

**Minutes of a Meeting of the Plans Committee held at the Oakwood Centre
on Tuesday 17 May 2016 at 7:45 pm**

Present: *Councillors: T. Barker (Chairman); S. Brindley; B. Franklin; J. MacNaught;
D. Mills; S. Rahmouni; M. Walker*

Also present: *1 member of the public*

Officer present: *L. Matthews, Committee Officer*

1. **APOLOGIES**

Apologies for absence were received from Councillors J. Cheng, R. Dolinski, M. Forrer, W. Soane and P. Wicks.

2. **DECLARATIONS OF INTEREST**

Councillor D. Mills – Prejudicial pecuniary interest: Agenda item 5, planning application 161197: 72 Reading Road, as he owns property and lives in Reading Road.
Councillor Mills took no part in the discussion or decision on this application.

3. **MINUTES OF THE PLANS COMMITTEE MEETING HELD ON 19 APRIL 2016**

RESOLVED:

- ◆ That the minutes of the Plans Committee meeting held on 19 April 2016 be approved and signed by the Chairman as a true and accurate record.

4. **MINUTES OF THE COMMUNITY SERVICES COMMITTEE MEETING HELD ON 12 APRIL 2016**

RESOLVED:

- ◆ That the minutes of the Community Services Committee meeting held on 12 April 2016 be approved and signed by the Chairman as a true and accurate record.

5. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

6. **PLANNING DECISIONS**

RESOLVED:

- ◆ To note information on decision notices received from the planning authority since the last meeting. (**Appendix B**)

7. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 161282
Location: 34 Warren Road, Woodley, RG5 3AR.
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 6.0m, for which the maximum height would be 3.95m and the height of the eaves 2.5m.

8. **PLANNING APPEALS**

8.1 **RESOLVED:**

- ◆ To note that the following appeal has been lodged with the Planning Inspectorate:
Application: 160128
Location: 17 Master Close, Woodley, RG5 4UB.
Proposal: Householder application for a proposed erection of a two storey side extension to existing dwelling.

8.2 **RESOLVED:**

- ◆ To note the following appeal decision:
Application: 151160
Location: 123 Loddon Bridge Road, Woodley, RG5 4AG.
Proposal: Proposed demolition of existing bungalow and erection of detached two storey dwelling.
Decision: The appeal was dismissed.

9. **BUDGETARY CONTROL**

RESOLVED:

- ◆ To note Report No. P 1/16.

10. **HIGHWAYS**

Road Works/Street Works Major Project Co-ordination meetings

Members noted the minutes of the Wokingham Borough Council Road Works/Street Works Major Project Co-ordination meetings held on 22 March and 19 April 2016.

11. **WOKINGHAM BOROUGH COUNCIL DRAFT ECONOMIC DEVELOPMENT STRATEGY**

Members considered the Wokingham Borough Council draft economic development strategy.

RESOLVED:

- ◆ To send a "no comment" response to the informal consultation on the Wokingham Borough Council draft economic strategy.

12. **WOKINGHAM BOROUGH COUNCIL LOCAL PLAN UPDATE: RE-OPENING OF THE CALL FOR SITES**

Members noted the information given in the agenda that Wokingham Borough Council was reopening the call for sites and that this would run until 6 June 2016.

13. **WOKINGHAM BOROUGH COUNCIL CONSULTATION: HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (HELAA) METHODOLOGY**

Members noted the Wokingham Borough Council consultation on the Housing and Economic Land Availability Assessment (HELAA) methodology, for which responses were required by 6 June 2016.

RESOLVED:

- ◆ That Councillor Barker would consider a response to the Wokingham Borough Council HELAA methodology consultation and would forward this to the Committee Officer before 6 June 2016.

14. **WOKINGHAM BOROUGH COUNCIL: GYPSY AND TRAVELLER LOCAL PLAN**

RESOLVED:

- ◆ To note correspondence received from Wokingham Borough Council explaining that the Gypsy and Traveller Local Plan would be incorporated into the Local Plan Update.

15. **FIRE SERVICE CONTACTS FOR PARISHES**

RESOLVED:

- ◆ To note that Wokingham Fire Station had allocated each parish a Fire Service Contact, with the aim of building a working relationship with local communities and carrying out community safety activities, and that the Fire Service Contact for Woodley was Clive Williams.

16. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Swan Lifeline Newsletter – Spring 2016*

17. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

18. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

19. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of one ongoing enforcement matter.

The meeting closed at 9:20 pm

Chairman

Woodley Town Council

Page 1

Date :- 18/05/2016

Observations on the following Planning Applications

| <u>Application No</u> | <u>Date Recd</u> | <u>Case Officer</u> | <u>Applicant Name</u> | <u>Location</u> |
|---|------------------|---------------------|-----------------------|--|
| Approved on the following applications; | | | | |
| 161000 | 21/04/2016 | Dariusz Kusyk | Mr & Mrs McDonald | 12 Lavenham Drive Lavenham Drive Woodley RG5 4PP |
| Proposal : Householder application for a proposed single storey rear extension to the existing dwelling. | | | | |
| Observations : No objections. | | | | |
| 161032 | 21/04/2016 | Charlie Snell | Mr Chapman | 206 Hurricane Way Hurricane Way Woodley RG5 4UH |
| Proposal : Householder application for the proposed single storey rear extension, part conversion of existing garage and relocation of existing conservatory | | | | |
| Observations : No objections. | | | | |
| 161053 | 25/04/2016 | Charlie Snell | Mr & Mrs John Lee | 4 Rushmere Cottages Colemans Moor Road Woodley RG5 4BZ |
| Proposal : Householder application for the proposed erection of a single storey rear extension following demolition of existing conservatory, and single storey front extension to form porch. | | | | |
| Observations : No objections. | | | | |
| 161058 | 27/04/2016 | Chris Kempster | Mr Gareth Williams | 3 Eastwood Road Eastwood Road Woodley RG5 3PY |
| Proposal : Householder application for the proposed erection of a single storey rear extension following demolition of existing conservatory. | | | | |
| Observations : No objections. | | | | |
| 161118 | 29/04/2016 | Graham Vaughan | Unknown | Shepherds House Overbridge London Road A4 Reading RG6 1BD |
| Proposal : ADJOINING PARISH CONSULTATION | | | | |
| Listed building application to replace coping stones and anti-climb works to comply with electrification regulations. | | | | |
| Observations : No objections. | | | | |
| 161138 | 04/05/2016 | Charlie Snell | Mr & Mrs G Slade | 8 Highcliffe Close Highcliffe Close Woodley RG5 4RE |
| Proposal : Householder application for the proposed erection of a first floor front extension above existing garage. | | | | |
| Observations : No objections. | | | | |

Date :- 18/05/2016

Observations on the following Planning Applications

| <u>Application No</u> | <u>Date Recd</u> | <u>Case Officer</u> | <u>Applicant Name</u> | <u>Location</u> |
|--|------------------|---------------------|--------------------------|--|
| 161147 | 04/05/2016 | Rosie Rogers | Mr Luke Ford | 130-134 Crockhamwell Road Crockhamwell Road Woodley RG5 3JH |
| Proposal : Application for advertisement consent for the proposed illuminated fascia and projecting signs to front elevation. | | | | |
| Observations : No objections. | | | | |
| 161159 | 04/05/2016 | Dariusz Kusyk | Mr & Mrs Mansi | 9 Ravensbourne Drive Ravensbourne Drive Woodley RG5 4LH |
| Proposal : Householder application for proposed erection of single storey side and rear extension to dwelling plus conversion of garage to habitable accommodation. | | | | |
| Observations : No objections. | | | | |
| 161164 | 10/05/2016 | Dariusz Kusyk | Mr & Mrs Faisal Siddiqui | 11 Scott Close Scott Close Woodley RG5 4UP |
| Proposal : Householder application for the proposed conversion of existing garage into habitable accommodation. | | | | |
| Observations : No objections. | | | | |
| 161169 | 04/05/2016 | Dariusz Kusyk | Mr & Mrs Bartlett | 117 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4AE |
| Proposal : Householder application for the proposed erection of a single storey rear extension linking main house to existing garden room, following the demolition of existing conservatory. | | | | |
| Observations : One letter of concern had been received for this application. | | | | |
| The Committee noted the letter, but had no objections to the proposal. | | | | |
| 161175 | 04/05/2016 | Stephen Thwaites | Mr M Rook | 40 Mannock Way Mannock Way Woodley RG5 4XW |
| Proposal : Householder application for the proposed insertion of a rear facing dormer extension. | | | | |
| Observations : No objections. | | | | |
| 161179 | 06/05/2016 | Brett Beswetherick | Mr & Mrs B Fisher | 76 Woodway Woodway Woodley RG5 3HB |
| Proposal : Householder application for the proposed erection of single storey side and rear extensions and single storey extension to existing garage. Insertion of roof light on side elevation. | | | | |
| Observations : No objections. | | | | |

