

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 July 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 17 June 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 /2014/1280 | Plot Ref :- | Type :- Full |
| | Applicant Name :- Miss Julie Clements | | Date Received :- 17/06/2014 |
| | Parish :- | | Date Returned :- |
| | Location :- 19 Wingate Road | Agent Mr James Gane | |
| | Wingate Road | | |
| | Woodley | | |
| | Proposals :- Proposed erection of rear conservatory. | | |
| | Observations :- | | |

| | | | |
|--------|---|----------------------|-----------------------------|
| 05 . 2 | F /2014/1322 | Plot Ref :- | Type :- Full |
| | Applicant Name :- Ms Sam Lloyd | | Date Received :- 19/06/2014 |
| | Parish :- | | Date Returned :- |
| | Location :- 8 Blossom Grove | Agent Mr Gary Pearce | |
| | Blossom Grove | | |
| | Woodley | | |
| | Proposals :- Proposed part conversion of garage to create habitable accommodation to dwelling. | | |
| | Observations :- | | |
| 05 . 3 | F /2014/1324 | Plot Ref :- | Type :- Full |
| | Applicant Name :- Mr & Mrs Shrubbs | | Date Received :- 19/06/2014 |
| | Parish :- | | Date Returned :- |
| | Location :- 37 Nimrod Close | Agent Mr S Kendrick | |
| | Nimrod Close | | |
| | Woodley | | |
| | Proposals :- Proposed first floor side extension. | | |
| | Observations :- | | |
| 05 . 4 | F /2014/1356 | Plot Ref :- | Type :- Full |
| | Applicant Name :- Mr N Irshad | | Date Received :- 23/06/2014 |
| | Parish :- | | Date Returned :- |
| | Location :- 32 Lismore Close | Agent Greg Farrell | |
| | Lismore Close | | |
| | Woodley | | |
| | Proposals :- Proposed erection of 3 bed detached dwelling with associated works. | | |
| | Observations :- | | |
| 05 . 5 | F /2014/1397 | Plot Ref :- | Type :- Full |
| | Applicant Name :- Cisterniser Ltd | | Date Received :- 30/06/2014 |
| | Parish :- | | Date Returned :- |
| | Location :- Units 1&2 Woodley Park | Agent Mr John Irish | |
| | Estate | | |
| | 59 Reading Road | | |
| | Woodley | | |
| | Proposals :- Application to insert 3 No. high level obscure glazed windows on rear elevation. | | |
| | Observations :- | | |
| 05 . 6 | F /2014/1405 | Plot Ref :- | Type :- Full |
| | Applicant Name :- Mr A Shambrook | | Date Received :- 25/06/2014 |
| | Parish :- | | Date Returned :- |
| | Location :- 26 Walmer Road | Agent Mr Gary Pearce | |
| | Walmer Road | | |
| | Woodley | | |
| | Proposals :- Proposed erection of a part two storey/part single storey rear extension and single storey front extension to dwelling, plus replacement of existing roof tiles and render to front elevation. | | |
| | Observations :- | | |

