

# 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, 17 June 2014 at which your attendance is requested.

**Deborah Mander**  
Town clerk

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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 20 May 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	<b>F /2014/0859</b>	Plot Ref :-	Type :- Full
	Applicant Name :- Gracewell Care Homes		Date Received :- 06/06/2014
	Parish :- Earley		Date Returned :-
	Location :- 34 and land rear of 36-50   Agent		
		Pitts lane	
		Earley	
	Proposals :- Proposed erection of an elderly care facility (Use Class C2) comprising 32 elderly nursing bedrooms, 25 dementia nursing bedrooms and 10 extra care units, creation of a public footpath to Bulmershe Park, creation of associated access, car parking, landscaping, tree planting and site infrastructure.		
	Observations :-		

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05 . 2    **F /2014/0891**    Plot Ref :-    Type :- Full  
Applicant Name :- Taylor Wimpey West London    Date Received :- 23/05/2014  
Parish :-    Date Returned :-  
Location :- Land at Sandford Farm    Agent Geoff Armstrong  
Mohawk Way  
Woodley  
Proposals :- Application for engineering works which comprises the construction of earth mounds and pits for the re-use of materials on the site as part of the remediation of the site.  
Observations :-

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05 . 3    **F /2014/0901**    Plot Ref :-    Type :- Full  
Applicant Name :- Ms Sally Goodworth    Date Received :- 05/06/2014  
Parish :-    Date Returned :-  
Location :- Farriers    Agent William Emby  
Farriers Close  
Woodley  
Proposals :- Proposed change of use from forge/outbuilding to music rehearsal space, to be converted with the addition of two front dormer windows and ancillary to the use of the main dwelling "Farriers".  
Observations :-

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05 . 4    **F /2014/0980**    Plot Ref :-    Type :-  
Applicant Name :- Mr & Mrs Miller    Date Received :- 20/05/2014  
Parish :-    Date Returned :-  
Location :- 21 Sherbourne Drive    Agent Keith webb  
Sherbourne Drive  
Woodley  
Proposals :- Proposed erection of single storey side extension to dwelling, plus insertion of first floor side window.  
Observations :-

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05 . 5    **F /2014/1017**    Plot Ref :-    Type :- Full  
Applicant Name :- Mrs Kathie Smallwood    Date Received :- 20/05/2014  
Parish :-    Date Returned :-  
Location :- 88 Antrim Road    Agent Mrs Kate Hughes  
Antrim Road  
Woodley  
Proposals :- Proposed erection of single storey front extension and conversion of existing garage to additional habitable accommodation.  
Observations :-

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05 . 6    **F /2014/1026**    Plot Ref :-    Type :- Full  
Applicant Name :- Mr & Mrs R Gostick    Date Received :- 23/05/2014  
Parish :-    Date Returned :-  
Location :- 7 Chard Close    Agent Richard Fenn  
Chard Close  
Woodley

Proposals :- Proposed erection of a single storey front extension to dwelling.  
 Observations :-

05 . 7     **F /2014/1074**                                  Plot Ref :-                                  Type :- Full  
 Applicant Name :- Mr N Bonney                                  Date Received :- 29/05/2014  
                 Parish :-                                  Date Returned :-  
                 Location :- 13 Eastwood Road                                  Agent RG Butler & Associates  
                                 Eastwood Road  
                                 Woodley

Proposals :- Proposed erection of 2 bedroomed detached dwelling.  
 Observations :-

05 . 8     **F /2014/1081**                                  Plot Ref :-                                  Type :- Full  
 Applicant Name :- Kevin Richardson                                  Date Received :- 30/05/2014  
                 Parish :-                                  Date Returned :-  
                 Location :- 6 Carlton Close                                  Agent Douglas Sprot  
                                 Carlton Close  
                                 Woodley

Proposals :- Proposed erection of two storey side extension, single storey rear extension and enclosed front porch. Plus demolition of occupant's side of paired garage.  
 Observations :-

