

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre
on Tuesday 26 March 2019 at 7:45 pm**

Present: *Councillors: T. Barker (Chairman); D. Bragg; J. Cheng; M. Forrer;
D. Fradley; J. MacNaught; D. Mills; S. Rahmouni; M. Walker*

Officer present: *L. Matthews, Committee Officer*

Also present: *Councillor K. Baker
10 members of public*

192. **APOLOGIES**

Apologies for absence were received from Councillors B. Franklin and P. Wicks.

193. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

194. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 26 FEBRUARY 2019**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 26 February 2019 be approved and signed by the Chairman as a true and accurate record.

195. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

196. **PLANNING DECISIONS**

RESOLVED:

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

197. **PLANNING APPEALS**

RESOLVED:

- ◆ To note that the following appeal against refusal of planning permission had been lodged with the Planning Inspectorate:

Application: 173614

Location: 21 Duffield Road, Woodley, RG5 4RL.

Proposal: Full application for the proposed erection of 6 No. two storey dwellings with associated parking and landscaping following the demolition of the existing property.

- ◆ To note that the following appeal against refusal of planning permission had been lodged with the Planning Inspectorate:

Application: 182041
 Location: 77 Campbell Road, Woodley, RG5 3NB.
 Proposal: Householder application for the erection of high timber fence above existing brick walls (total height of 2metres). (Retrospective)

- ◆ To note the following appeal decision:

Application: 180297
 Location: Land to the South of Sandford Farm Cottage, Perimeter Road, Woodley, RG5 4SU.
 Proposal: Full application for the proposed erection of 2 new dwellings, relocation of access, including enhancement of TPO and landscape proposals.
 Details: The appeal was made against a refusal of planning permission.
 Decision: The appeal was dismissed.

198. **COMMUNITY SPEEDWATCH UPDATE**

The Chairman informed Members that he had arranged for one of the Speedwatch volunteers to accompany him to learn how to set up the data logger the next time it was moved. The Sentinel camera would be deployed shortly in Tippings Lane and Reading Road.

The Chairman would draft a letter to be sent to the volunteers to update them on developments.

199. **WOODLEY AND NORTH EARLEY COMMUNITY FORUM**

Members noted the report of the Woodley and North Earley Community Forum meeting held on 6 February 2019.

200. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Me2 Club Newsletter – February 2019*
 - *Connecting Communities in Berkshire E-Bulletin – March 2019*

201. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

202. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

203. **EXCLUSION OF PUBLIC AND PRESS**

RESOLVED:

- ◆ That in view of the confidential nature of the business about to be transacted in relation to legal matters, it was advisable in the public interest that the public and press were temporarily excluded and asked to withdraw for the following agenda item.

204. **ENFORCEMENT ISSUES**

The Chairman informed Members of seven ongoing enforcement matters and eight enforcement investigation closure notifications.

