

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, 15 April 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 18 March 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 /2014/0166	Plot Ref :-	Type :- Full
	Applicant Name :- Mr Gurcharan Singh		Date Received :- 25/03/2014
	Parish :-		Date Returned :-
	Location :- 340 Kingfisher Drive	Agent Mr Chani Sira	
	Kingfisher Drive		
	Woodley		
	Proposals :- Proposed erection of a front porch and canopy with brick pillars (part retrospective).		
	Observations :-		

05 . 16

F /2014/0626

Plot Ref :-

Type :- Full

Applicant Name :- Mr & Mrs Mills

Date Received :- 03/04/2014

Parish :-

Date Returned :-

Location :- Sandford House
Sandford Lane
Woodley

Agent Mr S Kendrick

Proposals :- Proposed erection of a two storey side and rear extension to dwelling, to include rear and side dormer windows and porch to front elevation (amendment to previous consent F/2012/0069).

Observations :-

06

NEIGHBOUR CONSULTATION SCHEME

To note application HH/2014/0760.

Location: 61 Austin Road, Woodley, RG5 4EL

Proposal: Application for the prior approval of the erection of a single storey rear extension to replace existing conservatory which would extend beyond the rear wall of the original house by 3.64m, for which the maximum height would be 3.88m, and for which the height of the eaves would be 2.25m.

07

READING BOROUGH COUNCIL CONSULTATION

To note that Reading Borough Council is consulting on the following documents associated with the introduction of the Community Infrastructure Levy:

- a) Community Infrastructure Levy Draft Charging Schedule, appropriate evidence and other supporting information.
- b) Draft section 106 Planning Obligations Supplementary Planning Document (to operate alongside Community Infrastructure Levy).
- c) Pre-Submission Draft Alteration of Policies on Affordable Housing Provision.

These documents will be available at the meeting for Members to view.

The consultation runs until 14 May 2014.

08

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 18 March 2014 at 7:45 pm.

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

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

01 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor R. Duncan and Councillor M. Willson.

02 DECLARATIONS OF INTEREST

Councillor M. Holmes - Prejudicial interest: Agenda item 05.14, planning application F/2014/0383: 188 Fairwater Drive, as the applicant is known to her.
Councillor Holmes took no part in the decision on this item.

03 MINUTES OF PREVIOUS MEETING

RESOLVED:

To approve the minutes of the meeting held on 18 February 2014 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 /2014/0479	Plot Ref :-	Type :-	Advertise
	Applicant Name :-	Mr M Rasodl	Date Received :-	11/03/2014
	Location :-	43 Crockhamwell Road Crockhamwell Road Woodley RG5 3JZ	Date Returned :-	20/03/2014
	Proposal :	Application for advertisement consent for the proposed erection of 2 No. fascia signs.		
	Observations :	One resident was at the meeting to voice her concerns, which related to: - The sign at the front of the property will be illuminated, which is not appropriate in a residential area. - The sign will be illuminated until 11pm, which neighbours feel will be intrusive. - The number of signs has increased.		
		Following the resident's comments the committee discussed the application and had the following concerns: - The signs, and wiring for illumination, are already in place and therefore this is a retrospective application although it is not described as such.		

- This is mainly a residential area and the illuminated sign will be out of keeping with the area.
- The new sign at the front of the property is significantly larger than the old sign.
- The number of signs has increased.

05- 2 F /2013/2091 Plot Ref :- Type :- Full

Applicant Name :- Justin Wheeler Date Received :- 20/02/2014

Location :- 12 Gainsborough Close Date Returned :- 20/03/2014
Gainsborough Close
Woodley
RG5 4HD

Proposal : Proposed conversion of garage to habitable accommodation to dwelling.

Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 3 F /2013/2610 Plot Ref :- Type :- Full

Applicant Name :- Mr Ganesan Sivaramakrishnan Date Received :- 25/02/2014

Location :- 4 Bosworth Gardens Date Returned :- 20/03/2014
Bosworth Gardens
Woodley
RG5 3RS

Proposal : Proposed erection of a two-storey rear extension including balcony and a new pool house and summer house to the rear .

Observations : The committee had the following concerns regarding this application:

- It will be the second large extension to this house.
- The balcony will allow overlooking of neighbouring properties.
- Loss of privacy to neighbouring properties.

05- 4 F /2014/0112 Plot Ref :- Type :- Full

Applicant Name :- Mr K Hussain Date Received :- 12/03/2014

Location :- 7-10 The Parade Date Returned :- 18/03/2014
Brecon Road
Woodley
RG5 4PS

Proposal : REVISED APPLICATION RECEIVED 12/03/2014:
(Revised and additional plans received)
Erection of 2-storey block of 4 x flats (part retrospective, with amendments to the roof form of the single storey side wings).