05 . 9     **F /2014/1107**                                  Plot Ref :-                                  Type :- Full  
 Applicant Name :- Bloor homes Ltd & ABF Ltd                                  Date Received :- 02/06/2014  
                 Parish :-                                  Date Returned :-  
                 Location :- Allied Bakeries Site                                  Agent  
                                 Viscount Way  
                                 Woodley

Proposals :- Proposed erection of 73 dwellings with associated roads, parking, amenity space and landscaping.  
 Observations :-

05 . 10     **F /2014/1117**                                  Plot Ref :-                                  Type :- Full  
 Applicant Name :- Mr & Mrs Hagen                                  Date Received :- 03/06/2014  
                 Parish :-                                  Date Returned :-  
                 Location :- 126 Loddon Bridge Road                                  Agent David Holtham  
                                 Loddon Bridge Road  
                                 Woodley

Proposals :- Proposed erection of single storey front and rear extension with roof lights plus part single storey part two storey side extension following demolition of garage.  
 Observations :-

05 . 11     **F /2014/1127**                                  Plot Ref :-                                  Type :- Full  
 Applicant Name :- Portsmouth Diocesan Trust                                  Date Received :- 02/06/2014  
                 Parish :-                                  Date Returned :-  
                 Location :- St John Bosco RC Church                                  Agent David Tingle  
                                 Western Avenue  
                                 Woodley

Proposals :- Proposed new church entrance screen, formation of disabled toilet and proposed erection of single storey infill extension linking the church with the parish centre.

Observations :-

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05 . 12	<b>F /2014/1147</b>	Plot Ref :-	Type :- Full
	Applicant Name :- Mr Terry Wise		Date Received :- 06/06/2014
	Parish :-		Date Returned :-
	Location :- 47 Rochester Avenue	Agent Mr Leslie Jones	
	Rochester Avenue		
	Woodley		

Proposals :- Proposed erection of two storey side extension to dwelling to include replacement garage following removal of existing garage.

Observations :-

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05 . 13	<b>F /2014/1206</b>	Plot Ref :-	Type :- Full
	Applicant Name :- Mr V Sthalekar		Date Received :- 11/06/2014
	Parish :-		Date Returned :-
	Location :- 7 Beaufield Close	Agent Mr Muhtasham Qureshi	
	Beaufield Close		
	Woodley		

Proposals :- Proposed erection of single storey rear extension and single storey front extension to the existing garage.

Observations :-

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05 . 14	<b>F /2014/1221</b>	Plot Ref :-	Type :- Full
	Applicant Name :- Mr S Denby		Date Received :- 10/06/2014
	Parish :-		Date Returned :-
	Location :- 9 Ryecroft Close	Agent Mr S Kendrick	
	Ryecroft Close		
	Woodley		

Proposals :- Proposed erection of two storey rear and side extensions and single storey rear and side extensions to dwelling.

Observations :-

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05 . 15	<b>F /2014/1238</b>	Plot Ref :-	Type :- Full
	Applicant Name :- Mrs G Munro		Date Received :- 11/06/2014
	Parish :-		Date Returned :-
	Location :- 58 Ravensbourne Drive	Agent Mr Philip Shell	
	Ravensbourne Drive		
	Woodley		

Proposals :- Proposed erection of a single storey side extension to include replacement garage, and single storey extension to create entrance porch, following demolition of existing garage and conservatory.

Observations :-

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05 . 16

**FA/2014/0713**

Plot Ref :-

Type :- Full

Applicant Name :- Mr & Mrs R Chand

Date Received :- 06/06/2014

Parish :-

Date Returned :-

Location :- 29 Copse Mead  
Copse Mead  
Woodley

Agent

Proposals :- Proposed erection of part two storey, part single storey rear extension and two storey side extension on west elevation and part first floor side extension on east elevation (including change in roof form from twin rear gable to crown roof design). In addition, proposed front gable extension, demolition of existing detached garage, removal of existing chimney stack and changes to existing fenestration.

