

# 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, 20 May 2014 at which your attendance is requested.

**Deborah Mander**  
Town Clerk

---

Committee Members :           Councillor T. Barker  
  Councillor J. Cheng (Chairman)  
  Councillor R. Duncan  
  Councillor L. Hayward  
  Councillor M. Holmes  
  Councillor R. Neall  
  Councillor S. Rahmouni  
  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 15 April 2014 and for the Chairman to sign them as a true and accurate record.

### 04           TO APPOINT THE VICE CHAIRMAN OF THE PLANS COMMITTEE

Following the resignation of the appointed vice chairman, to appoint a vice chairman of the Plans Committee for the 2014/15 municipal year.

### 05           PLANNING DECISIONS

To note information on decision notices received from the planning authority since the last meeting. (Appendix 5)

### 06           CURRENT PLANNING APPLICATIONS

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

06 . 1	<b>F /2014/0693</b>	Plot Ref :-	Type :- Full
	Applicant Name :- Kevin Alden		Date Received :- 15/04/2014
	Parish :-		Date Returned :-
	Location :- 94 Butts Hill Road	Agent Pete Watkin	
	Butts Hill Road		
	Woodley		



06 . 6	<b>F /2014/0724</b>	Plot Ref :-	Type :- Full
	Applicant Name :- Mr Ron Hayes		Date Received :- 17/04/2014
	Parish :-		Date Returned :-
	Location :- 111 Haddon Drive	Agent Mr Barry Palin	
	Haddon Drive		
	Woodley		
	Proposals :- Proposed erection of single storey front extension, single storey rear extension and new garage following demolition of existing garage.		
	Observations :-		
06 . 7	<b>F /2014/0730</b>	Plot Ref :-	Type :- Full
	Applicant Name :- Ms S Goodworth		Date Received :- 23/04/2014
	Parish :-		Date Returned :-
	Location :- Farriers	Agent Colin Gable	
	Farriers Close		
	Woodley		
	Proposals :- Proposed erection of a new detached 2-bay garage.		
	Observations :-		
06 . 8	<b>F /2014/0746</b>	Plot Ref :-	Type :- Full
	Applicant Name :- Derek Parsons		Date Received :- 28/04/2014
	Parish :-		Date Returned :-
	Location :- 12 The Ridgeway	Agent	
	The Ridgeway		
	Woodley		
	Proposals :- Proposed erection of single storey extension to side of dwelling plus a loft conversion with front and rear dormers.		
	Observations :-		
06 . 9	<b>F /2014/0756</b>	Plot Ref :-	Type :- Full
	Applicant Name :- Mr Khawar Hussain		Date Received :- 23/04/2014
	Parish :-		Date Returned :-
	Location :- 85 Bruce Road	Agent Mr Graham Biddle	
	Bruce Road		
	Woodley		
	Proposals :- Proposed erection of a two storey rear extension to dwelling.		
	Observations :-		
06 . 10	<b>F /2014/0758</b>	Plot Ref :-	Type :- Full
	Applicant Name :- Mrs K Hallisey		Date Received :- 25/04/2014
	Parish :-		Date Returned :-
	Location :- 11 Pearson Way	Agent Simon Howe	
	Pearson Way		
	Woodley		
	Proposals :- Proposed erection of single storey rear extension, changes to existing fenestration and provision of new ramped access to rear/side of dwelling.		
	Observations :-		

