

**Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 17 June 2025 at 7:45 pm**

**Present:** *Councillors: B. Soane (Chairman); K. Baker; D. Bragg; L. Guttridge; C. Jewell; V. Lewis; J. Sartorel; J. Taylor;*

**Officers present:** *M. Filmore, Deputy Town Clerk*

**Also present:** *Cllr R. Horskins (virtual attendance)  
6 members of the public*

19. **APOLOGIES**

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

20. **DECLARATIONS OF INTEREST**

Councillor Jewell – Agenda Item 5: Current Planning Applications. Councillor Jewell advised that she is a patient at the dental surgery linked to application 251187 – 281-283 Loddon Bridge Road. As such, Councillor Jewell took no part in the discussion or decision relating to this application.

21. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 20 MAY 2025**

**RESOLVED:**

- ♦ That the minutes of the Planning and Community Committee meeting held on 20 May 2025 be approved and be signed by the Chairman as a true and accurate record.

22. **ACTIONS / FOLLOW UPS**

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

23. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

24. **PLANNING DECISIONS**

**RESOLVED:**

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

25. **PLANNING APPEALS**

**RESOLVED:**

- ♦ To note the following decision in relation to a planning appeal lodged with the Planning Inspectorate:

Application: 242147 / 242148  
 Location: 145 Crockhamwell Road, Woodley, RG5 3JP  
 Proposal: Installation of / advertising consent for 1 no. communications kiosk with integrated advertising display.  
 (Woodley Town Council submitted objections to the proposal.)  
 Decision: The appeal was dismissed

## 26. **TREE PRESERVATION ORDERS**

### **RESOLVED:**

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

Application: 251197  
 Location: TPO 143/1977, AREA 1: 15 Sandford Drive, Woodley, Wokingham, RG5 4RR.  
 Proposal: T1, Oak - Fell stem 1 leaving a 2-3m high stump for habitat value and to maintain the stability of stem 2; stem 2 - reduce canopy height and lateral spread on the north and east side of crown by 1-1.5m.

## 27. **ENFORCEMENT ISSUES**

### **RESOLVED:**

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

## 28. **BUDGETARY CONTROL**

Members noted the Budgetary Control information in Report No PC 4/25.

## 29. **TRANSPORTATION & HIGHWAYS**

### 29.1 **Community Speedwatch**

Councillor Taylor advised Members that there had been limited Community Speedwatch activity as she had been focussed on work relating to the Cycling and Walking task & finish working group. She suggested a re-think would be needed after the summer, highlighting that Community Speedwatch would benefit from more volunteers. It was suggested the Council might need a new, independent individual with the passion and capacity to take on the coordination of the group.

### 29.2 **Highways Issues**

A concern was raised regarding overgrown foliage covering the road signage on the roundabout at Bader Way / A329M. Councillor Baker advised he had raised this over a number of years and whilst it is cut back on occasion, there needed to be a long term solution.

### **RESOLVED:**

- ◆ To submit a request to Wokingham Borough Council to clear the foliage and provide a long term solution to the issue of overgrown foliage obscuring signs on the roundabout at Bader Way / A329M.

Councillor Jewell advised Members that she was seeking to resolve an issue with the 'Woodley' sign at Shepherds Hill roundabout which is also obscured.

- 29.3 Members discussed the notification from Wokingham Borough Council of a proposed Traffic Regulation Order amendment to implement car park charges in the Aviation car park to match other car parks surrounding Dinton Pastures.

It was commented that the proposed charges were very high for parking in this location, which it was noted was further away from the main amenities at Dinton Pastures, such as the café, activity centre and play area, than other car parks. Members noted, however, that Wokingham had indicated free parking would remain for those visiting the Museum of Berkshire Aviation, with a 15 minute free drop off / pick up period also in place for those, such as cadets, that use the location to meet.

Concern was raised that the proposed amendment didn't explicitly stipulate free parking for visitors of the Museum of Berkshire Aviation would remain.