Amended plans received 06/06/2014:

Proposed single storey rear extension reduced in size by setting in from boundary with No. 31. Also 45 degree line shown from centre of No. 31's lounge window. Drawing No. 200014/A

Observations :-

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**06**

**PLANNING APPEALS**

To note that the following appeals have been lodged with The Planning Inspectorate:

Appeal Ref: APP/X0360/A/14/2219126

Application Ref: F/2014/0112

Location: 7 - 10 The Parade, Brecon Road, Woodley

Proposal: Erection of 2-storey block of 4 x flats (part retrospective, with amendments to the roof form of the single storey side wings).

Appeal Ref: APP/X0360/D/14/2218769

Application Ref: F/2014/0120

Location: 35 Selsdon Avenue, Woodley

Proposal: Application for the erection of single storey rear and side extensions plus 2 x side flat roofed dormers. (Retrospective)

**07**

**NEIGHBOUR CONSULTATION SCHEME**

To note application OFF/2014/1168

Location: Woodley House, 65 - 73 Crockhamwell Road, Woodley, RG5 3JP.

Proposal: Prior approval submission for the conversion of existing offices (use class B1(a) to 9 residential units (use class C3) together with on site car/cycle parking.

To note application HH/2014/1222

Location: 287 Loddon Bridge Road, Woodley, RG5 4BE.

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 7.1 metres, for which the maximum height would be 3 metres and for which the height of the eaves would be 2766mm.

To note application HH/2014/1223

Location: 40 Austin Road, Woodley, RG5 4EL.

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 4.5 metres, for which the maximum height would be 3.45 metres and for which the height of the eaves would be 2.25 metres.

**08**

**TREE PRESERVATION ORDERS**

TPO 585/1993, 170 Loddon Bridge Road, Woodley.

To note consent for the selective pruning of an oak.

Location: Stewarts Coaches, Headley Park, 8 Headley Road East, Woodley.

To note the felling and replacement of the following dead trees: a red oak, a Spanish chestnut and an acacia. Deadwood removal is exempted from current legislation and therefore permission is not required for this work to be undertaken.

**09**                    **STREET NAMING AND NUMBERING**

To consider adding the name Lilly-May to the list of suggested street names for future developments, in memory of a pupil who recently died at Willowbank School.

**10**                    **BREACH OF CONDITION NOTICE**

To note the following Breach of Condition Notice has been served:

Planning Permission Ref: F/2013/0961

Location: 35 Selsdon Avenue, Woodley, RG5 4PQ.

Breach of Condition: Condition 2 has not been complied with in that the dormer elements of the proposal have not been constructed in accordance with the approved details in that the dormers are incorrectly aligned, are approximately 1 metre closer to the front elevation, include additional fenestration (windows) and are larger than the approved details.

**11**                    **ADDITIONAL ITEMS**

To consider any additional items received from Wokingham Borough Council.

**12**                    **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 20 May 2014 at 7:45 pm.

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

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

## **01 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors T. Barker, L. Hayward and M. Walker.

## **02 DECLARATIONS OF INTEREST**

Councillor J. Cheng - Personal interest: Agenda item 06.4, planning application F/2014/0713: 29 Copse Mead, as she used to live in the neighbouring property and still has family connections to that property.  
Councillor Cheng took no part in the discussion or decision on this item.

## **03 MINUTES OF PREVIOUS MEETING**

RESOLVED:

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**

Councillor R. Duncan was nominated by Councillor J. Cheng, seconded by Councillor M. Holmes and it was

RESOLVED:

To appoint Councillor R. Duncan as the Vice-Chairman of the Plans Committee.

## **05 PLANNING DECISIONS**

RESOLVED:

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

## **06 CURRENT PLANNING APPLICATIONS**

Councillor R. Duncan took the chair for item 06.4, planning application F/2014/0713: 29 Copse Mead.