Date :- 18/05/2016

Observations on the following Planning Applications

| <u>Application No</u> | <u>Date Recd</u> | <u>Case Officer</u> | <u>Applicant Name</u> | <u>Location</u> |
|---|------------------|---------------------|-----------------------|---|
| 161216 | 12/05/2016 | Brett Beswetherick | Mrs Elizabeth Cairney | 57 Western Avenue Western Avenue Woodley RG5 3BL |
| Proposal : Householder application for the proposed erection of a single storey rear/side extension, changes in fenestration and insertion of a ramp to the front of the dwelling. | | | | |
| Observations : No objections. | | | | |
| 161264 | 12/05/2016 | Daniel Ray | John Hallett Limited | 86 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4AN |
| Proposal : Full application for the proposed erection of 1No. dwelling. | | | | |
| Observations : One letter of concern had been received for this application. | | | | |
| The Committee noted the letter, but had no objections to the proposal. | | | | |
| 161270 | 12/05/2016 | Charlie Snell | Mr & Mrs Hickmott | 1 Vulcan Close Vulcan Close Woodley RG5 4XB |
| Proposal : Householder application for a proposed single storey front extension to form entrance porch. | | | | |
| Observations : No objections. | | | | |

Date :- 18/05/2016

Observations on the following Planning Applications

| <u>Application No</u> | <u>Date Recd</u> | <u>Case Officer</u> | <u>Applicant Name</u> | <u>Location</u> |
|-----------------------|------------------|---------------------|-----------------------|-----------------|
|-----------------------|------------------|---------------------|-----------------------|-----------------|

Refused on the following applications;**161073**

| | | | |
|------------|-------------|----------------------------|---|
| 28/04/2016 | Pooja Kumar | Forbury Group of Nurseries | 71 Reading Road Reading Road Woodley RG5 3AE |
|------------|-------------|----------------------------|---|

Proposal : Full application for the proposed change of use from Offices (B1) to Day Nursery (D1) and the proposed erection of a single storey rear extension.

Observations : Although the Committee was in favour of increasing nursery provision in Woodley, they felt that this was not a suitable location for a nursery and recommended that the application be refused on the following grounds:

- The parking provision on the site is not sufficient for parents to drop-off and pick-up their children as it will be needed by the nursery staff.
- The double yellow lines along the road outside this property mean that parents will not be able to park close to the site and any parents stopping on the yellow lines will cause congestion on this very busy road.
- The proximity of the roundabout will make it difficult to cross the road safely with young children if parents park in Western Avenue or at the entrance to Woodford Park.
- The bus service is infrequent and unlikely to be used by parents dropping-off and picking-up their children.

161201

| | | | |
|------------|---------------|----------------------|--|
| 04/05/2016 | Mark Croucher | Mr & Mrs Imran Shafi | 5 Corbett Gardens Corbett Gardens Woodley RG5 4JY |
|------------|---------------|----------------------|--|

Proposal : Householder application for the proposed erection of a part single storey part first floor side extension to include the conversion of existing garage to habitable accommodation and rear Juliet balcony.

Observations : The Committee noted the amendments to the previous application for this property, but recommended refusal on the following grounds:

- This is a large extension and is not subservient to the existing property.
- The proposed 2 parking spaces are insufficient for a 5 bedroom house.

161243

| | | | |
|------------|------------|----------------------|---|
| 10/05/2016 | Daniel Ray | John Hallett Limited | 86 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4AN |
|------------|------------|----------------------|---|

Proposal : Full planning application for the proposed change of use and alterations to provide two bedroom flat dwelling.

