

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 1 April 2025 at 7:45 pm

Present: *Councillors: B. Soane (Chairman); K. Baker; D. Bragg; L. Guttridge; J. Sartorel; P. Singh; J. Taylor*

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

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

183. **APOLOGIES**

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

184. **DECLARATIONS OF INTEREST**

With regards to potential declarations of interest, Councillor Taylor highlighted that a friend had commented on planning application 250469 – 10 The Ridgeway – and Councillor Bragg advised he lived in the same road but some distance away from the site of planning application 250720 – 20 Farriers Close. The Deputy Town Clerk confirmed these would not be considered pecuniary or prejudicial interests and the Councillors may continue to take part in the discussions around these applications.

185. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 4 MARCH 2025**

RESOLVED:

- ♦ That the minutes of the Planning and Community Committee meeting held on 4 March 2025 be approved and be signed by the Chairman as a true and accurate record.

186. **ACTIONS / FOLLOW UPS**

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

187. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

188. **PLANNING DECISIONS**

RESOLVED:

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

189. **TREE PRESERVATION ORDERS**

189.1 **RESOLVED:**

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

Application: 250455
Location: TPO 281971, Area 1: Norris Copse, Waingels Road, Charvil, Berkshire.
Proposal: G1, Ash – Fell all diseased and dangerous Ash trees alongside Waingels Road and the entrance to Waingels College; top selected Ash trees and leave as monoliths, and fell any ash trees with 40% canopy loss in the rest of Norris Copse. T1, Oak – Reduce dead tree to monolith.

Application: 250571
Location: TPO 3/1951, Woodland 3: 106 Nightingale Road, Woodley, Wokingham, RG5 3LY.
Proposal: T1, Sweet Chestnut – Repollard.
G2, Laurel – Cut back face of hedge and reduce height by approx. 1m.

Application: 250572
Location: TPO 3/1951, Woodland 3: 108 Nightingale Road, Woodley, Wokingham, RG5 3LY.
Proposal: T4 – T8, Sweet Chestnut x 5 – Repollard.

Application: 250573
Location: TPO 3/1951, Woodland 3: 104 Nightingale Road, Woodley, Wokingham, RG5 3LY.
Proposal: G3, Laurel - Cut back face of laurel hedge to be approx. level with back of shed and reduce height to match hedge at no. 106 Nightingale Road.

Application: 250658
Location: TPO 3/1951, Woodland 3: 34 Plymouth Avenue, Woodley, Wokingham, RG5 3SG.
Proposal: T1, Maple – Reduce in radial spread by approx. 2.5m from 6m to 3.5m; remove failed tree from canopy.

Application: 250659
Location: TPO 3/1951, Area 1: Land adjacent to 34 Plymouth Avenue, Woodley, Wokingham, RG5 3SG.
Proposal: T2, Oak - Reduce lower extended branches by 2m to the nearest suitable growth point (reducing the radial spread from 9m to 7m) to bring in line with the bulk of the canopy.
T3, Oak - Reduce one indicated branch by 2m to the nearest suitable growth point (reducing the radial spread from 8m to 6m) to bring line with boundary. T4, Unknown Species – Remove failed, possibly dead tree.

Application: 250687
Location: TPO 1307/2009: 29 Wroxham Road, Woodley, Wokingham, RG5 3AX.
Proposal: T6, Oak – Reduce lateral branches overgrowing the rear garden by 3m.

189.2 **RESOLVED:**

- ◆ To note that Wokingham Borough Council has confirmed the following Tree Preservation Order:

TPO 1990/2025 - tree at 36 Millbank Crescent, Woodley, Wokingham, B Berks, RG5 4ER

190. **PLANNING APPEALS**

RESOLVED:

- ◆ To note the following decision made by the Planning Inspectorate in relation to a planning appeal:

Application:	241638
Location:	45 Ravensbourne Drive, Woodley, RG5 4LJ
Proposal	Construction of a new accessible two-bedroom single storey dwelling, following the demolition of the existing redundant garages on the site (Woodley Town Council had no objections to the proposal.)
Decision:	The appeal was dismissed.

191. **ADVERTISEMENT CONSENT**

RESOLVED:

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

Application:	250448
Location:	Headley Park Area Ten, Headley Road East, Woodley, Wokingham
Proposal	Application for advertisement consent for the removal of existing main site ID sign and replace with 1 no. freestanding non illuminated site ID sign and install 1 no. freestanding non illuminated tenant directory.

192. **TRANSPORTATION & HIGHWAYS**

192.1 **Community Speedwatch**

Councillor Taylor advised that there was little to report, however a new speedwatch location in Mohawk Way has now been agreed, and the group are currently considering a potential new location to the northern end of Butts Hill Road.

192.2 **Highways Issues**

The Chairman raised a concern over the lack of pavement space for wheelchair users on Waingels Road.

193. **CHARVIL NEIGHBOURHOOD PLAN**

One comment was made in relation to the Charvil Neighbourhood Plan which was that it references a desire for a cycle route from Charvil to Woodley town centre, and that the Council would strongly support this as it matches the aims of the Cycling & Walking task & finish working group

RESOLVED:

- ◆ To respond to the Charvil Neighbourhood Plan consultation with no specific comments, other than to state support for the indicated cycle route from Charvil to Woodley town centre.