RESOLVED:

To forward comments to the Borough Council as follows:

06- 1	F /2014/0693	Plot Ref :-	Type :-	Full
	Applicant Name :-	Kevin Alden	Date Received :-	15/04/2014
	Location :-	94 Butts Hill Road Butts Hill Road Woodley RG5 4NR 94 Butts Hill Road Butts Hill Road Woodley RG5 4NR	Date Returned :-	21/05/2014
	Proposal :	Proposed erection of a single storey rear and side extension to dwelling.		

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

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06- 2 F /2014/0695 Plot Ref :- Type :- Full  
Applicant Name :- Mrs Julie Critchley Date Received :- 15/04/2014  
Location :- 60 Butts Hill Road Date Returned :- 21/05/2014  
Butts Hill Road  
Woodley  
RG5 4NP  
Proposal : Proposed erection of a single storey rear and side extension plus front porch extension.  
Observations : No objections and no comments.

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06- 3 F /2014/0711 Plot Ref :- Type :- Full  
Applicant Name :- Mr J Hall Date Received :- 22/04/2014  
Location :- 28 Nimrod Close Date Returned :- 21/05/2014  
Nimrod Close  
Woodley  
RG5 4UW  
28 Nimrod Close  
Nimrod Close  
Woodley  
RG5 4UW  
Proposal : Proposed erection of two storey side and single storey rear extension to dwelling.  
Observations : No objections and no comments.

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06- 4 F /2014/0713 Plot Ref :- Type :- Full  
Applicant Name :- Mr & Mrs R Chand Date Received :- 06/06/2014  
Location :- 29 Copse Mead Date Returned :- 21/05/2014  
Copse Mead  
Woodley  
RG5 4RP  
Proposal : Proposed erection of part two storey, part single storey rear extension and two storey side extension on west elevation and part first floor side extension on east elevation (including change in roof form from twin rear gable to crown roof design). In addition, proposed front gable extension, demolition of existing detached garage, removal of existing chimney stack and changes to existing fenestration.  
Observations : One resident was present at the meeting to voice his concerns and three letters of concern had been received. Cllr Baker was present to speak on behalf of residents. The residents' concerns related to:  
- Gross overdevelopment of the plot.  
- Overbearing  
- Loss of light to adjacent properties.  
- The large number of bedrooms and bathrooms suggest a high occupancy, which could result in parking problems.  
- There are no waste pipes or vents shown to the bathrooms situated on the boundary wall so it is not possible to ascertain whether these will be intrusive to the neighbouring property.  
- The new roof appears to overhang the neighbouring property.  
Following the residents' comments, the Committee discussed the application and recommended the planning application be refused on the following grounds:  
- Overdevelopment of the plot.  
- Overbearing.  
- Massing effect on neighbouring properties.

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- Loss of light to adjacent properties.
- Loss of privacy to adjacent properties.

If planning permission is granted, the Committee would like there to be a condition stating that the house cannot be used as a house of multiple occupation.

06- 5 F /2014/0716 Plot Ref :- Type :- Full

Applicant Name :- Mr Rajiv Kakar Date Received :- 22/04/2014

Location :- 25 Crockhamwell Road Date Returned :- 21/05/2014  
 Crockhamwell Road  
 Woodley  
 RG5 3LE  
 25 Crockhamwell Road  
 Crockhamwell Road  
 Woodley  
 RG5 3LE

Proposal : Proposed erection of single storey extension and conservatory to dwelling, part demolition of existing roof and replacement with new 45 degree pitched roof and erection of rear dormer.

Observations : Two residents were present at the meeting to voice their concerns and two letters of concern had been received. The concerns related to:

- The proposed gable wall on the boundary will result in extreme loss of light to the kitchen in the neighbouring property.
- The loss of light will be exacerbated by the proposed rear extension.

Following the residents' comments the Committee discussed the application and recommended that the application be refused on the following grounds:

- Unneighbourly development.
- Loss of light to 23 Crockhamwell Road.
- Out of keeping with neighbouring properties.

