

Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 29 April 2025 at 7:45 pm

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

Officers present: *K. Murray, Town Clerk;*

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

199. **APOLOGIES**

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

200. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

201. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 1 APRIL 2025**

RESOLVED:

- ♦ That the minutes of the Planning and Community Committee meeting held on 1 April 2025 be approved and be signed by the Chairman as a true and accurate record.

202. **ACTIONS / FOLLOW UPS**

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

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Councillor Baker asked that Councillor Taylor provide an update to the committee on the level of involvement from representatives of active local cycling organisations.

203. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

204. **PLANNING DECISIONS**

RESOLVED:

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

205. **PLANNING APPEALS**

RESOLVED:

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

Application: 242124
Location: 32 Wilmington Close, Woodley, Wokingham, RG5 4LR
Proposal A ground floor wraparound extension, first floor side extension, internal alterations and all associated works.
(Woodley Town Council had no objections to the proposal.)
Decision: The appeal was dismissed.

206. **PRIOR APPROVAL APPLICATION**

RESOLVED:

- ♦ To note the following application for prior approval received by Wokingham Borough Council:

Application: 250904
Location: 7 Hitch Hill Close, Earley, Wokingham, RG6 1FT
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 4.00m, for which the maximum height would be 3.57m and the height of the eaves 2.55m.

207. **LISTED BUILDING CONSENT APPLICATION**

RESOLVED:

- ♦ To note the following application for prior approval received by Wokingham Borough Council:

Application: 250792
Location: 11 Headley Road, Woodley, Wokingham, RG5 4JB
Proposal Application for Listed Building consent for the proposed windows and front porch replacement.

208. **REVIEW OF PREMISES LICENCE APPLICATION**

RESOLVED:

- ♦ To note the application for a review of a premises licence received by Wokingham Borough Council in relation to Brecon Road Food & Wine, 1 The Parade, Brecon Road, Woodley, RG5 4PS and that, as comments were required to be submitted prior to this meeting, details were circulated to Members via email and no objections raised.

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

RESOLVED:

- ♦ To note Report No. PC 3/25 of the Cycling & Walking task and finish working group meeting which took place on 22 April 2025.

210. **TRANSPORTATION & HIGHWAYS**

210.1 **Community Speedwatch**

There was no update.

210.2 **Highways Issues**

There were no highways issues raised by Members.

211. **COMMUNITY ISSUES**

There were no community issues raised by Members.

212. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ♦ To note receipt of the following:
 - Promise Inclusion newsletter – March 2025

213. **FUTURE AGENDA ITEMS**

There were no future agenda items suggested by Members

214. **PUBLICITY/WEBSITE**

It was suggested that the progress of the Cycling and Walking Task & Finish Working Group could be publicised on the Council website.

215. **ENFORCEMENT ISSUES**

RESOLVED:

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

The meeting closed at 8.27 pm

Woodley Town Council

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 29 April 2025

Application No. & Address	Proposal
250730 25 Colemans Moor Lane, Woodley, Wokingham, RG5 4BT	Householder application for the proposed erection of a part single, part two storey side/rear extension, following demolition of existing porch, conservatory and garage.
Observations: Members of the Planning & Community Committee have considered this application and wish to object to the proposed design on the following grounds: Over development The Committee also requested that should the application be approved, the concerns of neighbouring residents and particularly the resident of no. 23 Colemans Moor Lane, be taken into consideration.	
250831 72 Bungalow 72b, Headley Road, Woodley, Wokingham, RG5 4JE	Householder application for the proposed erection of a single storey side extension plus changes to fenestration.
Observations: No objections.	
250878 146 Butts Hill Road, Woodley, Wokingham, RG5 4NY	Householder application for the proposed erection of 1no. detached outbuilding.
Observations: No objections.	
250909 42 Dunbar Drive, Woodley, Wokingham, RG5 4HA	Householder application for proposed erection of a single storey rear extension following conversion of existing garage to create habitable accommodation.
Observations: No objections.	
250651 120 Fairwater Drive, Woodley, Wokingham, RG5 3JB	Householder application for a proposed single storey side and rear extension.
Observations: No objections.	

250755 53 Drovers Way, Woodley, Wokingham, RG5 3PH	Householder application for the proposed erection of a single storey rear extension following demolition of the existing rear canopy roof and detached outbuilding.
Observations: No objections.	
250759 45 South Lake Crescent, Woodley, Wokingham, RG5 3QJ	Householder application for the proposed erection of a single storey side extension following demolition of the existing single storey side extension, plus changes to fenestration.
Observations: No objections.	
250796 1 Kingfisher Drive, Woodley, Wokingham, RG5 3LG	Householder application for the proposed garage conversion into habitable accommodation to form an annexe. Plus, a front canopy over the porch and changes to fenestration.
Observations: No objections.	
250807 26 Fitzroy Crescent, Woodley, Wokingham, RG5 4EU	Householder application for proposed erection of a new conservatory following the demolition of the existing.
Observations: No objections.	
250823 Land at Headley Road East, Woodley, Wokingham, RG5 4SN	Application to vary condition 32 of planning consent 213106 (granted at appeal, ref: APP/X0360/W/22/3306963), as varied by Section 73 of Town and Country Planning Act 1990 (as amended) planning permission 242532, for the proposed erection of 5 no. buildings for commercial development to provide flexible light industrial, general industrial, and storage and distribution uses, with ancillary offices, associated car parking, formation of new accesses, and landscape planting, following demolition of existing buildings. Condition 32 refers to the timing of deliveries at units 9 and 10 and the proposal is to vary the condition to lift the restriction in respect of Unit 9 only.
Observations: The Planning & Community Committee have considered this application. It was noted that the wording appears identical to the previous application No. 241926 which has already been approved.	
243015 25 Kingsford Close, Woodley, Wokingham, RG5 4DT	Householder application for proposed two storey side extension.
Observations: No objections.	

250913 13 Wilmington Close, Woodley, Wokingham, RG5 4LR	Householder application for the proposed erection of a single storey front extension to form porch, following demolition of existing porch.
Observations: No objections.	
250923 59 Woodlands Avenue, Woodley, Wokingham, RG5 3HF	Householder application for the proposed erection of a single storey rear extension following part demolition of existing living/dining room and chimney, plus conversion of the loft, including the insertion of 2no. dormers to create first floor habitable accommodation.
Observations: No objections.	
250932 179 Loddon Bridge Road, Woodley, Wokingham, RG5 4BP	Full application for the proposed erection of 1no. 4 bedroom dwelling to include rooflights plus restoration of entrance brick wall following demolition of existing dwelling.
Observations: No objections.	