| | | | |
|---------|---|-------------------------|-----------------------------|
| 05 . 7 | F /2014/1418 | Plot Ref :- | Type :- Full |
| | Applicant Name :- Mr & Mrs David Duvall | | Date Received :- 27/06/2014 |
| | Parish :- | | Date Returned :- |
| | Location :- 39 Hudson Road | Agent Mr David Bates | |
| | Hudson Road | | |
| | Woodley | | |
| | Proposals :- Proposed sub division of existing dwelling house into two dwellings. | | |
| | Observations :- | | |
| 05 . 8 | F /2014/1421 | Plot Ref :- | Type :- Full |
| | Applicant Name :- Ms G Sloan | | Date Received :- 27/06/2014 |
| | Parish :- | | Date Returned :- |
| | Location :- 191 Colemansmoor Road | Agent Mr J Hewden | |
| | Colemans Moor Road | | |
| | Woodley | | |
| | Proposals :- Proposed conversion of existing garage to additional habitable accommodation. | | |
| | Observations :- | | |
| 05 . 9 | F /2014/1436 | Plot Ref :- | Type :- Full |
| | Applicant Name :- Mr Mark Briggs | | Date Received :- 03/07/2014 |
| | Parish :- | | Date Returned :- |
| | Location :- 25 Fosters Lane | Agent | |
| | Fosters Lane | | |
| | Woodley | | |
| | Proposals :- Proposed erection of single storey side and rear extensions, plus conversion of roofspace to create habitable accommodation to dwelling. | | |
| | Observations :- | | |
| 05 . 10 | F /2014/1458 | Plot Ref :- | Type :- Full |
| | Applicant Name :- Mr D Dudman | | Date Received :- 02/07/2014 |
| | Parish :- | | Date Returned :- |
| | Location :- 2 Oban Gardens | Agent Mr Paul O'Farrell | |
| | Oban Gardens | | |
| | Woodley | | |
| | Proposals :- Proposed erection of a flat roof side dormer extension to dwelling. | | |
| | Observations :- | | |
| 05 . 11 | F /2014/1490 | Plot Ref :- | Type :- Full |
| | Applicant Name :- Miss Tiffany Wallington | | Date Received :- 08/07/2014 |
| | Parish :- | | Date Returned :- |
| | Location :- 11 Western Avenue | Agent Mr Robbie Upton | |
| | Western Avenue | | |
| | Woodley | | |
| | Proposals :- Proposed erection of two storey side extension with pitched roof. | | |
| | Observations :- | | |

05 . 12 **F /2014/1493** Plot Ref :- Type :- Full
Applicant Name :- Church Council Date Received :- 09/07/2014
 Parish :- Date Returned :-
 Location :- Christ Church Agent Mr James Peddle
 Crockhamwell Road
 Woodley
Proposals :- Proposed relocation of fire exit, increase size of existing windows
 and add additional window to upper hall.
Observations :-

05 . 13 **F /2014/1503** Plot Ref :- Type :- Full
Applicant Name :- Ms Gemma Rawlings Date Received :- 08/07/2014
 Parish :- Date Returned :-
 Location :- 33 Selcourt Close Agent Mr Loyd Parks
 Selcourt Close
 Woodley
Proposals :- Proposed single storey front extension, raising of roof with side
 dormer extension to create first floor accommodation to dwelling.
 Removal of chimney stack.
Observations :-

05 . 14 **O /2014/1249** Plot Ref :- Type :- Outline
Applicant Name :- London & Cambridge Properties Date Received :- 27/06/2014
 Parish :- Date Returned :-
 Location :- Part of Former Linpac Site Agent Des Dunlop
 Headley Road East
 Woodley
Proposals :- Outline applicaton for residential development of up to 29 dwellings
 with associated access, car parking, open space and landscaping
 (means of access to be considered).
Observations :-

06 **PLANNING APPEALS**

a) To note the following appeal decision:

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

Location: 35 Selsdon Avenue, Woodley, RG5 4PQ

Proposed development: Erection of single storey rear and side extensions plus 2
x side flat roof dormers (extended) retrospective planning permission F/2013/0961.

Decision: Appeal dismissed

b) To note that a Public Inquiry is to be held into the following appeal:

Application No: O/2013/0668

Location: Former Linpac Metal Packaging Site, Headley Road East, Woodley.

Proposed development: Outline application for residential development of up to
34 dwellings with associated access, car parking, open space and landscaping
(means of access to be considered).

The Public Inquiry will be led by an Inspector appointed by the Office of the
Secretary of State for Communities and local Government and will be held at The
Council Offices, Shute End, Wokingham. The Inquiry will commence on Wednesday
10 September 2014 at 10:00am and will run for 2 days.

07 **NEIGHBOUR CONSULTATION SCHEME**

To note application OFF/2014/1306.

Location: Lodden Vale House, Hurricane Way, Woodley, RG5 4UX

Proposal: Prior approval submission for the conversion of ground and first floor of existing offices (Use Class B1) to 12 residential units (Use Class C3).

To note application HH/2014/1520

Location: 17 Tennyson Road, Woodley, RG5 3RH

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 3.17m, for which the maximum height would be 3.00m, and for which the height of the eaves would be 2.20m.

