

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre  
on Tuesday 6 November 2018 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; P. Wicks*

**Officer present:** *L. Matthews, Committee Officer*

**Also present:** *Councillors: K. Baker; J. Trick  
3 members of public*

111. **APOLOGIES**

Apologies for absence were received from Councillors R. Dolinski and B. Franklin.

112. **DECLARATIONS OF INTEREST**

Councillor D. Bragg – Prejudicial interest: Agenda item 4, planning application 182801: 10 Farriers Close, as he is a near neighbour of this property.

Councillor Bragg left the room when planning application 182801 was considered and took no part in the discussion or decision on the application.

113. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 9 OCTOBER 2018**

**RESOLVED:**

- ◆ That the minutes of the Planning Committee meeting held on 9 October 2018 be approved and signed by the Chairman as a true and accurate record.

114. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

115. **PLANNING DECISIONS**

**RESOLVED:**

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

116. **PLANNING APPEALS**

**RESOLVED:**

- ◆ To note the following appeal decision:

Application:	180659
Location:	12 Woodlands Avenue, Woodley, RG5 3HJ.
Proposal:	Householder application for the proposed erection of two storey rear extension to dwelling and two side dormers.
Decision:	The appeal was allowed and planning permission granted.

Notification of the following appeal had been received after the agenda was issued:

**RESOLVED:**

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

Application: 182265  
Location: 67 Malone Road, Woodley, RG5 3NL.  
Proposal: Householder application for proposed erection of single storey front/side/rear extension to dwelling incorporating roof light, following the demolition of existing garage and conservatory, and two storey front extension.

117. **BUDGETARY CONTROL**

**RESOLVED:**

- ◆ To note Report No. PC 3/18.

118. **HIGHWAYS**

Members noted that the work to upgrade the lighting in the Bader Way had been rescheduled for the following year so that the overnight road closure would not coincide with the closure of Loddon Bridge Road for bridge maintenance.

Members also noted that Sandford Lane would be closed between 9:30am and 4:00pm from 12 – 16 November 2018 for bridge maintenance.

119. **COMMUNITY SPEEDWATCH UPDATE**

The Chairman informed Members that a policy document on how the Speedwatch scheme would operate had been written and documents on the technical aspects of the equipment were being developed. The data logger had been used to gather data on traffic speeds in Tippings Lane and was currently deployed in Colemans Moor Road. An initial meeting of Speedwatch volunteers had been arranged and would take place in the Oakwood Centre on 28 November at 7:00pm.

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

Members noted the report of the Woodley and North Earley Community Forum meeting held on 19 September 2018.

121. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

- ◆ To note receipt of the following:
  - *Community Council for Berkshire e-bulletin – October 2018*
  - *WTCMI Newsletter – October 2018*

122. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

123. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

124. **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.

125. **ENFORCEMENT ISSUES**

The Chairman informed Members that no enforcement notifications had been received since the last meeting.

The meeting closed at 8:53 pm

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## Woodley Town Council

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## Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
<b>Approved on the following applications;</b>			
<b>182388</b>	26/10/2018	Mr J Parker	St James Church Kingfisher Drive Woodley RG5 3LH
<b>Proposal :</b> Full planning application for the refurbishment of existing car park including resurfacing, replacing kerbs and erecting a 1m high picket fence.			
<b>Observations :</b> No objections.			
<b>182510</b>	09/10/2018	Mr & Mrs Argrave	18 Rothwell Gardens Rothwell Gardens Woodley RG5 4TJ
<b>Proposal :</b> Householder application for the proposed erection of first floor rear extension and window to en-suite to create habitable accommodation.			
<b>Observations :</b> No objections.			
<b>182575</b>	16/10/2018	Mr K. Fisher	54 Bodmin Road Bodmin Road Woodley RG5 3RZ
<b>Proposal :</b> Householder application for the proposed insertion of a new window at first floor level into an existing front dormer elevation.			
<b>Observations :</b> No objections.			
<b>182694</b>	05/10/2018	Mr & Mrs Lehain	36 Fawcett Crescent Fawcett Crescent Woodley RG5 3HU
<b>Proposal :</b> Householder application for the proposed conversion of existing garage to create habitable accommodation plus erection of single storey rear extension incorporating 6 No. roof lights and one roof lantern, plus a front canopy.			
<b>Observations :</b> No objections.			
<b>182704</b>	15/10/2018	Mr & Mrs Norman	18 Mannock Way Mannock Way Woodley RG5 4XW
<b>Proposal :</b> Householder application for the erection of a single storey rear extension following demolition of existing single storey rear extension.			
<b>Observations :</b> No objections.			
<b>182801</b>	22/10/2018	Mrs A Clarke	10 Farriers Close Farriers Close Woodley RG5 3DD
<b>Proposal :</b> Householder application for proposed erection of single storey front, side and rear extensions including attached garage, plus conversion of existing garage to provide habitable accommodation following demolition of existing conservatory.			

