

Woodley Town Council

Members of the Plans Committee

NOTICE IS HEREBY GIVEN that a meeting of the plans Committee will be held at the Oakwood Centre at 7.45 pm on Tuesday, 18 February 2014 at which your attendance is requested.

Deborah Mander
Town clerk

Committee Members :Councillor T. Barker
Councillor J. Cheng (Chairman)
Councillor N. Cox
Councillor R. Duncan
Councillor M. Holmes
Councillor R. Neall
Councillor M. Storry
Councillor M. Walker
Councillor M. Willson

01 APOLOGIES FOR ABSENCE

02 DECLARATIONS OF INTEREST

To receive any declarations of interest in items on the agenda.

03 MINUTES OF PREVIOUS MEETING

To approve the minutes of the meeting held on 21 January 2014 and for the Chairman to sign them as a true and accurate record.

04 PLANNING DECISIONS

To note information on decision notices received from the planning authority since the last meeting. (Appendix 4)

05 CURRENT PLANNING APPLICATIONS

To consider current planning applications and agree comments to be forwarded to the planning authority.

05 . 1	F /2013/1985	Plot Ref :-	Type :- Full
	Applicant Name :- Mr Grant Bruce		Date Received :- 20/01/2014
	Parish :-		Date Returned :-
	Location :- 37 Highgate Road	Agent	
	Highgate Road		
	Woodley		
	Proposals :- Proposed single storey side extension to form storage shed. (Retrospective)		
	Observations :-		

05 . 6	F /2014/0070	Plot Ref :-	Type :- Full
	Applicant Name :- Mrs McCabe		Date Received :- 29/01/2014
	Parish :-		Date Returned :-
	Location :- 29 Glendevon Road	Agent Mrs Angela Whiting	
	Glendevon Road		
	Woodley		
	Proposals :- Proposed erection of a single storey rear extension to form a conservatory.		
	Observations :-		
05 . 7	F /2014/0071	Plot Ref :-	Type :- Full
	Applicant Name :- Mr & Mrs Clements		Date Received :- 31/01/2014
	Parish :-		Date Returned :-
	Location :- 12 Lysander Close	Agent Mark Pottle, GE Pottle & Co	
	Lysander Close		
	Woodley		
	Proposals :- Proposed single storey rear extension to dwelling.		
	Observations :-		
05 . 8	F /2014/0080	Plot Ref :-	Type :- Full
	Applicant Name :- Mr & Mrs Graham Enright		Date Received :- 24/01/2014
	Parish :-		Date Returned :-
	Location :- 7 Carrick Gardens	Agent Mr Richard James	
	Carrick Gardens		
	Woodley		
	Proposals :- Proposed single storey rear extension, first floor side extension and conversion of garage to form habitable accommodation.		
	Observations :-		
05 . 9	F /2014/0088	Plot Ref :-	Type :- Full
	Applicant Name :- Mr Richard Pickles		Date Received :- 31/01/2014
	Parish :-		Date Returned :-
	Location :- 24 Haddon Drive	Agent Lee Milligan	
	Haddon Drive		
	Woodley		
	Proposals :- Proposed erection of a part two storey/ part single storey side and front extension to dwelling.		
	Observations :-		
05 . 10	F /2014/0092	Plot Ref :-	Type :- Full
	Applicant Name :- Mr Doug Shepherd		Date Received :- 04/02/2014
	Parish :-		Date Returned :-
	Location :- 6 Silver Fox Crescent	Agent Jonathan Hughes	
	Silver Fox Crescent		
	Woodley		
	Proposals :- Proposed erection of 4 bed dwelling with associated parking. Removal of conservatory to No.6 Silver Fox Crescent.		
	Observations :-		