DETAILS OF APPLICATION RECEIVED 13/12/2014:
Application for the demolition of existing two storey block of 4 No. flats and erection of replacement two storey block of 4 No. flats.

Observations : COMMENTS ON THE REVISED AND ADDITIONAL PLANS RECEIVED ON 12/03/2014:

Two residents were at the meeting to voice their concerns and Cllr Baker also spoke on behalf of residents. The residents' concerns related to:

- The existing building has not been built in accordance with the original planning permission.
- The distance between the side wall and 30 Glendevon Road does not comply with minimum standards.
- The flats do not comply with the minimum space standards.
- There is too little amenity space provided.
- There is significant loss of light to neighbours.
- The height of the building is exacerbated by the slope of the ground.
- 32 Glendevon Road is overlooked by the windows at the front of the flats.

- There are parking problems caused by insufficient parking provision for the block of flats.

Following the residents' comments the committee discussed the application and recommended the planning application be refused on the following grounds:

- Does not comply with minimum space requirements for dwellings.
- Unacceptable impact on neighbours at 30 Glendevon Road because of close proximity to the boundary. This is not in compliance with minimum standards.
- Insufficient amenity space provided.
- Loss of light to neighbours.
- Loss of privacy to adjacent properties.
- Impact on neighbours is accentuated by the difference in land levels.
- Overdevelopment.
- Overbearing.
- Out of character with the street scene.
- Insufficient parking provision.

THE COMMENTS ON THE ORIGINAL PLANS SUBMITTED FOR THIS APPLICATION (RECEIVED ON 13/02/2014) WERE AS FOLLOWS:

Four residents were at the meeting to voice their concerns, which related to:

- Overdevelopment of the site.
- The development would lead to increased traffic congestion in the area.
- The development would exacerbate the parking problems in the area.
- Loss of privacy to the rear gardens of all the neighbouring properties.

Following the residents' comments, the committee discussed the application and recommended the planning application be refused on the following grounds:

- Overdevelopment.
- Overbearing.
- Out of character with the street scene.
- Insufficient parking provision.
- Loss of privacy to adjacent properties.

05- 5	F /2014/0198	Plot Ref :-	Type :-	Full
	Applicant Name :-	Mr & Mrs Stainthorpe	Date Received :-	19/02/2014
	Location :-	18 Lismore Close Lismore Close Woodley RG5 3RT 18 Lismore Close Lismore Close Woodley RG5 3RT	Date Returned :-	20/03/2014
	Proposal :	Proposed single storey side and rear extension following demolition of existing side extension.		
	Observations :	No comment.		

05- 6	F /2014/0199	Plot Ref :-	Type :-	Full
	Applicant Name :-	Mr & Mrs MG & K Cock	Date Received :-	28/02/2014
	Location :-	65 Malone Way Malone way Woodley RG5 3NL	Date Returned :-	20/03/2014
	Proposal :	Proposed erection of single storey front extension to form porch following demolition of existing porch.		
	Observations :	The committee agreed to make no comment but particularly asked that		

any neighbours' concerns be taken into account.

05- 7 F /2014/0200 Plot Ref :- Type :- Full
Applicant Name :- Miss L Brown Date Received :- 28/02/2014
Location :- 63 Malone Road Date Returned :- 20/03/2014
Malone Road
Woodley
RG5 3NL
Proposal : Proposed erection of single storey front extension to form porch following demolition of existing porch.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 8 F /2014/0234 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs M Bennett Date Received :- 28/02/2014
Location :- 221 Loddon Bridge road Date Returned :- 20/03/2014
Loddon Bridge Road
Woodley
RG5 4BP
221 Loddon Bridge road
Loddon Bridge Road
Woodley
RG5 4BP
Proposal : Proposed single storey front extensions to form bay windows.
Observations : No objections.

