

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 22 July 2025 at 7:45 pm

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

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

Also present: *7 members of the public*

34. **APOLOGIES**

Apologies for absence were received from Councillors Horskins and Sartorel.

35. **DECLARATIONS OF INTEREST**

There were no declarations of interest from Members.

36. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 17 JUNE 2025**

RESOLVED:

- ♦ That the minutes of the Planning and Community Committee meeting held on 17 June 2025 be approved and be signed by the Chairman as a true and accurate record.

37. **ACTIONS / FOLLOW UPS**

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

14 November 2023 – Minute 115 / 12 December 2024 – Minutes 116

In relation to minute 116, which was for Councillor Taylor to review the Woodley Design Statement and identify key elements to be considered when responding to planning applications, it was agreed that the Statement should be circulated to all Councillors in order that the contents could be taken into account when considering all matters, including those which impact the wider community. It was felt this would complete the action linked to minute 116, but that minute 115, which was to review the Statement once the new Local Plan is finalised, should remain.

17 June 2025 – Minute 29.2

It was noted that overgrown foliage surrounding the road sign towards Woodley on the A3290, prior to Bader Way, had been cleared, but that the sign was still only visible from less than 50 yards away. Councillor Jewell advised she had taken this up with Wokingham Borough Council directly and would continue to do so until the situation is resolved.

17 June 2025 – Minute 29.3

Members noted the report which had been circulated regarding the Individual Executive Member Decision due to be taken in relation to the introduction of car park charges at the Museum of Berkshire Aviation car park. Members were disappointed that the report, which collated objections and comments to the proposal, had not provided a substantive answer to the objections raised, purely citing that charges were being brought in to match other Dinton Pastures car parks.

38. **CURRENT PLANNING APPLICATIONS**

During discussions, Members asked that Officers contact Wokingham Borough Council to receive guidance on what would happen if two planning applications are approved for the same property for different elements / designs.

RESOLVED:

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

39. **PLANNING DECISIONS**

RESOLVED:

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

40. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note that Wokingham Borough Council have confirmed the following tree preservation order:

TPO 1999/2025 – 5 Woodlands Avenue, Woodley, Wokingham, Berkshire, RG5 3HN

41. **ENFORCEMENT ISSUES**

RESOLVED:

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

42. **WOKINGHAM BOROUGH COUNCIL PUBLIC BUDGET SURVEY**

Members considered the request for feedback from town and parish councils regarding their public budget survey, but felt the Committee did not have a mandate to reply to this, highlighting that it would be difficult to reflect to all individuals views. It was noted the original survey had been circulated to all Members, and had been publicised to residents by the Town Council. The Committee determined not to send a response.

43. **TRANSPORTATION & HIGHWAYS**

43.1 **Community Speedwatch**

Councillor Taylor advised Members that there was no update.

43.2 **Highways Issues**

It was noted that a trip hazard outside Morrisons Local in the town centre which had been reported by a Councillor to Wokingham Borough Council had been resolved within 2 days.

Members highlighted a concern regarding the traffic entering and exiting the new Morrisons store at the Just Tiles roundabout. Councillor Jewell advised she had raised this directly with Wokingham Borough Council's highways team and it was felt this was likely to be a planning issue.

44. **COMMUNITY ISSUES**

It was requested that, should the proposed car park charges at the Museum of Berkshire Aviation car park be approved, Wokingham Borough Council needs to be advised they need to update signage on Colemans Moor Road directing people to free car parks.

45. **PUBLICATIONS/INFORMATION**

RESOLVED:

♦ To note receipt of the following:

- Promise Inclusion newsletter – June 2025
- Berkshire Association of Local Councils newsletter – July 2025

46. **FUTURE AGENDA ITEMS**

There were no future agenda items suggested by Members.

47. **PUBLICITY/WEBSITE**

It was requested that the Council seek to help Wokingham MyJourney to publicise their summer bike bonanza taking place at Coronation Hall on 21 August.

The meeting closed at 9.14 pm

Woodley Town Council

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 22 July 2025

Application No. & Address	Proposal
251292 52 Antrim Road, Woodley, RG5 3NT	Householder application for the proposed single storey front extension, with new fenestration.
Observations: No objections.	
251403 79 Woodlands Avenue, Woodley, RG5 3HG	Householder application for the proposed erection of single storey rear extension.
Observations: No objections.	
251470 1 Halstead Close, Woodley, RG5 4LD	Full application for the proposed erection of first floor side extension following subdivision of existing dwelling, associated parking and amenity land.
Observations: No objections.	
251472 28 Tennyson Road, Woodley, RG5 3RH	Householder application for the proposed engineering operations to re-level the rear garden and facilitate the formation of a patio with associated retaining structures.(Retrospective)
Observations: No objections.	
251501 30 Reading Road, Woodley, RG5 3DB	Householder application for the proposed erection of first floor side extension, garage conversion and changes to fenestrations.
Observations: Members of the Planning & Community Committee have considered this application and were concerned about the potential to create a terracing effect. Whilst they acknowledge there would be a gap between the properties, and that the proposed side extension was stepped back from the front elevation of the property, they noted the extension was in line with the front elevation of the neighbouring property, and ask the gap between would be minimal it was felt this could lead to a potential terracing effect.	
251559 25 Colemans Moor Lane, Woodley, RG5 4BT	Householder application for the proposed erection of a part single, part two storey side/rear extension and changes to fenestration following demolition of existing porch, conservatory and garage.
Observations: Members of the Planning & Community Committee have considered this application and wish to repeat the objection they raised with regards to the original application (reference 250730) on the grounds that they believe the proposed development would be overbearing	

and overdevelopment; the Committee noted the footprint for the new proposal appears bigger than the original application.	
251580 Land to the north of 6 Woodlands Avenue, Woodley, RG5 3HJ	Permission in principle application for residential development (including demolition of an existing bin store) comprising the erection of a minimum of 2 and a maximum of 4 dwellings.
Observations: Members of the Planning & Community Committee have considered this permission in principal application. Whilst they did not object to the proposed land being used for residential development, they were concerned with the access and parking issues which would be caused by the introduction of 4 properties, and felt the site could accommodate a maximum of 2 properties.	
251582 28 Tennyson Road, Woodley, RG5 3RH	Full application for the proposed erection of a 2m replacement fence. (Retrospective)
Observations: No comment.	
251584 5 Ashtrees Road, Woodley, RG5 4LP	Householder application for the proposed erection of a two storey rear extension with associated alterations to rear and side fenestration, following demolition of the existing rear conservatory.
Observations: No comment.	
251587 189 Fairwater Drive, Woodley, RG5 3JQ	Householder application for the proposed erection of a first-floor extension.
Observations: Members of the Planning & Community Committee have considered this application and, whilst they did not wish to object, they were concerned about the potential impact on the neighbouring property by the 2-storey element of the design.	
251660 11 The Ridgeway, Woodley, RG5 3QD	Householder application for the proposed erection of a single storey rear extension with a flat roof incorporating a roof lantern and new rear-facing fenestration, following demolition of the existing conservatory.
Observations: No comment.	