05 . 11	F /2014/0106	Plot Ref :-	Type :- Full
	Applicant Name :- Mr & Mrs M Boulter		Date Received :- 24/01/2014
	Parish :-		Date Returned :-
	Location :- 55 Nightingale Road	Agent Lee Norris, Lee Norris Design	
	Nightingale Road		
	Woodley		
	Proposals :- Proposed erection of a first floor side and rear extension, part single storey front extension and conversion of existing garage to additional habitable accommodation.		
	Observations :-		
05 . 12	F /2014/0120	Plot Ref :-	Type :- Full
	Applicant Name :- Mr Z Shehu		Date Received :- 27/01/2014
	Parish :-		Date Returned :-
	Location :- 35 Selsdon Avenue	Agent Eric Bolton	
	Selsdon Avenue		
	Woodley		
	Proposals :- Proposed erection of single storey rear and side extensions plus 2 x side flat roofed dormers. (Retrospective)		
	Observations :-		
05 . 13	F /2014/0121	Plot Ref :-	Type :- Full
	Applicant Name :- Mr Z Shehu		Date Received :- 27/01/2014
	Parish :-		Date Returned :-
	Location :- 35 Selsdon Avenue	Agent Mr Eric Bolton	
	Selsdon Avenue		
	Woodley		
	Proposals :- Application for the erection of boundary wall and pillars. (Retrospective)		
	Observations :-		
05 . 14	F /2014/0123	Plot Ref :-	Type :- Full
	Applicant Name :- Mr S Denby		Date Received :- 27/01/2014
	Parish :-		Date Returned :-
	Location :- 9 Ryecroft Close	Agent Mr S Kendrick, SK-Tec Ltd	
	Ryecroft Close		
	Woodley		
	Proposals :- Proposed erection of a two storey rear and side extension and single storey rear and side extensions to dwelling.		
	Observations :-		
05 . 15	F /2014/0129	Plot Ref :-	Type :- Full
	Applicant Name :- Mrs S Bingham		Date Received :- 31/01/2014
	Parish :-		Date Returned :-
	Location :- 20 Copse Mead	Agent Mr Robert Norris	
	Copse Mead		
	Woodley		

To note application HH/2014/0256.

Location: 8 Master Close, Woodley, RG5 4UB

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 4m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 2.2m

07 **TREE SURGERY**

To note that the following tree works will be carried out in the public park area in Pitford Road, Woodley:

- Felling and stump grinding of a cherry tree.
- Removal of deadwood greater than 25mm to a cherry tree and an oak tree.

08 **WOKINGHAM DRAFT STATEMENT OF COMMUNITY INVOLVEMENT**

To consider the draft Statement of Community Involvement received from Wokingham Borough Council (enclosed).

The public consultation runs from 6 February to 13 March 2014.

09 **ENFORCEMENT ISSUES**

To note any enforcement issues.

Woodley Town Council

Minutes of a Meeting of the Plans Committee held at the Oakwood Centre on Tuesday 21 January 2014 at 7:45 pm.

Committee Members Present :- Councillor T. Barker
Councillor J. Cheng (Chairman)
Councillor R. Duncan
Councillor M. Holmes
Councillor R. Neall
Councillor M. Walker

Also in Attendance :- Councillor K. Baker
L. Matthews, Committee Officer

01 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors N. Cox and M. Storry.

02 DECLARATIONS OF INTEREST

Councillor M. Holmes - Non-prejudicial interest : Agenda item 05.4, planning application F/2013/2493: Waitrose, Crockhamwell Road, as she is chairman of the Woodley Town Centre Management Initiative.

03 MINUTES OF PREVIOUS MEETING

RESOLVED:

To approve the minutes of the meeting held on 17 December 2013 and for the Chairman to sign them as a true and accurate record.

04 PLANNING DECISIONS

RESOLVED:

To note information on decision notices received from the planning authority since the last meeting. (Appendix 4).

05 CURRENT PLANNING APPLICATIONS

RESOLVED:

To forward comments to the Borough Council as follows:

05- 1 A /2013/2315 Plot Ref :- Type :- Advertise
Applicant Name :- Mr Matthew Finch, Finch Group Date Received :- 19/12/2013
Location :- 53A Crockhamwell Road Date Returned :- 22/01/2014
Crockhamwell Road
Woodley
RG5 3JP
Proposal : Application for advertisement consent for 1 No. fascia advertisement sign.
Observations : No objections.

05- 2 F /2013/2478 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs A Perry Date Received :- 16/12/2013
Location :- 30 Tippings Lane Date Returned :- 22/01/2014
Tippings Lane
Woodley
RG5 4RY
Proposal : Proposed conversion of garage to create habitable accommodation with bay window and erection of single storey front entrance porch extension with pitched roof over. Demolition of existing porch.

Observations : No comment.

