

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 23 July 2024 at 7:45 pm

Present: *Councillors: B. Soane (Chairman); K. Baker; D. Bragg; R. Horskins; C. Jewell; J. Sartorel; P. Singh; J. Taylor*

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

Also present: *7 members of the public*

32. **APOLOGIES**

Apologies for absence were received from Councillors Guttridge and Lewis.

33. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

34. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 18 JUNE 2024**

RESOLVED:

- ♦ That the minutes of the Planning and Community Committee meeting held on 18 June 2024 be approved and be signed by the Chairman as a true and accurate record.

35. **ACTIONS / FOLLOW UPS**

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

17 October 2023 – Minute 94.2

The Deputy Town Clerk informed Members that the Council's speedwatch camera had now been sent for repair, requiring a new bespoke battery, and was expected to be fixed and returned by mid-August.

17 October 2023 – Minute 94.3

With regards to the issue of poor parking around Rivermead School at drop off and pick up times, the Chairman advised that he believed Wokingham Borough Council were due to check all schools during July. In light of the lack of progress with this action, it was recommended that the Chairman might cease chasing Borough Councillor Shahid Younis and try a different tact.

36. **CURRENT PLANNING APPLICATIONS**

In relation to planning application 241528 – 10 Brecon Road – it was agreed that Councillor Horskins would provide concerns regarding compliance with building regulations to the Deputy Town Clerk, to be forwarded to Wokingham Borough Council for investigation.

RESOLVED:

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

Six members of the public left the meeting after the respective planning application in which they were interested had been discussed.

37. **PLANNING DECISIONS**

RESOLVED:

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

38. **PRIOR APPROVAL SUBMISSION**

RESOLVED:

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

Application: 241685
Location: 20 Beaver Way, Woodley, Wokingham, RG5 4UD
Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.92m, for which the maximum height would be 3.50m and the height of the eaves 2.50m.

Application: 241799
Location: 96 Antrim Road, Woodley, Wokingham, RG5 3 NY
Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.7m, for which the maximum height would be 3.95m and the height of the eaves 2.5m.

39. **ADVERTISEMENT CONSENT APPLICATION**

RESOLVED:

- ◆ To note the following applications for advertisement consent received by Wokingham Borough Council:

Application: 241740
Location: Bus Shelter Adjacent To Garage, London Road, Woodley, Wokingham
Proposal: Application for advertisement consent for 1 no. internally illuminated double-sided digital panel to replace existing panel forming part of bus shelter.

Application: 241760
Location: Bus Shelter outside 3, Reading Road, Woodley, Wokingham
Proposal: Application for advertisement consent for 1 no. internally illuminated double-sided digital panel to replace existing panel forming part of bus shelter.

Application: 241757
Location: Bus Shelter, Headley Road East, Woodley, Wokingham
Proposal: Application for advertisement consent for 1 no. internally illuminated double-sided digital panel to replace existing panel forming part of bus shelter.

40. **TREE PRESERVATION ORDERS**

RESOLVED:

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

Application: 241530
Location: TPO 3/1951 (W3): 46 Highgate Road, Woodley, Wokingham, RG5 3QR.
Proposal: T1 (Laurel) - reduce to approximately 2.25m

Application: 241774
Location: TPO 1246/2008, Area 1: Land to the rear of 3 Ryecroft Close, Woodley, Wokingham, RG5 3BP.
Proposal: T1, Beech – Reduce branches overhanging the rear garden of no. 3 Ryecroft Close back to the boundary by approx. 4m

41. **WBC PARKING CHARGES**

Members discussed the impact of the increase parking charges introduced by Wokingham Borough Council (WBC) in July 2023.

It was noted that the report provided by WBC compared annual figures against pre-covid (2019) data, not the year prior to the charge increases. It was also noted there was no comparative data for the impact on Sunday and evening car park usage as charges were not previously applied to those times. It was suggested that the impact on Sunday and evening usage could be assessed using footfall data from shops and traders, if this was available. It was requested that this be raised with the Town Centre Manager. A comment was also made that whilst WBC have footfall information for Wokingham town centre, they do not collect similar data for Woodley.

RESOLVED:

- ◆ To note Report No. PC 4/24.

42. **TRANSPORTATION & HIGHWAYS**

42.1 **Community Speedwatch**

No further updates were provided.

42.2 **Highways Issues**

It was highlighted there was due to be a closure of the A329(M) in the coming weeks, and it was recommended this be publicised to residents.

43. **COMMUNITY ISSUES**

A comment was made that residents were unaware of a number of local consultations taking place, including Wokingham Borough Council SEND provision and Community Safety surveys, leading to low response levels. It was suggested the Town Council should consider doing more to promote these and other similar consultations, such as a current consultation regarding the potential relocation of the Royal Berkshire Hospital.

The Deputy Town Clerk highlighted that most organisations issuing these consultations, such as Wokingham Borough Council, have larger communications teams and budgets than the Town Council. He advised that, whilst the Council does do what it can to promote consultations being run by external organisations which may impact Woodley residents, the Council does not have the resource to promote every consultation and must prioritise Town Council business.

It was noted that it would be helpful if more Town Councillors were to engage and promote these consultations too via their own social networks, where available. A suggestion was also made that Councillors could, on their own initiative, publicise such consultations by printing off details and posting to physical notice boards around the area.

44. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ♦ To note receipt of the following:
 - Promise Inclusion newsletter – June 2024
 - Me2 newsletter – June 2024

45. **FUTURE AGENDA ITEMS**

There were no future agenda items raised by Members.

46. **PUBLICITY/WEBSITE**

There were no additional publicity and website items raised by Members.

47. **ENFORCEMENT ISSUES**

RESOLVED:

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

The meeting closed at 9:14 pm

Woodley Town Council

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 23 July 2024

Application No. & Address	Proposal
240522 100 Colemans Moor Road, Woodley, RG5 4DN	Householder application for the proposed erection of a first floor side extension and a single storey side/rear extension with canopy and raised deck, plus changes to fenestration.
Observations: No objections.	
241323 130-132, Antrim Road, Woodley, RG5 3NZ	Householder Joint Planning Application for the proposed single storey front two storey side and single storey rear extension, along with works to the roof and changes to fenestration.
Observations: No objections.	
241390 303 Loddon Bridge Road, Woodley, RG5 4BE	Full application for proposed installation of new extractor flue to the rear.
Observations: The Planning & Community Committee have considered this application and, whilst they had no objections to the proposals, they wish to raise a concern regarding the potential smells emanating from the flue which might be directed towards the neighbouring flat.	
241441 27 Fairwater Drive, Woodley, RG5 3JG	Householder application for proposed erection of a single storey front extension including creation of a porch, a single storey rear extension, an outbuilding to the rear plus creation of a parking space to the rear.
Observations: Members of the Planning & Community Committee have considered this application and determined to submit objections on the grounds that: - the development would constitute overdevelopment of the site, almost doubling the property's current footprint. - the proposal would significantly reduce the amount of external amenity space in the rear garden to below the Borough's Design Guide; this is particularly impacted by the introduction of an outbuilding and a parking space at the rear of the site.	
241458 12 Monitor Way, Woodley, RG5 4BF	Householder application for proposed erection of a timber cladding outbuilding to the rear of the dwelling to facilitate a home office (Retrospective).
Observations: No objections.	

241468 Library Parade, Crockhamwell Road, Woodley, RG5 3LX	Application to vary/removal of condition [2 and 22] of planning consent [230743] dated 28/09/2023 for the proposed creation of a mixed use building consisting of the retention of the existing 3 no. retail stores at ground floor level and the addition of 14 no. apartments on new first, second and third floor levels, including the erection of three and four storey rear extensions. Condition [2 and 22] refers to 2) Approved details, and 22) Obscure glazing – The bathroom window of unit 1 on the south elevation is no longer proposed.
Observations: No objections.	
241504 51 Walmer Road, Woodley, RG5 4PN	Householder application for proposed two storey front extension with a garage conversion to create habitable accommodation, first floor rear extension with changes to the fenestration
Observations: No objections.	
241528 10 Brecon Road, Woodley, RG5 4PR	Householder application for proposed garage conversion to create habitable accommodation , single storey front extension to create a porch with changes to the fenestration (retrospective)
Observations: No objections.	
241577 79 Bruce Road, Woodley, RG5 3DY	Householder application for proposed erection of a single storey front extension to create porch plus a single storey rear flat roof (retrospective).
Observations: No objections.	
241632 86 - 88 Headley Road, Woodley, RG5 4JE	Full application for the proposed change of use of unit 4 to Sui Generis (Doggy Day Care) plus replacement of an existing canopy roof.
Observations: No objections.	
241638 Garage Block Next To 45, Ravensbourne Drive, Woodley, Wokingham	Full application for proposed erection of a 2no bedroom dwelling following demolition of the existing redundant garages on the site.
Observations: No objections.	
241673 62 Beechwood Avenue, Woodley, RG5 3DG	Householder application for proposed erection of a two storey side/rear extension following demolition of the existing detached garage along with changes to fenestration plus removal of the chimney.
Observations: No objections.	

241722 47 Hazel Drive, Woodley, RG5 3SA	Householder application for the proposed erection of a single storey rear extension plus modification of existing single storey roof and addition of 1 no. lantern rooflight, changes to fenestration and part demolition of the existing detached garage
Observations: No objections.	
241729 17 Wyndham Crescent, Woodley, RG5 3AY	Householder application for proposed first floor infill rear extension, plus 1no. rooflight and formation of new side window.
Observations: No objections.	
241733 321 Headley Road East, Woodley, RG5 4SE	Householder application for proposed single storey front extension, two storey side extension, and single storey rear extension along with changes to fenestration.
Observations: The Planning & Community Committee have considered this application and, whilst they had no objections to the proposals, they did concur with the comments of the neighbour at 323 Headley Road East, who was present at the committee meeting, who indicated that they would have preferred the design to match option C, provided in the applicants post pre-application sketch, as it was felt this option would reduce the impact on the neighbouring property, especially should a later application be received for a similar extension from the neighbouring property at 325 Headley Road East.	
241739 65 Lunds Farm Road, Woodley, RG5 4PZ	Householder application for the proposed single storey front extension.
Observations: No objections.	
241773 271 Headley Road East, Woodley, RG5 4SE	Householder application for proposed single storey side extension with changes to fenestration.
Observations: No objections.	