

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 4 February 2025 at 7:45 pm

Present: *Councillors: B. Soane (Chairman); D. Bragg; K. Baker; C. Jewell; J. Taylor*

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

Also present: *Cllr R. Horskins (virtual attendance)
1 member of the public*

144. **APOLOGIES**

Apologies for absence were received from Councillors Horskins and Singh. Councillor Horskins attended the meeting virtually.

145. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

146. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 7 JANUARY 2025**

It was noted that an error in the draft minutes, referring to Councillor Soane as the "Vice-Chairman" instead of "Chairman" had been corrected.

RESOLVED:

- ♦ That the minutes of the Planning and Community Committee meeting held on 7 January 2025 be approved and be signed by the Chairman as a true and accurate record.

147. **ACTIONS / FOLLOW UPS**

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

21 May 2024 – Minute 11.1

The Town Clerk notified Members that Wokingham Borough Council had now provided usage data for the EV charging point on Wheble Drive which showed it had not been used. He advised that Wokingham Borough Council were seeking to remove and relocate the charging point to a more suitable location, and that future locations would be discussed with the Town Council prior to installation.

12 December 2024 – Minute 116

The Town Clerk updated Members that he had written to the relevant management companies about taking over responsibility for the noticeboard on the Loddon Park estate.

7 January 2025 – Minute 138

The Town Clerk provided further detail on the completed action, advising Members that, when raised at the Clerks' Forum, no other clerk in the area had been aware of Wokingham Borough Council's Local Planning Enforcement Plan.

7 January 2025 – Minute 139.2

In relation to the closure of Headley Road to facilitate the installation of the pedestrian crossing outside the Oakwood Centre, Members asked that the Town Clerk query the situation with diversion routes for buses.

148. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

149. **PLANNING DECISIONS**

RESOLVED:

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

150. **PLANNING APPEALS**

RESOLVED:

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

Application: 241638
Location: Garage Block Next To 45, Ravensbourne Drive, Woodley, Wokingham
Proposal: Full application for proposed erection of a 2no bedroom dwelling following demolition of the existing garage block.
(Woodley Town Council had no objections to the proposal)

Application: 242124
Location: 32 Wilmington Close, Woodley, Wokingham, RG5 4LR
Proposal: Full application for proposed erection of a 2no bedroom dwelling following demolition of the existing garage block.
(Woodley Town Council had no objections but submitted concerns relating to the proposal)

Application: 242147
Location: Land outside 145 Crockhamwell Road, Woodley, RG5 3JP
Proposal: Full application for the proposed installation of 1 no. new communications kiosk. Linked appeal 3357278 / 242148
(Woodley Town Council submitted objections to the proposal)

Application: 242148
Location: Land outside 145 Crockhamwell Road, Woodley, RG5 3JP
Proposal: Application for advertisement consent for the proposed installation of 1 no. internally illuminated digital display within a communications kiosk.
Linked appeal 3357277 / 242147
(Woodley Town Council submitted objections to the proposal)

151. **TREE PRESERVATION ORDERS**

RESOLVED:

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

Application: 250001
Location: TPO 1955/2024, T1 and T2: 91 Reading Road, Woodley, Wokingham, RG5 3AE.
Proposal: T1, Oak – Fell.
T2, Oak – Fell.

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

Councillor Taylor, as Chairman of the Cycling & Walking task and finish working group, updated Members on the group's work. Members noted that proposed active travel routes for Woodley, as identified by the group, were currently being walked and cycled to check their suitability. Once confirmed, the group would then work with Wokingham Borough Council and other groups.

Councillor Taylor noted the task listed in the Actions and Follow Ups for the group to discuss school parking with Wokingham MyJourney but stated that, at the current time, they did not have capacity to do this.

RESOLVED:

- ◆ To note Report No. PC 2/25 of the Cycling & Walking task & finish working group meeting which took place on 6 January 2025.

153. **PREMISES LICENCE**

Members considered the application for a variation of premises licence received by Wokingham Borough Council in relation to Jalpari of Woodley Restaurant, Shop Unit 3 & 4, Loddon Vale Centre, Woodley, RG5 4UL. Members noted that change related to recorded music and supply of alcohol, with the business requesting operating times increase to 8am to 11pm 7 days a week.

RESOLVED:

- ◆ To respond to Wokingham Borough Council to confirm there were no objections to the application.