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**Observations on the following Planning Applications**

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
<b>Observations :</b> No objections.			
<b>182804</b>	26/10/2018	Unknown	Unit C, Headley Park 8 Headley Road East Woodley RG5 4SZ
<b>Proposal :</b> Full planning application for the Change of Use to use of the premises as a builders merchant (Sui Generis) for the display, sale, storage of building, timber and plumbing supplies, plant and tool hire including outside display and storage.			
<b>Observations :</b> No objections.			
<b>182806</b>	22/10/2018	Mr & Mrs Allen	17 Carrick Gardens Carrick Gardens Woodley RG5 3JD
<b>Proposal :</b> Householder application for proposed erection of single storey front and side extensions to dwelling.			
<b>Observations :</b> No objections.			
<b>182819</b>	19/10/2018	Mrs J Twine	6 Duncan Road Duncan Road Woodley RG5 4HR
<b>Proposal :</b> Householder application for the proposed erection of single storey side and rear extension following demolition of existing garage.			
<b>Observations :</b> No objections.			
<b>182862</b>	24/10/2018	Mr & Mrs Xu	2 Mulberry Close Mulberry Close Woodley RG5 3LR
<b>Proposal :</b> Householder application for the proposed erection of part single, part two storey side and rear extension after demolition of existing rear conservatory, and conversion of existing garage to create habitable accommodation.			
<b>Observations :</b> No objections.			
<b>182876</b>	29/10/2018	Mrs S Summerfield	2 Temple Mews Temple Mews Woodley RG5 4HE
<b>Proposal :</b> Householder application for a single storey rear extension to dwelling.			
<b>Observations :</b> No objections.			
<b>182877</b>	26/10/2018	Mr Sait Ucar	18 Stonehaven Drive Stonehaven Drive Woodley RG5 4DE
<b>Proposal :</b> Householder application for the proposed ground floor rear extension to create habitable accommodation.			
<b>Observations :</b> No objections.			

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**Observations on the following Planning Applications**

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<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
<b>182878</b>	29/10/2018	Mr Abdul Minhas	4 Kittiwake Close Kittiwake Close Woodley RG5 4UF

**Proposal :** Householder application for the proposed erection of single storey front extension to form porch, plus conversion of existing garage to create habitable accommodation.

**Observations :** No objections.

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**Observations on the following Planning Applications**

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
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**Refused on the following applications;****182157**

23/10/2018

Mr Singh

11 Kingfisher Drive  
Kingfisher Drive  
Woodley  
RG5 3LG

**Proposal :** Householder application for the proposed erection of first floor side extension, rear dormer extension, new patio at side elevation, following the demolition of existing detached garage, plus internal alterations.

**Observations :** One resident was present at the meeting to voice concerns about this application.

The Committee considered the proposal and recommended that the application be refused on the following grounds:

- No layout plan has been submitted for the proposed second floor development in the roof space.
- The proposed front and rear elevations are incorrectly labelled. In reality, the rear elevation faces onto Kingfisher Drive and the front elevation faces away from the road. (The existing elevations are correctly labelled.)
- The proposed dormer extension faces Kingfisher Drive and is out of character with the street scene, as there are no other dormers in Kingfisher Drive.

The Committee also had the following concerns:

- Insufficient parking provision for a dwelling with six or more bedrooms. There are a total of six bedrooms shown on the ground and first floor layouts and presumably there will be additional bedrooms in the proposed dormer extension.
- The proposed flat roof dormer extends to the ridge level of the existing roof.
- Any dormer extension to this dwelling should face away from Kingfisher Drive - i.e. it should be built to the western elevation.

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**Observations on the following Planning Applications**

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
<b>Concerns on the following applications;</b>			
<b>182335</b>	10/10/2018	Singh	105 Colemans Moor Road Colemans Moor Road Woodley RG5 4DA
<p><b>Proposal :</b> Full planning application for the proposed erection of 4 No. 2 bed flats and 2 No. 1 bed flats with 6 No. parking spaces and associated external works following demolition of existing bungalow.</p> <p><b>Observations :</b> The Committee had the following concerns about the proposed parking provision:</p> <ul style="list-style-type: none"> <li>- The proposed 6 No. parking spaces are insufficient for 4 No. 2 bed apartments and 2 No. 1 bed apartments.</li> <li>- There is no provision for visitor parking.</li> <li>- Adequate on site parking should be provided as users of the adjacent Bridges Resource Centre already park in the road.</li> </ul>			
<b>182529</b>	10/10/2018	Mr B Harding	17 Master Close Master Close Woodley RG5 4UB
<p><b>Proposal :</b> Householder application for the proposed erection of two storey side extension.</p> <p><b>Observations :</b> The Committee had concerns about the parking provision for the proposed 2 bedroom dwelling.</p>			
<b>182803</b>	22/10/2018	Mr C Christian	64 Headley Road Headley Road Woodley RG5 4JE
<p><b>Proposal :</b> Householder application for proposed erection of single storey rear extension and conversion of existing loft space to provide habitable accommodation plus erection of side dormer extensions.</p> <p><b>Observations :</b> The Committee had the following concerns:</p> <ul style="list-style-type: none"> <li>- The proposed dormers are very large.</li> <li>- The dormers are out of character with the street scene on Headly Road.</li> </ul>			