06- 6 F /2014/0724 Plot Ref :- Type :- Full

Applicant Name :- Mr Ron Hayes Date Received :- 17/04/2014

Location :- 111 Haddon Drive Date Returned :- 21/05/2014  
 Haddon Drive  
 Woodley  
 RG5 4LY

Proposal : Proposed erection of single storey front extension, single storey rear extension and new garage following demolition of existing garage.

Observations : One letter of objection had been received, relating to loss of light to the neighbouring property.

The Committee discussed the application and had the following concerns:

- Unneighbourly development.
- Unclear drawings.
- Loss of light to the property at 113 Haddon Drive if the proposed garage is larger than the present one, but this cannot be ascertained from the drawings.

06- 7 F /2014/0730 Plot Ref :- Type :- Full

Applicant Name :- Ms S Goodworth Date Received :- 23/04/2014

Location :- Farriers Date Returned :- 22/05/2014  
 Farriers Close  
 Woodley  
 RG5 3DD

Proposal : Proposed erection of a new detached 2-bay garage.

Observations : Two letters of concern had been received and two residents were present at the meeting. Cllr Baker was present to speak on behalf of residents and Cllr Lawley was present to voice his concerns as a resident of Farriers Close.  
The residents' concerns related to:  
- The size of the proposed garage, particularly the height of the roof, will be overbearing for the neighbours whose gardens back onto it.  
- Loss of light to neighbouring properties.  
- Concern that the iconic feeling of the Farriers site will be marred.  
- Would like to ensure that the adjacent holly tree is protected as it will mask part of the garage.

Following the residents' concerns, the Committee discussed the plans and recommended that the planning application be refused on the following grounds:

- Overbearing.
- Loss of light.
- Out of character with the property.

If planning permission is granted, would like a condition that the adjacent holly tree must be preserved.

Cllr Cheng will speak on behalf of Woodley Town Council if this application is considered by the Wokingham Borough Council Planning Committee.

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06- 8	F /2014/0746	Plot Ref :-	Type :-	Full
	Applicant Name :-	Derek Parsons	Date Received :-	28/04/2014
	Location :-	12 The Ridgeway The Ridgeway Woodley RG5 3QD	Date Returned :-	22/05/2014
	Proposal :	Proposed erection of single storey extension to side of dwelling plus a loft conversion with front and rear dormers.		
	Observations :	One resident was present at the meeting to voice his concerns which related to: - The proposed extension is very close to the boundary wall. - The proposed extension is very extensive. - 2 large trees will need to be removed.		
		Following the resident's comments, the Committee discussed the plans and recommended that the planning application be refused on the following grounds: - Extension will be out of scale with the existing dwelling. - Unneighbourly development. - Out of character with the street scene.		
		If planning permission is granted, the Committee would like there to be a condition that the extension must not be used as a separate dwelling.		

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06- 9	F /2014/0756	Plot Ref :-	Type :-	Full
	Applicant Name :-	Mr Khawar Hussain	Date Received :-	23/04/2014
	Location :-	85 Bruce Road Bruce Road Woodley RG5 3DY	Date Returned :-	22/05/2014
	Proposal :	Proposed erection of a two storey rear extension to dwelling.		
	Observations :	The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.		

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06- 10 F /2014/0758 Plot Ref :- Type :- Full  
Applicant Name :- Mrs K Hallisey Date Received :- 25/04/2014  
Location :- 11 Pearson Way Date Returned :- 22/05/2014  
Pearson Way  
Woodley  
RG5 3QH  
11 Pearson Way  
Pearson Way  
Woodley  
RG5 3QH  
Proposal : Proposed erection of single storey rear extension, changes to existing fenestration and provision of new ramped access to rear/side of dwelling.  
Observations : No objections and no comments.