**RESOLVED:**

- ◆ To submit a response to Wokingham Borough Council's proposed Traffic Regulation Order amendment highlighting concern that there is no explicit reference to free parking for visitors to the Museum of Berkshire Aviation.

30. **COMMUNITY ISSUES**

Members noted that the joint Wokingham MyJourney and Cycling & Walking task and finish working group stall at Woodley Carnival had received very positive engagement, with a number of people visiting to discuss active travel and the proposed Woodley cycle network. A number of individuals had taken away maps, offering to support the working group by testing out the proposed routes. Thanks were expressed to both Councillor Taylor and Jewell for organising the stall.

The Chairman advised Members that Wokingham Borough Council are due to issue a licence for the providing of a water refilling station in Woodley town centre on 30<sup>th</sup> June, with a refilling station, funded by a donation from the Rotary Clubs of Loddon Vale and Maiden Erlegh, due to be installed during the first week in July.

31. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

- ◆ To note receipt of the following:
  - Promise Inclusion newsletter – May 2025
  - Wokingham Volunteer Centre newsletter – May 2025

32. **FUTURE AGENDA ITEMS**

There were no future agenda items suggested by Members

33. **PUBLICITY/WEBSITE**

A request was made for the Council to publicise information regarding planning decisions and how these concurred, or not, with the committee's comments.

The meeting closed at 8.51 pm

**Woodley Town Council**

**Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 17 June 2025**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>251115</b> 43 Rowan Drive, Woodley, RG5 4LN	Householder application for the proposed erection of a single storey front extension.
<b>Observations:</b> No objections.	
<b>251184</b> 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.
<b>Observations:</b> Members of the Planning & Community Committee have considered this application. They noted that the application was only minimally different from the previous application – 243176 – with a change in the roof line. As such, they repeated their original objections to the proposed design on the following grounds: - 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.	
<b>251185</b> 5 South Lake Crescent, Woodley, RG5 3QW	Full application for the proposed erection of 1 no. detached three bedroom dwelling with associated cycle store, plus creation of new access and parking for the new dwelling and no. 5 South Lake Crescent following closure of the existing access.
<b>Observations:</b> No objections.	
<b>251187</b> 281-283, Loddon Bridge Road, Reading, RG5 4BE	Full application for the change of use of 283 Loddon Bridge Road to a dental practice, to be used in conjunction with the existing dental practice at 281 Loddon Bridge Road. Including the addition of an open sided canopy link.
<b>Observations:</b> No objections.	
<b>251275</b> 33 Duffield Road, Woodley, RG5 4RL	Householder application for the proposed erection of a first floor rear extension and a single storey rear extension, including fenestration and the demolition of existing conservatory.
<b>Observations:</b> No objections.	

<b>251308</b> 46 Colemans Moor Lane, Woodley, RG5 4BT	Householder application for the proposed erection of a single storey rear extension and a two-storey side extension, including new fenestration and the creation of a new widened dropped kerb.
<b>Observations:</b> The Planning & Community Committee have considered this application and wished to object on grounds that the proposal is: - Overbearing, in terms of massing, to the neighbouring property at 44 Colemans Moor Lane - Overdevelopment of the site  Members also noted and wished to support the concerns of the neighbouring property at 44 Colemans Moor Lane that the window shown in bedroom 3 on the plans would overlook the neighbouring property and so would not be suitable for a clear glass window.	
<b>251339</b> 14 Nightingale Road, Woodley, RG5 3LS	Householder application for the proposed two storey side/rear extension, partial garage conversion and changes to fenestration.
<b>Observations:</b> No objections.	
<b>251347</b> 82 Caldbeck Drive, Woodley, RG5 4JX	Householder application for the proposed part two storey, part single storey side and rear extensions following the demolition of the garage. Along with a front porch and changes to fenestration.
<b>Observations:</b> No comment.	