154. **PAVEMENT LICENCE**

Members noted the pavement licence application which had been received by Wokingham Borough Council in relation to Coffee #1, 65 Crockhamwell Road, Woodley, RG5 3JP.

As the closing date for comments was prior to the meeting, application details were circulated to Members of the Committee prior to the meeting with no objections communicated by Members.

155. **ACTIVE TRAVEL**

- 155.1 Members discussed the request from Twyford Parish Council for indications of support in relation to initiatives to improve bike lockers at, and cycle routes between nearby villages / towns and Twyford Station.

Members were supportive of these initiatives. It was commented that a Woodley to Twyford Station cycle route, proposed in Wokingham Borough Council's Local Cycling & Walking Infrastructure Plan was not being progressed at the current time due to a lack of funding. Members believed that, from a Woodley perspective, it was more important to get cycle routes right first, before considering the issue of bike lockers.

Councillor Taylor advised she had arranged to meeting with a Twyford Councillor to discuss this matter further.

RESOLVED:

- ◆ To respond to Twyford Parish Council to indicate the Town Council's support of these initiatives.

- 155.2 Members considered the information provided from the British Horse Society on their pilot campaign which seeks to gauge opinion from local groups before presenting a proposal to Wokingham Borough Council to undertake a review of the footpath network.

It was noted that, whilst there was support for the sentiment of the campaign, Members were aware that Wokingham Borough Council may not have the funds to undertake this review and therefore this would not be the "easy win" for WBC as suggested by the British Horse Society.

Members noted the campaign was seeking to improve bridleways and restricted by-ways, and it was commented that Woodley does not have a significant number of horses. However, it was also noted that bridleways were not restricted to horses, and that they were also defined as routes for walkers, cyclists, and users of mobility scooters.

Following the discussion, no resolution was determined as to a response to submit.

- 155.3 Members discussed the summary of design changes for the proposed Woodley to Reading active travel route provided by Wokingham Borough Council.

Concern was raised that the planned route was still via Palmerstone Road. It was commented that this road was not suitable due to the number of parked vehicles and a blind bend. A suggestion was made that a more appropriate route would be via Anderson Avenue.

Whilst it was highlighted that this section of the route was in Earley, it was observed that it would still be appropriate for Woodley Town Council to comment on this as the route was to be used by Woodley residents. It was suggested the Town Council's observations should be discussed with Earley Town Council first to understand their views and, if appropriate, seek to provide a joint response to Wokingham Borough Council.

RESOLVED:

- ◆ To note the summary of design changes in relation to the Woodley to Reading Active Travel Route, provided by Wokingham Borough Council and set out at in the agenda, and that a Wokingham Borough Council Individual Executive Member Decision was due to be made regarding this in March 2025.
- ◆ To contact Earley Town Council to highlight concerns regarding the proposal to direct cyclists via Palmerstone Avenue on the Woodley to Reading Active Travel Route, suggesting Anderson Avenue as more appropriate and seeking to provide a joint response to Wokingham Borough Council is appropriate.

156. **TRANSPORTATION & HIGHWAYS**

- 156.1 Members discussed a concern raised by a resident regarding there being no safe crossing point on Reading Road near to the junction with Howth Drive.

It was recommended that a response be sent to the resident indicating the Council's support for their request, and suggesting they contact their Borough Ward Councillor who would be better placed to progress this matter with Wokingham Borough Council. Councillor Taylor also suggested it might be possible for the Community Speedwatch Group to assist by deploying the Council's traffic radar to determined traffic volume and speed on this stretch of road.

156.2 **Community Speedwatch**

Councillor Taylor advised Members that there had been no recent speedwatch activities due to the time of year.

157. **COMMUNITY ISSUES**

Members noted that, in Wokingham Today, it had been reported that Wokingham Borough Council had agreed the development of a strategy for the local towns. The Deputy Town Clerk advised that this related to the Wokingham Borough Council's Town Centre Strategy, and that a Borough Officer had attended the Strategy & Resources Committee meeting in September to discuss this. It was noted that Wokingham were due to make an Individual Executive Member Decision on the strategy at the beginning of March.

158. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - Thames Valley Police Community Speedwatch newsletter – Decelerate 6
 - Berkshire Association of Local Councils newsletter – January 2025

159. **FUTURE AGENDA ITEMS**

There were no future agenda items suggested by Members

160. **PUBLICITY/WEBSITE**

There were no publicity and website matters raised by Members.