08 **TREE PRESERVATION ORDERS**

Woodland 3 of TPO 3/1951: 15 Highgate Road, Woodley.

To note consent for the selective pruning of a Scots pine.

09 **ADDITIONAL ITEMS**

To consider any additional items received from Wokingham Borough Council.

10 **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 17 June 2014 at 7:45 pm.

Committee Members Present :- Councillor J. Cheng (Chairman)
Councillor R. Duncan
Councillor L. Hayward
Councillor M. Holmes
Councillor R. Neall
Councillor S. Rahmouni
Councillor M. Walker

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

14 APOLOGIES FOR ABSENCE

There were no apologies for absence.

15 DECLARATIONS OF INTEREST

Councillor J. Cheng - Personal interest: Agenda item 05.16, 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.

16 MINUTES OF PREVIOUS MEETING

RESOLVED:

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.

17 PLANNING DECISIONS

RESOLVED:

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

18 CURRENT PLANNING APPLICATIONS

RESOLVED:

To forward comments to the Borough Council as follows:

| | | | | |
|-------|-------------------|---|------------------|------------|
| 18- 1 | F /2014/0713 | Plot Ref :- | Type :- | Full |
| | Applicant Name :- | Mr & Mrs R Chand | Date Received :- | 06/06/2014 |
| | Location :- | 29 Copse Mead Copse Mead Woodley RG5 4RP | Date Returned :- | 21/05/2014 |
| | 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. | | |
| | | Amended plan 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 : | 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.
- 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.

Following receipt of an amended plan on 06/06/2014 the amendment was discussed at the meeting held on 17/06/2014 as follows:

One resident was present at the meeting to voice his concerns and two letters of concern had been received regarding the amended plan, in addition to the letters already received. Councillor Baker also spoke on behalf of residents. The concerns related to:

- A small amendment had been made to the proposed layout to comply with the 45 degree rule, but there would still be loss of light to No. 31 because of the height of the proposed extension.
- All other previous objections to this application still applied.

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

- Overdevelopment of the plot.
- Overbearing.
- Massing effect on neighbouring properties.
- Loss of light to adjacent properties. Although the amended plan has reduced the width of the single storey rear extension to comply with the 45 degree rule, there will be significant loss of light to adjacent properties due to the height of the two storey extension.
- 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.

The Committee also recommended that this application be listed to be determined by the Wokingham Borough Council Planning Committee.

| | | | | |
|-------|-------------------|---|------------------|------------|
| 18- 2 | F /2014/0859 | Plot Ref :- | Type :- | Full |
| | Applicant Name :- | Gracewell Care Homes | Date Received :- | 06/06/2014 |
| | Location :- | 34 and land rear of 36-50 Pitts lane Earley RG6 1BT | Date Returned :- | 23/06/2014 |
| | Proposal : | 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 : | One resident was present at the meeting to voice his concerns and one | | |

- letter of concern had been received. Earley Town Councillor Jenny Lissaman also spoke on behalf of residents. The concerns related to:
- This site is part of the Bulmershe Site of Urban Landscape Value (SULV) and currently has planning permission for low density residential development, which complies with the policy of not harming the local environment within the SULV. This proposal is much larger and does not comply with that policy.
 - The floor space of this development is three times the floor space of the scheme already approved for this site.
 - The proposal is out of character with the current low density, bungalows and two storey houses in the area.
 - The proposed building will be more visible from Pitts Lane and Bulmershe Park than the scheme already approved.
 - The proposed development will operate 24 hours a day and cannot be designated as residential development.
 - There is an increase in mass and bulk from the scheme already approved.
 - Overdevelopment of the site
 - The proposed building would be within 4.5m of the boundary with the houses in Pitts Lane.
 - Houses in Pitts Lane would be overlooked.