The meeting closed at 9:05 pm

Woodley Town Council

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Date :- 27/03/2019

Observations on the following Planning Applications

| <u>Application No</u> | <u>Date Recd</u> | <u>Applicant Name</u> | <u>Location</u> |
|--|------------------|-----------------------|--|
| Approved on the following applications; | | | |
| 190002 | 12/03/2019 | Mr Robert Phillips | 47 Enstone Road Enstone Road Woodley RG5 4QU |
| Proposal : Full application for the proposed change of use of existing highway/adopted grassed areas for the proposed construction of hard standing to provide parking spaces within the garden areas of properties 45, 47 & 49 Enstone Road and the provision of an access. | | | |
| Observations : Four of the applicants were present at the meeting. | | | |
| The Committee considered the application and had no objections to the proposal. | | | |
| 190253 | 14/03/2019 | Mr M Fisher | 4 Master Close Master Close Woodley RG5 4UB |
| Proposal : Householder application for proposed erection of part first floor side extension, part single storey rear extension following demolition of existing conservatory. | | | |
| Observations : No objections. | | | |
| 190324 | 06/03/2019 | Mr Robert Tetlow | 46 Duffield Road Duffield Road Woodley RG5 4RN |
| Proposal : Householder application for the proposed raising of the roof to double garage to include 2 dormers and 3 rooflights. Single storey infill from dwelling to garage to include 1 rooflight, also single storey extension to rear to include 1 rooflight, also changes to fenestration. | | | |
| Observations : No objections. | | | |
| 190419 | 20/03/2019 | Mr & Mrs Withey | 7 Western Avenue Western Avenue Woodley RG5 3BJ |
| Proposal : Householder application for the proposed erection of single storey rear extension to form a conservatory. | | | |
| Observations : No objections. | | | |
| 190439 | 04/03/2019 | Mr & Mrs Kang | 30 Munro Avenue Munro Avenue Woodley RG5 3QY |
| Proposal : Householder application for the proposed erection of a single storey rear extension and two storey rear/side extension to include chimney and changes to fenestration to dwelling. | | | |
| Observations : The applicant was present at the meeting. | | | |
| The Committee considered the application and had no objections to the proposal. | | | |
| If planning permission is granted, the Committee requested that a condition be included regarding permissible working hours to minimise the disruption caused to the neighbour sharing a driveway with this property. | | | |

Date :- 27/03/2019

Observations on the following Planning Applications

| <u>Application No</u> | <u>Date Recd</u> | <u>Applicant Name</u> | <u>Location</u> |
|--|------------------|-----------------------|---|
| 190463 | 28/02/2019 | Mr & Mrs Reed | 38 Colemans Moor Lane Colemans Moor Lane Woodley RG5 4BT |
| Proposal : Householder application for the proposed erection of a single storey side and rear extension, including extension to front dormer. | | | |
| Observations : No objections. | | | |
| 190470 | 08/03/2019 | Mr & Mrs Smith | 9 Rivermead Road Rivermead Road Woodley RG5 4DH |
| Proposal : Householder application for the proposed erection of single storey side extension to existing dwelling, garage conversion to create habitable accommodation, plus internal alterations and changes to fenestration. | | | |
| Observations : One letter of concern had been received for this application. | | | |
| The Committee had no objections to this application, but asked that the builder be made aware of the need to maintain access to the neighbouring properties. | | | |
| 190487 | 20/03/2019 | Mr & Mrs Gilham | 7 Alderley Close Alderley Close Woodley RG5 4TG |
| Proposal : Householder application for the proposed erection of a first storey front and first storey side extension to dwelling. | | | |
| Observations : No objections. | | | |
| 190515 | 08/03/2019 | A Mattock | 19 Leyburn Close Leyburn Close Woodley RG5 4PX |
| Proposal : Householder application for the proposed erection of single storey rear extension to existing dwelling, plus internal alterations. | | | |
| Observations : No objections. | | | |
| 190530 | 14/03/2019 | Mr M Joshi | 24 Campbell Road Campbell Road Woodley RG5 3NA |
| Proposal : Householder application for the proposed erection of a second storey side and two storey rear extension, to include the conversion of the garage to create habitable accommodation, with changes to fenestration and internal alterations. | | | |
| Observations : Four residents were present at the meeting to voice concerns about this application. | | | |
| The Committee considered the application and had no objection to the proposal but asked that following concerns, raised by the residents, be taken into consideration: | | | |
| - Deliveries of construction materials should not be made during school drop-off and collection times as the presence of delivery vehicles will exacerbate the existing parking problems at these times and will increase the danger for children crossing the road. | | | |
| - Windows in the side elevation of the proposed extension should have frosted glass to prevent loss of privacy to the neighbours. | | | |
| - It is suggested that asbestos is present in the current structure and, if found, suitable | | | |