05- 3 F /2013/2480 Plot Ref :- Type :- Full
Applicant Name :- Mrs Lucy Faulkner Date Received :- 19/12/2013
Location :- 12 Jerome Road Date Returned :- 22/01/2014
Jerome Road
Woodley
RG5 3NH
Proposal : Proposed erection of a two storey side and rear extension to dwelling plus new front porch with integral wc.
Observations : The committee agreed to make no comment on the proposals, but particularly asked that any neighbours' concerns be taken into account and would like to ensure that the block paving to the front garden conforms with guidelines regarding drainage.

05- 4 F /2013/2493 Plot Ref :- Type :- Full
Applicant Name :- Mr Jamie Charlesworth Date Received :- 23/12/2013
Location :- Waitrose Date Returned :- 22/01/2014
Crockhamwell Road
Woodley
RG5 3JW
Proposal : Proposed installation of external horticulture units to the front of store and associated works.
Observations : One letter of concern had been received. These concerns related to:
- The proposed units are close to the bicycle racks and the seating area for Costa and will restrict passage for pedestrians and cause a bottleneck
- The units will restrict access for vehicles on market day
- There seems to be insufficient room provided to park the shopping trolleys
Following these comments the committee discussed the proposals and recommended that the application be refused on the following grounds:
- Due to the proximity of the bicycle racks and the seating area for Costa, the units will cause a bottleneck and restrict the passage of pedestrians
- Due to the proximity of the bicycle racks and the seating area for Costa the units will restrict access for vehicles on market day
- Concern that insufficient space will be provided to park the shopping trolleys
- The proposed units are inappropriate for the street scene due to their height
- The drawings are misleading as the existing street scene is not shown (bicycle racks and Costa seating area).

05- 5 F /2013/2510 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Mark Borthwick Date Received :- 23/12/2013
Location :- 6 Rushmere Cottages Date Returned :- 22/01/2014
Colemans Moor Road
Woodley
RG5 4BZ
Proposal : Proposed erection of a replacement double length garage to side of house, following demolition and removal of existing timber garage.
Observations : No objections.

05- 6 F /2013/2511 Plot Ref :- Type :- Full
Applicant Name :- Mr Oliver Hermes Date Received :- 03/01/2014
Location :- Woodley House, 65-73 Date Returned :- 22/01/2014
Crockhamwell Road
Woodley
RG5 3JP
Proposal : Proposed change of use of second floor from B1 (office use) to C3 (dwellings) to provide 6 self contained flats with associated parking, bin store and cycle storage.
Observations : No objections.

05- 7 F /2013/2574 Plot Ref :- Type :- Full
Applicant Name :- Mr Kenneth Craig Date Received :- 10/01/2014
Location :- 1 Alderley Close Date Returned :- 22/01/2014
Alderley Close
Woodley
RG5 4TG
Proposal : Proposed erection of a single storey rear extension to dwelling.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 8 F /2013/2577 Plot Ref :- Type :- Full
Applicant Name :- Mr Leigh Maher Date Received :- 13/01/2014
Location :- Land to the rear of, 95 Date Returned :- 22/01/2014
Lodden Bridge Road
Woodley
RG5 4SH
Proposal : Erection of a three bedroom chalet style bungalow with associated drive.
Observations : Two residents were present at the meeting to voice their concerns and one letter of concern had also been received.
Their concerns related to:
- proximity of proposed new dwelling to boundary with 93 Loddon Bridge Road
- Loss of hedgerow and trees
- Loss of privacy
- Additional traffic on Windermere Close and Loddon Bridge Road
- Additional cars will exacerbate parking problems and congestion in Windermere Close
Following the residents' comments, the committee discussed the application and recommend that the planning application be refused on the following grounds:
- Loss of mature trees and hedgerow
- Loss of privacy
- Increased parking congestion which will result in access problems, including access for emergency vehicles
- Overbearing due to excessive size of the proposed dwelling
- Approval for this application could set a precedent and encourage further back garden development

05- 9 F /2014/0011 Plot Ref :- Type :- Full
Applicant Name :- Mrs M Pachu Date Received :- 16/01/2014
Location :- 119 Headley Road Date Returned :- 22/01/2014
Headley Road
Woodley
RG5 4JD
Proposal : Proposed erection of a single storey rear extension to dwelling.
Observations : The applicant and her representative were present at the meeting to speak in favour of the application.
Following these comments, the committee discussed the application and had no objections to the proposals.