05- 9 F /2014/0304 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs A Newton Date Received :- 24/02/2014
Location :- 25 Glendevon Road Date Returned :- 20/03/2014
Glendevon Road
Woodley
RG5 4PJ
25 Glendevon Road
Glendevon Road
Woodley
RG5 4PJ
Proposal : Proposed erection of a single storey rear extension to dwelling, following demolition and removal of existing conservatory.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 10 F /2014/0346 Plot Ref :- Type :- Full
Applicant Name :- Mrs K Bahra Date Received :- 28/02/2014
Location :- 41 Hawker Way Date Returned :- 20/03/2014
Hawker Way
Woodley
RG5 4PF
41 Hawker Way
Hawker Way
Woodley
RG5 4PF
Proposal : Application for the part conversion of garage to create downstairs cloakroom to dwelling. (Retrospective)

Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 11 F /2014/0355 Plot Ref :- Type :- Full
Applicant Name :- Mr C Redman Date Received :- 07/03/2014
Location :- 4 Frampton Close Date Returned :- 20/03/2014
Frampton Close
Woodley
RG5 3BS
4 Frampton Close
Frampton Close
Woodley
RG5 3BS
Proposal : Proposed single storey side extension to dwelling.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 12 F /2014/0362 Plot Ref :- Type :- Full
Applicant Name :- Mr D Vowell Date Received :- 07/03/2014
Location :- 5 Mitchell Way Date Returned :- 20/03/2014
Mitchell Way
Woodley
RG5 4NQ
Proposal : Proposed conversion of garage to create habitable accommodation to dwelling, plus a single storey side extension to form garage/utility room.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 13 F /2014/0381 Plot Ref :- Type :- Full
Applicant Name :- Miss Sally Goodworth Date Received :- 07/03/2014
Location :- Farriers Date Returned :- 18/03/2014
Farriers Close
Woodley
RG5 3DD
Proposal : Proposed erection of a single storey rear extension and first floor rear bathroom extension to dwelling following removal of existing extension. Installation of front and rear dormer windows to outbuilding, plus repositioning of chimney and farrier's kiln.
Observations : Eleven residents were present at the meeting to voice their concerns and two letters of concern had been received. Cllr Baker was present to speak on behalf of residents. Cllr Lawley spoke in a personal capacity as he is a local resident. The residents' concerns related to:
- The dormer windows will overlook neighbouring properties. Previously permission was given for velux windows, not dormers, and at the front of the building only.
- Dormer windows will give the opportunity for a mezzanine floor to be inserted in future, which will lead to more overlooking.
- The provision of a music studio in the outbuilding will lead to increased noise levels and will be intrusive in the neighbouring properties due to their close proximity.
- Moving the chimney and kiln will create a large open space which could hold a number of musicians and an audience and these would lead to parking problems in the area.
- The character of an historic blacksmith's forge and farrier's cottage should be maintained.

Following the residents' comments, the committee discussed the application and recommended that the proposals for the outbuilding should be refused on the following grounds:

- Noise pollution from the music room, particularly if it is to be used for teaching and concerts. This is exacerbated by the close proximity of adjacent properties.
- Loss of privacy to adjacent properties due to overlooking from the dormer windows. If permission is given, it should be for velux windows on the road-side of the building only.
- Concern that there will be a change of use of the outbuilding and it may be used for business purposes.
- Use of the outbuilding as a music centre could lead to parking problems in the area, particularly if it is to be used for concerts.

05- 14 F /2014/0383 Plot Ref :- Type :- Full
Applicant Name :- Mr R Dalby Date Received :- 28/02/2014
Location :- 188 Fairwater Drive Date Returned :- 20/03/2014
Fairwater Drive
Woodley
RG5 3JF
Proposal : Proposed erection of part two storey and part first floor side extension, plus pitched roof to replace flat roof on front elevation of dwelling at ground floor level.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 15 F /2014/0386 Plot Ref :- Type :- Full
Applicant Name :- Mr D White Date Received :- 28/02/2014
Location :- 76 Vauxhall Drive Date Returned :- 20/03/2014
Vauxhall Drive
Woodley
RG5 4EE
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- 16 F /2014/0396 Plot Ref :- Type :- Full
Applicant Name :- Mrs D King Date Received :- 12/03/2014
Location :- 27 Tennyson Road Date Returned :- 20/03/2014
Tennyson Road
Woodley
RG5 3RH
Proposal : Proposed single storey side & rear extension to dwelling.
Observations : The committee recommended that the application should be refused on the following grounds:
- Out of keeping with neighbouring properties.
- Out of character with the street scene.
- Visually unacceptable.

05- 17 F /2014/0433 Plot Ref :- Type :- Full
Applicant Name :- Mr Brian Bentman Date Received :- 10/03/2014
Location :- 34 Hawker Way Date Returned :- 20/03/2014
Hawker Way
Woodley
RG5 4PF

Proposal : Proposed conversion of garage to create habitable accommodation to dwelling, plus widening of driveway.

Observations : The committee had the following concerns regarding this application:
- Insufficient on site / off-road parking provision.
- Permission would be required from Highways to widen the access drive.

06 TREE PRESERVATION ORDERS

RESOLVED:

To note the following:

TPOs 3/1951 and 4/1961, 124 Antrim Road, Woodley.
Consent for the selective pruning of an oak tree.