Observations : The Committee recommended refusal of this application as the drawings were unclear and the proposed alterations did not seem to be shown.

Date :- 18/05/2016

Observations on the following Planning Applications

| <u>Application No</u> | <u>Date Recd</u> | <u>Case Officer</u> | <u>Applicant Name</u> | <u>Location</u> |
|-----------------------|------------------|---------------------|-----------------------|-----------------|
|-----------------------|------------------|---------------------|-----------------------|-----------------|

Concerns on the following applications;**161009**

| | | | |
|------------|------------|-----------------|--|
| 26/04/2016 | Daniel Ray | Mrs Anju Sharma | Highwood Primary School Fairwater Drive Woodley RG5 3JE |
|------------|------------|-----------------|--|

Proposal : Full planning application for the proposed erection of a single temporary accommodation building.

Observations : The Committee had concerns that the proposed additional accommodation at the school would lead to an increase in pupil numbers and a consequent exacerbation of parking problems in the vicinity of the school, particularly in Fairwater Drive and Kingfisher Drive, when parents are dropping-off and picking-up their children.

161197

| | | | |
|------------|------------------|---------------------|---|
| 05/05/2016 | Stephen Thwaites | Mr & Mrs Montgomery | 72 Reading Road Reading Road Woodley RG5 3DB |
|------------|------------------|---------------------|---|

Proposal : Householder application for the proposed two storey extension, first floor rear extension, single storey rear and side extension to dwelling plus a single storey front porch extension and internal alterations.

Observations : One resident was present at the meeting to voice his concerns about the proposal.

After listening to the resident, the Committee discussed the application and had the following concerns:

- The massing effect of the two storey element on the neighbouring property to the south.
- The first floor windows in the side elevation overlook the neighbouring property at No.70 and should have obscure glass.

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough CouncilMinute Ref

Thu 12 May 2016

District Ref

' C ' Contrary to District 'CD' Contrary Delegated
 ' D ' Delegated
 ' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

GRANTED PLANNING PERMISSIONS

| | | |
|----------|----------|------------------------|
| E 153306 | Approved | 52 Beechwood Avenue |
| E 160213 | Approved | 53 Loddon Bridge Road |
| E 160284 | Approved | 37 Gemini Road |
| E 160375 | Approved | 77 Beechwood Avenue |
| E 160403 | Approved | 5 Carrick Gardens |
| E 160407 | Approved | 14 Colemans Moor Lane |
| E 160470 | Approved | 61 Redwood Avenue |
| E 160519 | Approved | 109 Butts Hill Road |
| E 160607 | Approved | West Warren |
| E 160623 | Approved | 147 Colemans Moor Road |
| E 160638 | Approved | 17 Farriers Close |
| E 160647 | Approved | 6 Nightingale Road |
| E 160675 | Approved | 38 Cartmel Drive |
| E 160692 | Approved | 93 Colemans Moor Road |
| E 160725 | Approved | 68 Norton Road |
| E 160750 | Approved | 55 Walmer Road |
| E 160772 | Approved | 15 Cartmel Drive |

REFUSED PLANNING PERMISSIONS

| | | |
|------------------|---------|---|
| E 160299 | Refused | 96 Haddon Drive |
| C 160509 | Refused | 61 - 63 Crockhamwell Road |
| District COMMENT | | Local COMMENT The Committee had concerns about the proposed 24 hour opening because of the disturbance that could be caused to residents in the surrounding dwellings. If approval is given, the Committee would like the opening hours restricted to between 6am and midnight. |

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Minute Ref

Thu 12 May 2016

District Ref

' C ' Contrary to District 'CD' Contrary Delegated
' D ' Delegated
' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 2

REFUSED PLANNING PERMISSIONS

| | | |
|----------|---------|----------------------|
| E 160617 | Refused | 74 Crockhamwell Road |
|----------|---------|----------------------|

OTHER PLANNING DETAILS

| | | |
|--------|-----------|------------------|
| 152372 | Withdrawn | The Gables |
| 160530 | Withdrawn | 34 Warren Road |
| 160658 | Withdrawn | 110 Wheble Drive |