06 . 11	<b>F /2014/0775</b>	Plot Ref :-	Type :- Full
	Applicant Name :- Mr R Kakar		Date Received :- 25/04/2014
	Parish :-		Date Returned :-
	Location :- 31 Crockhamwell Road	Agent Lee Norris	
	Crockhamwell Road		
	Woodley		
	Proposals :- Proposed erection of two storey rear extension, single storey side extension, single storey porch and loft conversion with side facing dormers. Demolition of existing garage and conservatory.		
	Observations :-		
06 . 12	<b>F /2014/0803</b>	Plot Ref :-	Type :- Full
	Applicant Name :- Mr Daniel Bandhu		Date Received :- 13/05/2014
	Parish :-		Date Returned :-
	Location :- 83 Colemans Moor Road	Agent David Huish	
	Colemans Moor Road		
	Woodley		
	Proposals :- Proposed erection of new monopitch roof to replace flat roof on existing outbuilding and alterations to openings.		
	Observations :-		
06 . 13	<b>F /2014/0816</b>	Plot Ref :-	Type :- Full
	Applicant Name :- Mr Ahmed Aleshaiker		Date Received :- 02/05/2014
	Parish :-		Date Returned :-
	Location :- 16 Duffield Road	Agent Mr Ashraf El Gowhary	
	Duffield Road		
	Woodley		
	Proposals :- Proposed erection of first floor side extension and single storey front extension and conversion of existing garage to habitable accommodation.		
	Observations :-		
06 . 14	<b>F /2014/0819</b>	Plot Ref :-	Type :- Full
	Applicant Name :- Alan Collis		Date Received :- 28/04/2014
	Parish :-		Date Returned :-
	Location :- 176 Loddon Bridge Road	Agent Carl Collins	
	Loddon Bridge Road		
	Woodley		
	Proposals :- Proposed erection of a part single/part two storey front, side and rear extension with front and rear dormers and roof lights, plus paer conversion of garage to habitable accommodation, rear juliet balcony and repositioning of front door.		
	Observations :-		

06 . 15	<b>F /2014/0860</b>	Plot Ref :-	Type :- Full
	Applicant Name :- Ms Sally Goodworth		Date Received :- 01/05/2014
	Parish :-		Date Returned :-
	Location :- Farriers	Agent William Emby	
	Farriers Close		
	Woodley		
	Proposals :- Proposed erection of part two storey part single storey extension to rear following demolition of existing rear extensions.		
	Observations :-		
06 . 16	<b>F /2014/0874</b>	Plot Ref :-	Type :- Full
	Applicant Name :- DPGS Ltd		Date Received :- 07/05/2014
	Parish :-		Date Returned :-
	Location :- 145 Crockhamwell Road	Agent Jonathan Rainey	
	Crockhamwell Road		
	Woodley		
	Proposals :- Proposed change of use from Use Class A2 (Financial and Professional Services) to Use Class A5 (Hot Food Takeaway); and installation of extraction/ventilation equipment.		
	Observations :-		
06 . 17	<b>F /2014/0875</b>	Plot Ref :-	Type :- Full
	Applicant Name :- CALA Homes (South) Ltd		Date Received :- 06/05/2014
	Parish :-		Date Returned :-
	Location :- Bulmershe Campus	Agent	
	Woodlands Avenue		
	Earley		
	Proposals :- Application for the erection of 257 dwellings with associated garaging and parking, 60 x 1 & 2 bed Extra Care unit and A1 retail shop, including public open space, children's play area, accesses from Woodlands Avenue, tree protection, affordable housing and landscaping.		
	Observations :-		
06 . 18	<b>F /2014/0897</b>	Plot Ref :-	Type :- Full
	Applicant Name :- Mr & Mrs Simon Amos		Date Received :- 12/05/2014
	Parish :-		Date Returned :-
	Location :- 19 Blanchard Close	Agent	
	Blanchard Close		
	Woodley		
	Proposals :- Proposed erection of rear conservatory following demolition of existing conservatory.		
	Observations :-		

06 . 19      **F /2014/0936**      Plot Ref :-      Type :- Full  
Applicant Name :- Mr K Murray, Woodley T C      Date Received :- 06/05/2014  
Parish :-      Date Returned :-  
Location :- Memorial Ground,      Agent  
Woodford Park  
Haddon Drive  
Woodley  
Proposals :- Proposed creation of a paved area with central war memorial on existing pathway, resurfacing of existing tarmac path with bonded gravel and stone set paving around the proposed memorial, erection of replacement gate posts, one pedestrian gate and double vehicular gates.  
Observations :-