194. **COMMUNITY ISSUES**

It was highlighted that there had been rumours of Wokingham Borough Council seeking to introduce additional car park charges, and that these potentially might cover Ashenbury Park. Members noted the Borough Council had advised this was not the case, but it was commented that, were this to happen, it would likely be approved via an Individual Executive Member Decision (IEMD). Members asked that Officers contact Wokingham Borough Council to ensure the Town Council is advised in advance of any potential introduction of car parking charges affecting Woodley, including those to be decided via an IEMD.

195. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - Berkshire Association of Local Councils newsletter – March 2025

196. **FUTURE AGENDA ITEMS**

There were no future agenda items suggested by Members

197. **PUBLICITY/WEBSITE**

There were no publicity and website items raised by Members.

198. **ENFORCEMENT ISSUES**

RESOLVED:

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

The meeting closed at 8.50 pm

Woodley Town Council

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 1 April 2025

Application No. & Address	Proposal
250200 62 Reading Road, Woodley, Wokingham, RG5 3DB	Householder application for the proposed two storey front, side and rear extensions, including the erection of a 2 no. sky lights. Along with a loft conversion to create habitable accommodation and changes to fenestration. Followed by the demolition of the existing garage.
Observations: No objections.	
250434 44 Coppice Road, Woodley, Wokingham, RG5 3RA	Householder application for the proposed two storey side extension. Plus, the erection of a new porch and changes to fenestration. Following the demolition of the existing chimney.
Observations: No objections.	
250442 Land adjacent to Whispering Pines, Perimeter Road, Woodley, RG5 4TE	Full application for the proposed erection of 1 no. three bedroom dwelling with bin/cycle store, plus associated access, parking and landscaping, following demolition of the existing outbuildings.
Observations: No objections.	
250468 8 Butts Hill Road, Woodley, Wokingham, RG5 4NH	Householder application for the proposed erection of a pitched roof onto existing outbuilding including roof lights to facilitate loft accommodation (part-retrospective).
Observations: No objections.	
250469 10 The Ridgeway, Woodley, Wokingham, RG5 3QD	Householder application for the proposed erection of an outbuilding to rear (retrospective).
Observations: The Planning & Community Committee have considered this application. They noted comments by neighbours regarding the height of the development, and noted the application would likely have been allowed under permitted development were the height to have been under 2.5m. As such, and in recognition of the comments from neighbours, the Committee determined not to submit any specific comments other than asking for the neighbours comments to be taken into account.	

250480 2 Comet Way, Woodley, Wokingham, RG5 4NZ	Householder application for the proposed erection of single storey front and rear extensions and a part first floor part two storey side extension, plus part conversion of the garage to habitable accommodation and changes to fenestration.
Observations: No objections.	
250500 37 Coppice Road, Woodley, Wokingham, RG5 3RA	Householder application for the proposed replacement of existing conservatory roof, including raising of the pitch plus changes to fenestration to include insertion of 3no. rooflights.
Observations: No objections.	
250507 13 Cornfield Road, Woodley, Wokingham, RG5 4QA	Householder application for the proposed erection of a outbuilding in the garden to be used as an self contained annexe.
Observations: The Planning & Community Committee have considered this application and whilst they had no objections to the development they requested relevant conditions be added which ensure the outbuilding remains ancillary to the main dwelling and cannot be used in the future as a separate dwelling.	
250520 35 Crockhamwell Road, Woodley, RG5 3LE	Householder application for proposed alterations to detached garage and incidental/ancillary use to dwelling (part retrospective).
Observations: No objections.	
250541 28 Tennyson Road, Woodley, Wokingham, RG5 3RH	Householder application for the proposed erection of a replacement fence(retrospective).
Observations: No objections.	
250575 6 Dundela Close, Woodley, RG5 3NN	Householder application for proposed single storey front infill extension to the existing garage, along with a single storey rear extension and changes to fenestration. Followed by the demolition of the existing rear extension and conservatory.
Observations: No objections.	
250601 2 Wroxham Road, Woodley, RG5 3AT	Householder application for proposed single storey rear extension.
Observations: No objections.	

250609 17 Retford Close, Woodley, Wokingham, RG5 4TP	Householder application for the proposed erection of a front porch. Plus, the erection of a pitched roof at the front of the garage, single storey rear extension with feature lantern and changes to fenestration.
Observations: No objections.	
250674 18 Rochester Avenue, Woodley, RG5 4NA	Householder application for the proposed garage conversion into office space plus changes to fenestration (PART - RETROSPECTIVE).
Observations: No objections.	
250720 20 Farriers Close, Woodley, RG5 3DD	Householder application for the proposed erection of a single storey front and rear extension, plus conversion of the garage into habitable accommodation, changes to fenestration following the demolition of the existing conservatory.
Observations: No objections.	
250736 42 South Lake Crescent, Woodley, RG5 3QJ	Householder application for the proposed erection of single storey front extension creating porch, two storey side extension, two storey rear extension plus conversion of loft to create habitable accommodation to include 1no. dormer, rooflights, solar panels and changes to fenestration.
Observations: No objections.	