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06- 11 F /2014/0775 Plot Ref :- Type :- Full  
Applicant Name :- Mr R Kakar Date Received :- 25/04/2014  
Location :- 31 Crockhamwell Road Date Returned :- 21/05/2014  
Crockhamwell Road  
Woodley  
RG5 3LE  
Proposal : 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 : One resident was present at the meeting and one letter of concern had been received. Two representatives of the applicant were present. The resident's concern related to the loss of light that would be caused to the neighbouring property.  
  
The Committee discussed the application and recommended the planning application be refused on the following grounds:  
- Loss of light to the neighbouring property.

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06- 12 F /2014/0803 Plot Ref :- Type :- Full  
Applicant Name :- Mr Daniel Bandhu Date Received :- 13/05/2014  
Location :- 83 Colemans Moor Road Date Returned :- 22/05/2014  
Colemans Moor Road  
Woodley  
RG5 4DG  
Proposal : Proposed erection of new monopitch roof to replace flat roof on existing outbuilding and alterations to openings.  
Observations : No objections and no comments.

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06- 13 F /2014/0816 Plot Ref :- Type :- Full  
Applicant Name :- Mr Ahmed Aleshaiker Date Received :- 02/05/2014  
Location :- 16 Duffield Road Date Returned :- 22/05/2014  
Duffield Road  
Woodley  
RG5 4RN  
Proposal : Proposed erection of first floor side extension and single storey front extension and conversion of existing garage to habitable accommodation.  
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

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06- 14 F /2014/0819 Plot Ref :- Type :- Full  
Applicant Name :- Alan Collis Date Received :- 28/04/2014  
Location :- 176 Loddon Bridge Road Date Returned :- 22/05/2014  
Loddon Bridge Road  
Woodley  
RG5 4AA  
Proposal : Proposed erection of a part single/part two storey front, side and rear extension with front and rear dormers and roof lights, plus part conversion of garage to habitable accommodation, rear juliet balcony and repositioning of front door.  
Observations : The Committee recommended the planning application be refused on the following grounds;  
- Loss of light.  
- Loss of privacy due to the velux windows and the juliet balcony.  
- If permission is granted, would recommend a condition that obscure glazing should be used in the velux windows to the side elevation.

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06- 15 F /2014/0860 Plot Ref :- Type :- Full  
Applicant Name :- Ms Sally Goodworth Date Received :- 01/05/2014  
Location :- Farriers Date Returned :- 22/05/2014  
Farriers Close  
Woodley  
RG5 3DD  
Proposal : Proposed erection of part two storey part single storey extension to rear following demolition of existing rear extensions.  
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

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06- 16 F /2014/0874 Plot Ref :- Type :- Full  
Applicant Name :- DPGS Ltd Date Received :- 07/05/2014  
Location :- 145 Crockhamwell Road Date Returned :- 22/05/2014  
Crockhamwell Road  
Woodley  
RG5 3JP  
Proposal : 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 : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

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06- 17 F /2014/0875 Plot Ref :- Type :- Full  
Applicant Name :- CALA Homes (South) Ltd Date Received :- 06/05/2014  
Location :- Bulmershe Campus Date Returned :- 22/05/2014  
Woodlands Avenue  
Earley  
RG6 1HY  
Proposal : 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 : One resident was present at the meeting but did not wish to speak. Cllr Gilder was present at the meeting to speak on behalf of local residents. Cllr Gilder had received two letters of concern from residents, which she

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read out at the meeting.

The residents' concerns related to:

- Increased traffic on Woodlands Avenue.
- Lack of affordable housing.
- The effect on local GP surgeries, schools, buses and the leisure centre.
- Loss of green spaces.
- Concerns regarding heavy plant and construction traffic.
- Protection of the adjacent woods and associated wildlife.
- Concern that the historic wall, which is listed and must be protected, is not shown on the drawings.