06 . 20      **F /2014/0984**      Plot Ref :-      Type :- Full  
Applicant Name :- Wokingham Borough Council      Date Received :- 02/05/2014  
Parish :-      Date Returned :-  
Location :- Beechwood Primary      Agent Miss Sarah Holmes  
School  
Ambleside Close  
Woodley  
Proposals :- Proposed erection of enclosed PE store to the rear of existing garage facilities.  
Observations :-

06 . 21      **VA/2014/0889**      Plot Ref :-      Type :- Variation  
Applicant Name :- Taylor Wimpey West London      Date Received :- 13/05/2014  
Parish :-      Date Returned :-  
Location :- Land at Sandford Farm      Agent Geoff Armstrong  
Mohawk Way  
Woodley  
Proposals :- Application to vary conditions 8, 10, 13 and 18 of planning consent F/2011/1278 (remediation works to remove contaminated material from former landfill site) to enable the re-use of materials on the site as part of the remediation of the site.  
Observations :-

**07      NEIGHBOUR CONSULTATION SCHEME**

To note application HH/2014/0841.  
Location: 77 Arundel Road, Woodley, RG5 4JR.  
Proposal: Application for the prior approval for the erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.8m, for which the maximum height would be 3.72m, and for which the height of the eaves would be 2.25m.

To note application OFF/2014/0974.  
Location: 2 Southlake Parade, Kingfisher Drive, Woodley.  
Proposal: Prior approval submission for the proposed change of use from a retail (Use Class A1) use to a self-contained residential flat (Use Class C3).

To note application HH/2014/0982.  
Location: 10 Wyndham Crescent, Woodley, RG5 3AZ.  
Proposal: Application for the prior approval for the erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5m, for which the maximum height would be 2.50m, and for which the height of the eaves would be 3.80m.

**08**            **TREE PRESERVATION ORDERS**

TPO 213/1982, 94 Walmer Road, Woodley.  
To note consent for the felling and replacement of a silver birch.

**09**            **STREET NAMING**

a) To consider suggestions for eight street names for the development at Bulmershe Campus, as requested by Wokingham Borough Council. If possible, the street names should reflect the history of the site. The suggestions will be screened by Royal Mail for suitability. A list of street names that have previously been identified for use in future developments in Woodley is included at Appendix 8.

b) To note that the three street names suggested by Woodley Town Council for the former Linpac Metal Packaging Site have all passed screening by Royal Mail and will be used in the new development. The street names will be as follows:

- Gemini Road
- Martinet Road
- Messenger Road

**10**            **POWERS AND DUTIES OF THE PLANS COMMITTEE**

To review the powers and duties of the Plans Committee. A draft copy of the proposed document is attached at Appendix 10.

**11**            **ADDITIONAL ITEMS**

To consider any additional items received from Wokingham Borough Council.

**12**            **ENFORCEMENT ISSUES**

To note any enforcement issues.