161. **ENFORCEMENT ISSUES**

RESOLVED:

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

The meeting closed at 9.08 pm

Woodley Town Council

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 4 February 2025

Application No. & Address	Proposal
243101 22 Beaver Way, Woodley, Wokingham, RG5 4UD	Householder application for proposed two storey rear extension with changes to fenestration followed by the demolition of the existing conservatory.
Observations: No objections.	
243176 108 Reading Road, Woodley, RG5 3AD	Householder application for the proposed erection of a single storey rear extension, plus erection of a replacement roof with 2 no. dormers to create first floor accommodation following removal of the existing roof and chimneys, creation of front and rear roof terraces, removal of the front bay window and changes to fenestration.
Observations: Members of the Planning & Community Committee have considered this application and wish to object to the proposed design on the following grounds: <ul style="list-style-type: none"> - The design, especially the provision of balconies, would be entirely out of keeping and out of character with the street scene. - The size, in terms of massing, would be overbearing on neighbouring properties on both Reading Road and Elmwood Drive. 	
243184 33 Duffield Road, Woodley, Wokingham, RG5 4RL	Householder application for the proposed first floor front infill extension along with single storey rear extension and changes to fenestration, plus works to the roof to include roof lights following the demolition of the existing conservatory.
Observations: No objections.	
243216 10 Gainsborough Close, Woodley, Wokingham, RG5 4HD	Householder application for the proposed erection of a single storey rear extension including a roof lantern, garage conversion to create habitable accommodation along with changes to fenestration following demolition of the existing conservatory.
Observations: No objections.	
243247 259 Loddon Bridge Road, Woodley, Wokingham, RG5 4BL	Householder application for the proposed part garage conversion to create habitable accommodation plus changes to fenestration.
Observations: No objections.	

250029 165 Butts Hill Road, Woodley, RG5 4NX	Householder application for the proposed single storey side and rear extensions following the demolition of the existing side porch and existing rear extension
Observations: No objections.	
250075 10 Master Close, Woodley, RG5 4UB	Householder application for the proposed conversion of the existing attached garage to habitable accommodation along with changes to fenestration.
Observations: No objections.	
250096 17 Godstow Close, Woodley, RG5 4LE	Householder application for the proposed single storey front extension along with changes to fenestration.
Observations: No objections.	
250134 6 Tennyson Road, Woodley, RG5 3RH	Householder application for the proposed erection of a single storey front, side and rear extension, plus changes to fenestration following demolition of existing conservatory.
Observations: No objections.	
250142 10 Bakers Place, Woodley, RG5 4AX	Householder application for the proposed detached garage conversion into habitable living accommodation.
Observations: No objections.	
250143 80 Caldbeck Drive, Woodley, RG5 4JX	Householder application for proposed two storey side and single storey rear extension, with changes to fenestration. Following the demolition of the existing garage.
Observations: No objections.	
250150 3 Fawcett Crescent, Woodley, RG5 3HX	Householder application for the proposed two storey front, side and rear extension, plus changes to fenestration and the conversion of the roof into habitable living accommodation.
Observations: No objections.	
250159 49 Clover Rise, Woodley, RG5 4WL	Householder application for the proposed installation of an air source heat pump to rear.
Observations: The Planning & Community Committee have considered this application. They felt there was insufficient information provided about the potential noise impact of the air source. However, based on the proposed citing of the ASHP, and the lack of information on noise impact, they wished to object on the grounds that the pump is located close to the	

boundary; Members believed a more suitable location would be further from the boundary to mitigate any potential noise impact on neighbours.

250165

Tennis Courts, Silver Fox
Crescent, Woodley,
Wokingham, RG5 3JA

Application to vary condition 2, 3, 21 and 22 of planning consent 230874 for the Full Planning application for the proposed erection of 1 no. self-build four bedroom detached dwelling with detached garage and parking. Condition 2, 3, 21 and 22 refers to Approved Details, Materials, Hard and Soft Landscaping and Tree Protection. The variation is to amend parts of the submitted approved details (condition 2), to discharge condition 3 (materials) by means of variation by submitting the proposed external materials to be used in the development in the form of a materials schedule, to discharge condition 21 by variation whereby development is to be implemented in accordance with a new submitted planting and landscaping plan and to amend condition 22 in order to be in accordance with the new submitted plans and statements.

Observations:

No objections.