Following the residents' concerns the Committee discussed the proposals and recommended planning permission be refused on the following grounds:

- The scheme would not comply with Wokingham Borough Council's policy for development within the SULV.
- The openness and visual benefit of the SULV would not be retained.
- Detrimental impact on the character and appearance of the area due to excessive scale, storey height and massing.
- Overdevelopment of the site.
- Removal of trees protected by Tree Preservation Orders.
- Loss of privacy to residents in Pitts Lane.

| | | | | |
|-------|-------------------|---|------------------|------------|
| 18- 3 | F /2014/0891 | Plot Ref :- | Type :- | Full |
| | Applicant Name :- | Taylor Wimpey West London | Date Received :- | 23/05/2014 |
| | Location :- | Land at Sandford Farm Mohawk Way Woodley RG5 | Date Returned :- | 23/06/2014 |
| | Proposal : | 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 : | Two residents were present at the meeting, but did not wish to speak. | | |
| | | The Committee discussed the application and had no comments on the proposals. | | |

| | | | | |
|-------|-------------------|--|------------------|------------|
| 18- 4 | F /2014/0901 | Plot Ref :- | Type :- | Full |
| | Applicant Name :- | Ms Sally Goodworth | Date Received :- | 05/06/2014 |
| | Location :- | Farriers Farriers Close Woodley RG5 3DD | Date Returned :- | 23/06/2014 |
| | Proposal : | 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 : | Seven residents were present at the meeting to voice their concerns and three letters of concern had been received. Councillor Baker also spoke on behalf of residents and Councillor Lawley spoke as a resident. Their concerns related to: | | |
| | | - The proposed dormer windows are not in keeping with the age and | | |

character of the building.

- The appearance of the building should be maintained as it provides an iconic contribution to the history of Woodley.
- The use of the building as a music studio will lead to an unacceptable level of noise in a residential area.
- No details of the proposed method of soundproofing have been provided.
- Even if the building is only use for acoustic music, this could still be amplified.
- Large numbers of instrumentalists, or performances, would result in parking problems.
- It would not be appropriate to run such a business in a residential area.

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

- The proposed use would be inappropriate in a residential area.
- The noise from a music studio would be unacceptable in a residential area.
- The proposed use could lead to parking problems in Farriers Close and Reading Road.
- If permission is granted, the hours of use should be restricted by a condition.

| | | | |
|-------|-------------------|---|-----------------------------|
| 18- 5 | F /2014/0980 | Plot Ref :- | Type :- |
| | Applicant Name :- | Mr & Mrs Miller | Date Received :- 20/05/2014 |
| | Location :- | 21 Sherbourne Drive Sherbourne Drive Woodley RG5 4QY | Date Returned :- 23/06/2014 |
| | Proposal : | Proposed erection of single storey side extension to dwelling, plus insertion of first floor side window. | |
| | Observations : | The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account. | |

| | | | | |
|-------|-------------------|---|------------------|------------|
| 18- 6 | F /2014/1017 | Plot Ref :- | Type :- | Full |
| | Applicant Name :- | Mrs Kathie Smallwood | Date Received :- | 20/05/2014 |
| | Location :- | 88 Antrim Road Antrim Road Woodley RG5 3NY | Date Returned :- | 23/06/2014 |
| | Proposal : | Proposed erection of single storey front extension and conversion of existing garage to additional habitable accommodation. | | |
| | Observations : | The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account. | | |

| | | | | |
|-------|-------------------|---|------------------|------------|
| 18- 7 | F /2014/1026 | Plot Ref :- | Type :- | Full |
| | Applicant Name :- | Mr & Mrs R Gostick | Date Received :- | 23/05/2014 |
| | Location :- | 7 Chard Close Chard Close Woodley RG5 4HU | Date Returned :- | 23/06/2014 |
| | Proposal : | Proposed erection of a single storey front extension to dwelling. | | |
| | Observations : | No objections. | | |

18- 8 F /2014/1074 Plot Ref :- Type :- Full
Applicant Name :- Mr N Bonney Date Received :- 29/05/2014
Location :- 13 Eastwood Road Date Returned :- 23/06/2014
Eastwood Road
Woodley
RG5 3PY
Proposal : Proposed erection of 2 bedroomed detached dwelling.
Observations : The Committee recommended the planning application be refused on the following grounds:
- Violation of the building line in Keswick Gardens.
- The proposal is out of keeping with the street scene.