Woodley Town Council

**PLANNING DECISIONS**

<b>Plan No.</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
CLP/2014/0556	1 <sup>st</sup> Woodley Scout Group Hut, The Close	Application for a certificate of lawfulness for the use of one storage room within the Scout Hut as a Scout Shop for 6 hours per week.	Approved
DEM/2014/0588	Fosters home for the Elderly, Fosters Lane	Application for a determination as to whether prior approval is required for the method of demolition and any proposed restoration of the site.	Not required
F/2013/2610	4 Bosworth Gardens	Proposed erection of a two-storey rear extension including balcony and a new pool house and summer house to the rear.	Approved
F/2014/0009	22b South Lake Crescent	Proposed conversion of loft space to create habitable accommodation to dwelling with flat roof dormer to rear elevation.	Approved
F/2014/0080	7 Carrick Gardens	Proposed single storey rear extension, first floor side extension and conversion of garage to form habitable accommodation.	Approved
F/2014/0106	55 Nightingale Road	Proposed erection of a first floor side and rear extension, part single storey front extension, two storey rear extension and conversion of existing garage to additional habitable accommodation.	Approved
F/2014/0112	7-10 The Parade, Brecon Road	Erection of 2-storey block of 4 x flats (part retrospective, with amendments to the roof form of the single storey side wings).	REFUSED
F/2014/0362	5 Mitchell Way	Proposed conversion of garage to create habitable accommodation to dwelling, plus a single storey side extension to form garage/utility room.	Approved
F/2014/0381	Farriers, Farriers Close	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.	<i>Withdrawn</i>
F/2014/0396	27 Tennyson Road	Proposed single storey side & rear extension to dwelling.	Approved
F/2014/0433	34 Hawker Way	Proposed conversion of garage to create habitable accommodation to dwelling, plus widening of driveway.	Approved
F/2014/0500	52 Campbell Road	Proposed erection of a single storey rear extension to dwelling.	Approved



<b>Plan No.</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
F/2014/0513	8 Brecon Road	Proposed erection of a single storey rear extension to dwelling.	Approved
F/2014/0519	64 Haddon Drive	Proposed erection of a single storey side extension and first floor side extension to dwelling	Approved
F/2014/0520	42 Rowan Drive	Proposed erection of single storey rear and side extensions to dwelling and partial conversion of garage to habitable accommodation.	Approved
F/2014/0532	10 Willowside	Proposed erection of a single storey rear extension, single storey front extension and conversion of existing garage to additional habitable accommodation, changes to existing flat roof on dormer to pitched roof, installation of new roof light and changes to existing fenestration.	Approved
F/2014/0567	93 Loddon Bridge Road	Proposed erection of a single storey building in rear garden to form home office.	Approved
NMT/2014/0852	110 Colemans Moor Road	Application for a non-material amendment to planning consent F/2013/0460 to allow a change of rear window on kitchen extension to bi-fold doors, reduction in the number of rooflights and removal of side door of kitchen extension.	Approved

## WOODLEY TOWN COUNCIL

### Draft Powers and Duties of the Plans Committee

1. To represent the interests of Woodley people by commenting upon all planning issues, including Development Briefs, Local Plans, Structure Plans, Development Control, [Planning Appeals](#), Mineral Extraction and Waste Disposal and to make site visits where necessary.
2. To disseminate information on planning issues to Woodley people and to encourage their participation in [responding to consultations on planning matters](#).~~decision making.~~
3. To use full delegated authority to exercise the Town Council's statutory right to be consulted [and to make representations to the planning authority](#) on planning applications.
4. To consider the environmental impact of planning proposals in Woodley and adjacent parishes.
- ~~5. To liaise with the working party overseeing the 'Woodley 2020' project to develop a Town Plan.~~
- ~~5. [To propose new street names and maintain and review a list for that purpose.](#)~~
- ~~6. [To be authorised to appoint sub committees and/or working parties to deal with matters delegated to the committee and to delegate such powers as vested in the committee.](#)~~
- ~~7. [To oversee arrangements for the Council's views to be presented to the planning authority where an application has been listed for consideration by Wokingham Borough Council Planning Committee. These arrangements to be in line with the Council's policy \(FC 25/6/14 Min No 31\) that such a presentation be undertaken by a town councillor for the ward in which the application is situated; if that is not possible a member of the Plans Committee will make the presentation.](#)~~
- ~~8. To receive notification of:
  - ~~• [planning applications](#)~~
  - ~~• [planning decisions](#)~~
  - ~~• [planning appeals](#)~~
  - ~~• [consent for tree works](#)~~
  - ~~• [enforcement matters](#)~~
  - ~~• [neighbour consultations](#)~~
  - ~~• [permitted development certificates](#)~~
  - ~~• [other matters relating to the planning process](#)~~~~