05- 10 RM/2013/2411 Plot Ref :- Type :- Res Matter
Applicant Name :- Cala Homes (South) Ltd Date Received :- 18/12/2013
Location :- Faculty of Ed & CS, UoR Date Returned :- 22/01/2014
Woodlands Avenue
Earley
RG5 4RY
Proposal : Reserved Matters application pursuant to Outline Planning Consent O/2012/0155 (Phase 1) for the erection of 34 dwellings with associated parking comprising of 5 x 3 bed dwellings, 24 x 4 bed dwellings and 5 x 5 bed dwellings on land in the north west corner of Bulmershe Campus.
Observations : The committee had the following concerns:
- Insufficient parking provided for the total number of bedrooms proposed
- Overlooking of properties in Church Road due to the height of the proposed three-storey dwellings
- The access for one house onto Church Road is very close to the junction with Woodlands Avenue
- Concern that the access provided onto Woodlands Avenue will not be sufficient for the completed development, although it seems adequate for this part of the development.

06 PLANNING APPEALS

RESOLVED:

To note the following appeal decisions:

Appeal Ref: APP/X0360/D/13/2207413

Location: 41 Rowan Drive, Woodley, RG5 4LN

Proposed development: Demolition of existing garage and erection of a rear and side extension.

Decision: Appeal allowed

Appeal Ref: APP/X0360/A/13/2198036

Location: Woodley Tennis Club, Silver Fox Crescent, Woodley, RG5 3JA

Proposed development: Erection of 5 x detached houses with garages, formation of new access and provision of 2 x parking spaces to 40 Silver Fox Crescent. Demolition of existing pavilion and removal of tennis courts.

Decision: Appeal dismissed

07 TREE PRESERVATION ORDERS

RESOLVED:

To note the following:

Woodland 2 of TPO 3/1951: 44 Wheble Drive, Woodley.

Consent for the felling of an ash tree.

Woodland 3 of TPO 3/1951 and Area 1 of TPO 4/1961: 122 Antrim Road, Woodley.

Consent for the selective pruning of an oak, 2 silver birches and a sycamore.

TPO 141/1977: 18 and 20 Radcot Close, Woodley.
Consent for the selective pruning of 3 oak trees.

TPO 256/1984: 17 Mannock Way, Woodley.
Consent for the felling and replacement of 2 silver birches and an alder.

TPO 832/1996: 9 Highcliffe Close, Woodley.
Consent for the felling and replacement of an ash tree and the selective pruning of an oak.

08 ENFORCEMENT ISSUES

The Chairman informed the meeting of five enforcement investigation closure notices received, two ongoing enforcement matters in the parish and one prosecution.

The Meeting closed at : 9:00 pm

Signed : _____

Chairman

Date: _____

On behalf of : Woodley Town Council

Woodley Town Council

PLANNING DECISIONS

Plan No.	Address	Proposal	Decision
F/2013/2197	Sonning Golf Club, Duffield Road	Proposed construction of a new vehicular access onto Pound Lane to allow access onto the site for emergency vehicles and green keeping vehicles.	REFUSED
VAR/2013/2269	5 Seaford Gardens	Application to vary condition 10 of planning consent F/2003/0865 to allow one lodger to live within the property.	Approved
A/2013/2315	53a Crockhamwell Road	Application for advertisement consent for the installation of 1 x non-illuminated fascia sign.	Approved
F/2013/2352	9 Penrose Avenue	Proposed single storey, part first floor and part two storey side/rear extension, new pitched roof to garage and insertion of roof light.	Approved
F/2013/2408	18 Carlton Close	Proposed removal of two existing detached sheds and erection of single storey detached outbuilding.	Approved
F/2013/2416	22 Nimrod Close	Proposed erection of a single storey rear/part side extension to dwelling, following demolition of existing conservatory, plus conversion of existing garage/store to additional habitable accommodation with changes to existing fenestration.	Approved
F/2013/2438	Marks and Spencer, 406 London Road	Proposed erection of an acoustic fence as plant enclosure to the side elevation of the store.	Approved
F/2013/2478	30 Tippings Lane	Proposed conversion of garage to create habitable accommodation with bay window and erection of single storey front entrance porch extension with pitched roof over. Demolition of existing porch.	Approved
F/2013/2493	Waitrose Ltd, Crockhamwell Road	Proposed installation of external horticulture units to the front of the store and associated works.	Approved
F/2013/2510	6 Rushmere Cottages	Proposed erection of a replacement double length garage to side of house, following demolition and removal of existing timber garage.	Approved
CLP/2013/2520	44 Wyndham Crescent	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension to dwelling.	Approved