18- 9 F /2014/1081 Plot Ref :- Type :- Full
Applicant Name :- Kevin Richardson Date Received :- 30/05/2014
Location :- 6 Carlton Close Date Returned :- 23/06/2014
Carlton Close
Woodley
RG5 4JS
Proposal : 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 : Four residents were present at the meeting, but did not have concerns relating to planning matters. One letter of concern had been received regarding possible damage to the road, footpath and the central area known as the Green, during construction.

The Committee discussed the proposals and had no comment to make on the application.

18- 10 F /2014/1107 Plot Ref :- Type :- Full
Applicant Name :- Bloor homes Ltd & ABF Ltd Date Received :- 02/06/2014
Location :- Allied Bakeries Site Date Returned :- 23/06/2014
Viscount Way
Woodley
RG5 4BJ
Proposal : Proposed erection of 73 dwellings with associated roads, parking, amenity space and landscaping.
Observations : Twenty-one residents were present at the meeting to voice their concerns and one letter of concern had been received. Their concerns related to:
- The access to the site being sited on Loddon Bridge Road. There had previously been access to the bakery site from Loddon Bridge Road, but this had been deemed to be too dangerous and had been closed. Since then the traffic on Loddon Bridge Road had increased significantly so the situation had worsened.
- Concern for the safety of school children walking and cycling along Loddon Bridge Road if the access to the site was in the location proposed.
- Schools and GP surgeries in the area were already full.
- There was no shop proposed for the site.
- Concern that the electricity sub- station in Ladbroke Close would be used to power the new development.
- Concern over what would happen to the bridleway and the existing concrete fence to the southern boundary of the site.

Following the residents' concerns the Committee discussed the proposals and recommended that the application be refused on the following grounds:
- Safety concerns regarding the siting of the access on Loddon Bridge

Road. The Committee did not think it appropriate for there to be any access onto Loddon Bridge Road and felt strongly that the access to the development should be from Viscount Way.

- Clarification was required regarding plans for the bridleway and the existing concrete fencing to the southern boundary of the site.

18- 11 F /2014/1117 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Hagen Date Received :- 03/06/2014
Location :- 126 Loddon Bridge Road Date Returned :- 23/06/2014
Loddon Bridge Road
Woodley
RG5 4AW
Proposal : 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 : The Committee recommended that the application be refused on the following grounds:
- Unneighbourly development.
- Unacceptable impact on neighbours due to close proximity to the boundary.
- Extension out of scale with existing dwelling.

18- 12 F /2014/1127 Plot Ref :- Type :- Full
Applicant Name :- Portsmouth Diocesan Trust Date Received :- 02/06/2014
Location :- St John Bosco RC Church Date Returned :- 23/06/2014
Western Avenue
Woodley
RG5 3BH
Proposal : 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 : No objections.

18- 13 F /2014/1147 Plot Ref :- Type :- Full
Applicant Name :- Mr Terry Wise Date Received :- 06/06/2014
Location :- 47 Rochester Avenue Date Returned :- 23/06/2014
Rochester Avenue
Woodley
RG5 4NB
Proposal : Proposed erection of two storey side extension to dwelling to include replacement garage following removal of existing garage.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

18- 14 F /2014/1193 Plot Ref :- Type :- Full
Applicant Name :- Mr Paul Draper Date Received :- 12/06/2014
Location :- 190 Loddon Bridge Road Date Returned :- 23/06/2014
Loddon Bridge Road
Woodley
RG5 4BS
Proposal : Proposed conversion of garage to create habitable accommodation to dwelling.
Observations : No objections.

18- 15 F /2014/1206 Plot Ref :- Type :- Full
Applicant Name :- Mr V Sthalekar Date Received :- 11/06/2014
Location :- 7 Beaufield Close Date Returned :- 23/06/2014
Beaufield Close
Woodley
RG5 3DH
Proposal : Proposed erection of single storey rear extension and single storey front extension to the existing garage.
Observations : No objections.