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|-----------------------|------------------|-----------------------|--|
| | | | precautions should be taken. - Concern that the proposed extension will be built over an existing manhole. |
| 190555 | 13/03/2019 | Mr Luke Shaw | 49 Church Road Church Road Woodley RG5 4QG |
| | | Proposal : | Householder application for the erection of a single storey rear extension, a new front porch, including changes to fenestration, and internal alterations.§ |
| | | Observations : | No objections. |
| 190567 | 14/03/2019 | Mr Mike Zmuda | 32 Carrick Gardens Carrick Gardens Woodley RG5 3JD |
| | | Proposal : | Householder application for the proposed two storey side extension to dwelling and single storey front extension to form porch. |
| | | Observations : | No objections. |
| 190574 | 14/03/2019 | Wesley Lawrence | 149 Nightingale Road Nightingale Road Woodley RG5 3LZ |
| | | Proposal : | Householder application for the proposed single storey rear extension, first floor side extension over existing garage with front dormer extension plus single storey front extension to form porch and conversion of existing garage to create habitable accommodation. |
| | | Observations : | No objections. |
| 190596 | 11/03/2019 | Mr G Sparks | 130 Colemans Moor Road Colemans Moor Road Woodley RG5 4BX |
| | | Proposal : | Householder application for the proposed erection of part single storey, part two storey side and rear extensions, front dormer extensions at front elevation, extension to existing rear dormer, replacement of entrance porch, plus changes to fenestration. |
| | | Observations : | No objections. |
| 190610 | 14/03/2019 | Mr & Mrs Hadfield | 71 Quentin Road Quentin Road Woodley RG5 3NE |
| | | Proposal : | Householder application for the proposed conversion of garage to create habitable accommodation, and additionally first floor rear extension. |
| | | Observations : | No objections. |
| 190632 | 20/03/2019 | Mr & Mrs Aylott | 12 Crockhamwell Road Crockhamwell Road Woodley RG5 3LF |
| | | Proposal : | Householder application for the proposed erection of single storey rear extension following the demolition of existing conservatory, plus internal alterations. |

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|-----------------------|------------------|-----------------------|-----------------|
|-----------------------|------------------|-----------------------|-----------------|

Observations : No objections.

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|-----------------------|------------------|-----------------------|-----------------|

Refused on the following applications;**190037**

21/03/2019

Mr Craig Christian

64 Headley Road
Headley Road
Woodley
RG5 4JE

Proposal : Householder application for proposed erection of single storey rear extension and conversion of existing loft space to provide habitable accommodation plus erection of a side dormer extension and internal alterations.

REVISED PLANS RECEIVED 21/03/2019:

Plan discrepancies relating to the dormer have been resolved.

Observations : Two residents were present at the meeting to voice their concerns about this application.

After listening to the residents' views, the Committee considered the proposal and recommended that the application be refused on the following grounds:

- The drawings are inconsistent. The proposed elevations and the proposed first floor plan are conflicting.
- The proposed large flat roof dormer is out of character with the street scene.

The Committee noted that construction had already commenced without planning permission and planning permission had not been granted for the dormer that was now already in existence.

REVISED PLANS RECEIVED 21/03/2019:

Following receipt of revised plans the Committee considered this application again and noted that the inconsistencies on the original drawings had been corrected.

However, the Committee noted the following:

- A front porch has been built and this is not shown on the drawings,
- 2 velux windows have been inserted into the existing roof on the eastern elevation (facing No. 66) and these are not shown on the drawings.

The Committee still had concerns about the appearance of the large flat roof dormer and felt that it was out of character with the street scene.

190459

27/02/2019

Miss C Argave

17 Arundel Road
Arundel Road
Woodley
RG5 4JP

Proposal : Householder application for the proposed erection of a part two storey/part single storey side and rear extension. Loft conversion to include 7 roof lights and front dormer, following demolition of existing garage and conservatory to rear. Garage to be rebuilt.

Observations : One letter of concern had been received for this application.

The Committee recommended that this application be refused on the following grounds:

- Visually unacceptable - the pair of semi-detached dwellings will become unbalanced and lop-sided.
- Out of character with the street scene.