07 WOKINGHAM MANAGING DEVELOPMENT DELIVERY LOCAL PLAN

RESOLVED:

To note that the Managing Development Delivery Local Plan was adopted by Wokingham Borough Council on 21 February 2014.

08 ENFORCEMENT ISSUES

The Chairman informed the meeting of one enforcement investigation closure notice received and three ongoing enforcement matters in the parish.

[Town Clerk's Note: Following the end of the meeting, Councillor Cheng noted that if applications F/2014/0112 (7-10 The Parade, Brecon Road) and F/2014/0381 (Farriers, Farriers Close) are considered by the Planning Committee at Wokingham Borough Council, she will attend the meetings, as ward councillor, to present the Town Council's views on the applications.]

The Meeting closed at : 9:20pm

Signed : _____ Chairman Date: _____

On behalf of :- Woodley Town Council

Woodley Town Council

PLANNING DECISIONS

Plan No.	Address	Proposal	Decision
CLP/2014/0047	11 Sycamore Close	Application for a certificate of lawfulness for the proposed conversion of part of the garden into parking area for 2 cars, plus moving of rear fence and gate towards dwelling.	Approved
CLP/2014/0100	74 Highgate Road	Application for a certificate of lawfulness for the proposed erection of single storey rear extension to dwelling.	Approved
CLP/2014/0202	Farriers, Farriers Close	Application for a certificate of lawful proposed use for the erection of a detached garage.	REFUSED
CLP/2014/0267	32 Wyndham Crescent	Application for a certificate of lawful proposed use for a single storey rear and first floor dormer extension plus first floor side extension to dwelling.	<i>Withdrawn</i>
DEM/2014/0317	Fosters Home For The Elderly, Fosters Lane	Application for prior notification of the demolition of a care home at Fosters Lane.	<i>Withdrawn</i>
F/2012/2448	Land adjacent to 83 Loddon Bridge Road	Proposed erection of a 3 bedroom detached dwelling, with associated access and landscaping.	Approved
F/2013/2513	176 Loddon Bridge Road	Proposed erection of a two storey side and front extension with dormers, first floor side extension, part conversion of garage to habitable accommodation, rear Juliet balcony and repositioning of front door.	<i>Withdrawn</i>
F/2013/2577	Land to the rear of 95 Loddon Bridge Road	Proposed erection of a three bedroom chalet style bungalow with associated drive.	<i>Withdrawn</i>
F/2014/0065	36 Hazel Drive	Proposed erection of first floor side and single storey rear extensions to dwelling.	Approved
F/2014/0088	24 Haddon Drive	Proposed erection of a part two storey/ part single storey side and front extension to dwelling.	Approved
F/2014/0092	6 Silver Fox Crescent	Proposed erection of 4 bed dwelling with associated parking. Removal of conservatory to No.6 Silver Fox Crescent.	REFUSED
F/2014/0123	9 Ryecroft Close	Proposed erection of a two storey rear and side extension and single storey rear and side extensions to dwelling.	<i>Withdrawn</i>
F/2014/0160	5 Buccaneer Close	Proposed erection of a single storey rear extension to dwelling.	Approved
F/2014/0170	74 Ravensbourne Drive	Proposed erection of a single storey rear extension to dwelling. Demolition of existing rear extension.	Approved

Plan No.	Address	Proposal	Decision
F/2014/0172	55 Woodwaye	Proposed single storey rear extension to dwelling plus extension of roofline at rear to form gable roof to enlarge first floor accommodation. Change flat roof to pitched roof on front elevation dormer window.	Approved
F/2014/0190	55 Church Road	Proposed erection of a first floor side extension and single storey rear extension to dwelling following demolition of existing rear conservatory.	Approved
F/2014/0194	7 Clivedale Road	Proposed erection of a single storey rear extension to dwelling.	Approved
F/2014/0198	18 Lismore Close	Proposed single storey side and rear extension following demolition of existing side extension.	Approved
F/2014/0234	221 Loddon Bridge Road	Proposed single storey front extensions to form bay windows.	Approved
F/2014/0304	25 Glendevon Road	Proposed erection of a single storey rear extension to dwelling, following demolition and removal of existing conservatory.	Approved
F/2014/0346	41 Hawker Way	Application for the part conversion of garage to create downstairs cloakroom to dwelling. (Retrospective)	Approved
F/2014/0355	4 Frampton Close	Proposed single storey side extension to dwelling.	Approved
RM/2013/2411	Faculty of Education & Community Studies, University of Reading, Woodlands Avenue	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.	Approved