18- 16 F /2014/1221 Plot Ref :- Type :- Full
Applicant Name :- Mr S Denby Date Received :- 10/06/2014
Location :- 9 Ryecroft Close Date Returned :- 23/06/2014
Ryecroft Close
Woodley
RG5 3BP
Proposal : Proposed erection of two storey rear and side extensions and single storey rear and side extensions to dwelling.
Observations : One resident was present at the meeting to voice his concerns and two letters of objection had been received.
The concerns related to:
- The proposed extension would be overbearing.
- The two storey extension is very close to the boundary with the adjacent, attached property.
- Loss of light to the neighbouring property.
- A terracing effect would be created at the front of the property.
Following the residents' concerns the committee discussed the proposals and recommended that the application be refused on the following grounds:
- Out of keeping with the street scene.
- Would create a terracing effect.
- Out of scale and character.
- Loss of light to No.10.
- Loss of privacy to No.10.

18- 17 F /2014/1238 Plot Ref :- Type :- Full
Applicant Name :- Mrs G Munro Date Received :- 11/06/2014
Location :- 58 Ravensbourne Drive Date Returned :- 23/06/2014
Ravensbourne Drive
Woodley
RG5 4LJ
Proposal : 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 : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

18- 18 F /2014/1244 Plot Ref :- Type :- Full
Applicant Name :- Mr B Harding Date Received :- 12/06/2014
Location :- 4 Nimrod Close Date Returned :- 23/06/2014
Nimrod Close
Woodley

RG5 4UW

Proposal : Proposed erection of a single and two storey rear extension, demolition of existing conservatory.

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

18- 19 F /2014/1266 Plot Ref :- Type :- Full
Applicant Name :- Mr David Chapman Date Received :- 12/06/2014
Location :- 199 Hurricane Way Date Returned :- 23/06/2014
Hurricane Way
Woodley
RG5 4UH
Proposal : Proposed erection of two storey side extension to dwelling.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

19 PLANNING APPEALS

RESOLVED:

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)

20 NEIGHBOUR CONSULTATION SCHEME

RESOLVED:

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.

21 TREE PRESERVATION ORDERS

RESOLVED:

To note the following:

TPO 585/1993, 170 Loddon Bridge Road, Woodley.
Consent for the selective pruning of an oak.

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

22 STREET NAMING AND NUMBERING

RESOLVED:

To add 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.

23 BREACH OF CONDITION NOTICE

RESOLVED:

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.

24 ENFORCEMENT ISSUES

The Chairman informed the meeting of eight enforcement investigation closure notices received and one ongoing enforcement matter.

The Meeting closed at : 9:45pm

Signed : _____ Chairman Date: _____

On behalf of :- Woodley Town Council

Woodley Town Council

PLANNING DECISIONS

| Plan No. | Address | Proposal | Decision |
|-----------------|--|---|-----------------------------|
| F/2014/0276 | 55 Hawker Way | Proposed erection of first floor side extension to dwelling. | <i>Withdrawn</i> |
| F/2014/0616 | Shop Unit 4 Loddon Vale Centre | Application for proposed change of use from sandwich bar (A1) use to (A3) use. | Approved |
| F/2014/0724 | 111 Haddon Drive | Proposed erection of single storey front extension , single storey rear extension and demolition of existing garage. | Approved |
| F/2014/0730 | Farriers Farriers Close | Proposed erection of a new detached 2-bay garage. | Approved |
| F/2014/0874 | 145 Crockhamwell Road | 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. | Approved |
| F/2014/0897 | 19 Blanchard Close | Proposed erection of rear conservatory following demolition of existing conservatory. | Approved |
| F/2014/0980 | 21 Sherbourne Drive | Proposed erection of single storey side extension to dwelling, plus insertion of first floor side window. | Approved |
| F/2014/1017 | 88 Antrim Road | Proposed erection of single storey front extension and conversion of garage to additional habitable accommodation. | Approved |
| F/2014/1026 | 7 Chard Close | Proposed erection of a single storey front extension to dwelling | Approved |
| HH/2014/1223 | 40 Austin Road | Determination as to whether prior approval is required for the erection of a single storey extension to the rear of the dwelling. | Prior approval not required |
| OFF/2014/0974 | 2 Southlake Parade Kingfisher Drive | 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). | Prior approval granted |