The Committee discussed the residents' concerns and considered the plans, and had the following observations:

- Concern that the historic, listed wall is not shown on the drawings as this must be protected.
- Ensure there is an effective barrier to prevent access to the woods, to protect the woods and the wildlife. Both a fence and a prickly hedge should be provided.
- There should only be one access point into the woods, to protect the woods and the wildlife.
- Ensure there is adequate surface water drainage from the development into the woods, to maintain the water table in the woods and prevent flooding on the development.
- There should be a condition that heavy plant must not use the local roads during the rush hour.
- There should be a condition that construction traffic must use recommended routes.
- The Committee would like consideration to be given to the use of Section 106 money for improvement and upgrading of Woodlands Avenue and the junction of Woodlands Avenue with Church Road.
- Ensure that Section 106 money is still to be made available to Highwood.

CLr Duncan will speak on behalf of Woodley Town Council when this application is considered by the Wokingham Borough Council Planning Committee.

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06- 18	F /2014/0897	Plot Ref :-	Type :-	Full
	Applicant Name :-	Mr & Mrs Simon Amos	Date Received :-	12/05/2014
	Location :-	19 Blanchard Close Blanchard Close Woodley RG5 4XQ	Date Returned :-	22/05/2014
	Proposal :	Proposed erection of rear conservatory following demolition of existing conservatory.		
	Observations :	The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.		

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06- 19	F /2014/0936	Plot Ref :-	Type :-	Full
	Applicant Name :-	Mr K Murray, Woodley T C	Date Received :-	06/05/2014
	Location :-	Memorial Ground, Woodford Park Haddon Drive Woodley RG5 4JZ Memorial Ground, Woodford Park Haddon Drive Woodley RG5 4JZ	Date Returned :-	22/05/2014
	Proposal :	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 : Woodley Town Council is the applicant and therefore made no comment.

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06- 20 F /2014/0984 Plot Ref :- Type :- Full  
Applicant Name :- Wokingham Borough Council Date Received :- 02/05/2014  
Location :- Beechwood Primary School Date Returned :- 22/05/2014  
Ambleside Close  
Woodley  
RG5 4JJ  
Proposal : Proposed erection of enclosed PE store to the rear of existing garage facilities.  
Observations : One resident was present to speak at the meeting and had also sent a letter.  
The resident had been concerned that intruders would be able to gain access to her property from the roof of the proposed building, but had been informed by the Site Controller at Beechwood Primary School that the building was to be located 1 metre away from the garden fence, although this was not shown on the drawing. She had also been assured that the fascia below the roof would be green or brown, so as not to be visually intrusive.  
Following the resident's comments, the Committee discussed the application and had no objections to the proposal, but made the following observations:  
- There should be a condition that the building must be 1 metre away from the fence to the rear of the neighbouring gardens.  
- The fascia below the roof should be green or brown to minimise the visual effect on the neighbours.

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06- 21 VA/2014/0889 Plot Ref :- Type :- Variation  
Applicant Name :- Taylor Wimpey West London Date Received :- 13/05/2014  
Location :- Land at Sandford Farm Date Returned :- 22/05/2014  
Mohawk Way  
Woodley  
Proposal : 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 : Two residents were present at the meeting, but did not wish to speak.  
The Committee discussed the proposals and had the following observations:  
- Concern that re-used material may be contaminated.

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## **07 NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

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**

RESOLVED:

To note the following:

TPO 213/1982, 94 Walmer Road, Woodley.

Consent for the felling and replacement of a silver birch.

## **09 STREET NAMING AND NUMBERING**

a) RESOLVED:

To forward to Wokingham Borough Council the following suggestions for street names for the development at Bulmershe Campus:

- The Orangery (for the north west area of the site)
- Campus
- Collegiate
- Diploma
- Freshers
- Graduation
- Semester
- Student
- Thesis
- Tutor

b) RESOLVED:

To note that the following street names:

- Gemini Road
- Martinet Road
- Messenger Road

have passed screening by Royal Mail and will be used in the new development on the former Linpac Metal Packaging Site.

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

Members considered the draft Powers and Duties of the Plans Committee document and amended references to "the planning authority" to "the local planning authority".

