. Murray, Town Clerk*

Also present: *Cllr R. Horskins; Cllr K. Baker (virtual attendance)
Cllr K. Charles-Bey
2 members of the public*

81. **APOLOGIES**

Apologies for absence were received from Councillors Baker, Horskins, Jewell, Lewis, Sartorel and Singh. Councillors Horskins and Baker attended the meeting virtually.

82. **DECLARATIONS OF INTEREST**

There were no declarations of interest from Members.

83. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 17 SEPTEMBER 2024**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 17 September 2024 be approved and be signed by the Chairman as a true and accurate record.

84. **ACTIONS / FOLLOW UPS**

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

27 February 2024 – Minute 188

It was noted that the Cycling and Walking task & finish working group was still awaiting maps from the Wokingham MyJourney team.

21 May 2024 – Minute 11.3

The Town Clerk advised that no response had yet been received and this would be followed up.

85. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

86. **PLANNING DECISIONS**

RESOLVED:

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

87. **PRIOR APPROVAL SUBMISSION**

RESOLVED:

- ◆ To note the following prior approval application received by Wokingham Borough Council:

Application: 242321:
Location: 39 Arundel Road, Woodley, Wokingham, RG5 4JP
Proposal: Application for the prior approval of the erection of a proposed single storey rear extension extending up to 6m from original wall of the house, following demolition of existing single storey rear extension. The roof would be pitched with roof lights and with eaves level to match that of the existing house. The roof would be no higher than 4m from the natural ground level.

88. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note the following applications for works to protected trees received by Wokingham Borough Council:

Application: 242337
Location: TPO 0004/1961: 96 Antrim Road, Woodley, Wokingham, RG5 3NY.
Proposal: T3 Oak (A1 on TPO) - Crown lift to give 1-2m clearance.
Reason for Works: To give clearance to sheds.

89. **PAVEMENT LICENCE**

RESOLVED:

- ◆ To note the following application for a pavement licence, received by Wokingham Borough Council:

Business: Bosco Lounge
Address: 55a-55b Crockhamwell Road, Woodley, RG5 3JP
Details: Application for land adjacent to the above for the operation of refreshment facilities
Times: Mondays to Sundays 09:00 (9am) to 23:00 (11pm)

Comments were required to be submitted for this application by 9 October. As this was prior to this meeting, details were circulated to Members via email. No objections were received.

90. **WOKINGHAM BOROUGH COUNCIL LOCAL PLAN UPDATE 2023-2040: PROPOSED SUBMISSION PLAN**

Members considered the consultation regarding the Wokingham Borough Council Local Plan Update 2023-2040: Proposed Submission Plan. It was noted that representations had been requested on the basis of the legal compliance and soundness of the LPU and as such, Members felt unable to comment.

91. **WOKINGHAM BOROUGH COUNCIL – EV CHARGING STRATEGY CONSULTATION**

Members considered the consultation regarding the Wokingham Borough Council EV Charging Strategy.

Members discussed general concerns around the long term future of EV and it was noted that at this point EV was the strategic direction of travel nationally and globally. It was noted that the strategy gave reference to future behaviour change and market development that would inform the longer term strategy.

RESOLVED:

- ◆ To respond to Wokingham Borough Council with the following comments:
 - The strategy should consider ways in which home charging cables could be used without causing a trip hazard, where the vehicle is not parked on a driveway.
 - Can the strategy include provision for charging points for electric bikes and mobility scooters in public places e.g. town centres.
 - The strategy must employ a common sense approach to individual EV charging point locations, in to provide appropriate access. e.g. the charging point in Wheble Drive has restricted access as it is positioned directly opposite a row of parked vehicles.

92. **TRANSPORTATION & HIGHWAYS**

92.1 **Community Speedwatch**

Councillor Taylor advised that she would be undertaking a trial run of the equipment very shortly, after which they should be ready to go live with the Community Speedwatch Group.

92.2 **Highways Issues**

There were no highways issues raised by Members.

93. **COMMUNITY ISSUES**

There were no community issues raised by Members.

94. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - Promise Inclusion newsletter – September 2024
 - Me2 newsletter – September 2024

95. **FUTURE AGENDA ITEMS**

Councillor Taylor suggested that Members would benefit from guidance on specific areas of process in relation to planning and that currently this relied heavily on the experience of a small number of Councillors on the Committee. Councillor Taylor offered to draft a paper for and forward to the Town Clerk for consideration. The Town Clerk offered to look for specific training and guidance on planning matters for Town Councillors.

RESOLVED:

- ◆ That Councillor Taylor draft a guidance paper for Members focussing on where the Town Council can make a positive difference in the planning process.
- ◆ That the Town Clerk look for appropriate training courses and guidance materials on planning matters for Town Councillors.

96. **PUBLICITY/WEBSITE**

There were no publicity/website issues raised by Members.

97. **ENFORCEMENT ISSUES**

RESOLVED:

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

The meeting closed at 8:36 pm

Planning & Community Committee
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Woodley Town Council

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 15 October 2024

Application No. & Address	
242170 96 Antrim Road, Woodley, Wokingham, RG5 3NY	Householder application for the proposed single storey rear extension following the demolition of the existing single storey rear extension.
Observations: No objections.	
242179 19 Coppice Road, Woodley, Wokingham, RG5 3QX	Householder application for the proposed erection single storey front and side extension along with a garage extension followed by the demolition of the existing detached garage.
Observations: No objections.	
242429 53 Woodwaye, Woodley, Wokingham, RG5 3HB	Householder application for the proposed demolition of existing conservatory preceding single storey rear extension with roof light, front porch extension, loft conversion with dormer extension and roof light, and changes to existing fenestration.
Observations: The Planning & Community Committee have reviewed this application and, whilst they had no objections, asked that Planning Officers ensure that obscured glass be specified as appropriate, where overlooking neighbouring property.	
242488 30 Lunds Farm Road, Woodley, RG5 4PY	Householder application for the proposed single storey front extension to form porch.
Observations: No objections.	
242489 33 Hudson Road, Woodley, Wokingham, RG5 4EN	Householder application for the proposed erection of new front porch.
Observations: No objections.	

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<p>242498 13 Jerome Road, Woodley, Wokingham, RG5 3NH</p>	<p>Householder application for the proposed erection of a new front porch and two storey side/rear extension and a single storey rear extension.</p>
<p>Observations: No objections.</p>	
<p>242532 Headley Road East, Woodley, RG5 4SN</p>	<p>Application to vary condition 15 of planning consent 213106 for the proposed erection of 5 no. buildings for commercial development to provide flexible light industrial, general industrial, and storage and distribution uses, with ancillary offices, associated car parking, formation of new accesses, and landscape planting, following demolition of existing buildings. Condition 15 refers to BREEAM details, and variation is to change the trigger for the condition to within 6 months of occupation.</p>
<p>Observations: The Planning & Community Committee have reviewed this application and, whilst they had no objections, asked that Planning Officers confirm the Committee's understanding that it would be impractical to apply the BREEAM requirements without changing the trigger for the condition to within 6 months of occupation.</p>	