RESOLVED:

To recommend the amended draft Powers and Duties of the Plans Committee document be adopted.

## **11 ADDITIONAL ITEM: APPEALS**

RESOLVED:

To note that the appeal against refusal of planning permission for the following application has been dismissed:

F/2013/2274: 10 Radcot Close

Proposed erection of two storey rear and first floor side extensions to dwelling plus part conversion of garage to habitable accommodation.

## **12 ADDITIONAL ITEM: NON-MATERIAL AMENDMENT OF PLANNING CONSENT**

RESOLVED:

To note that the following proposed amendments to planning consent F/2013/1136, Former Linpac Site, Headley Road East, have been accepted as non-material amendments:

1. Affordable housing units increased in size to comply with s106 Lifetime Homes requirement.

2. House type on Plot 39 amended to a Shaftesbury with a double garage between 39 & 40 instead of 2 x single garages.
3. Relocation of 3 visitor car parking spaces as requested by the highway authority.

**13 ENFORCEMENT ISSUES**

The Chairman informed the meeting of four ongoing enforcement matters in the parish.

The Meeting closed at : 10:25pm

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Signed : \_\_\_\_\_ Chairman      Date: \_\_\_\_\_

On behalf of :-                      Woodley Town Council



Woodley Town Council

**PLANNING DECISIONS**

<b>Plan No.</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
CLP/2014/0541	9 Highgate Road	Application for a certificate of lawfulness for the proposed conversion of garage to create habitable accommodation to dwelling and extend driveway.	Approved
CLP/2014/0682	94 Butts Hill Road	Application for certificate of proposed lawful development for side and rear dormer extensions and conversion of roof space to habitable accommodation.	Approved
CLP/2014/0734	4 Butts Hill Road	Application for a certificate of lawfulness for the proposed erection of a single storey extension to dwelling.	Approved
CLP/2014/0754	61 Austin Road	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension to dwelling, following demolition and removal of existing conservatory.	Approved
F/2014/0225	199 Hurricane Way	Proposed conversion of loft space to create habitable accommodation to dwelling with rear dormers and front velux roof window.	<i>Withdrawn</i>
F/2014/0383	188 Fairwater Drive	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.	Approved
F/2014/0540	13 Eastwood Road	Proposed erection of a detached dwelling, following demolition and removal of existing garage.	<i>Withdrawn</i>
F/2014/0590	Land to rear of 10-12 Pitts Lane	Proposed erection of 3 detached dwellings with associated parking and creation of access. Demolition of outbuilding to No.12 Pitts Lane, and rearrangement of their front parking.	REFUSED
F/2014/0591	5 Caldbeck Drive	Proposed erection of a single storey rear extension, single storey front extension to existing garage, to include a front entrance porch and changes to existing flat roof to pitched.	Approved
F/2014/0693	94 Butts Hill Road	Proposed erection of single storey rear and side extension to dwelling.	Approved
F/2014/0711	28 Nimrod Close	Proposed erection of two storey side and single storey rear extension to dwelling.	Approved
F/2014/0716	25 Crockhamwell Road	Proposed erection of single storey rear extension and conservatory to dwelling, part demolition and raising of existing roof, replacement with new 45 degree pitched roof including new rear dormer.	Approved

<b>Plan No.</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
F/2014/0758	11 Pearson Way	Proposed erection of single storey rear extension, changes to existing fenestration and provision of new ramped access to rear/side of dwelling.	Approved
F/2014/0936	Memorial Ground Woodford Park Haddon Drive	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.	Approved
HH/2014/0832	76 Vauxhall Drive	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 3.5m, for which the maximum height would be 3.0m, and for which the height of the eaves would be 2.725m.	Approved
RM/2013/1706	Land to rear of 6 Phillips Close Beggars Hill Road	Reserved matters (appearance, layout, scale, landscaping) application pursuant to outline planning consent O/2012/0414 for the erection of 1 detached house with access to be considered.	Approved