

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, 23 September 2014 at which your attendance is requested.

Deborah Mander
Town Clerk

Committee Members : Councillor T. Barker
 Councillor P Challis
 Councillor J. Cheng (Chairman)
 Councillor R. Duncan
 Councillor L. Hayward
 Councillor M. Holmes
 Councillor R. Neall
 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 19 August 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 /2014/1501	Plot Ref :-	Type :- Full
	Applicant Name :- Mr Chris Mills		Date Received :- 15/09/2014
	Parish :-		Date Returned :-
	Location :- 119 Colemans Moor Road	Agent Mr Robert Tetlow	
		Colemans Moor Road	
		Woodley	
	Proposals :- Proposed erection of single storey rear extension with first floor extension over existing ground floor construction following demolition of conservatory.		
	Observations :-		

05 . 2 **F /2014/1548** Plot Ref :- Type :- Full
Applicant Name :- Mr G Duckett Date Received :- 27/08/2014
Parish :- Date Returned :-
Location :- 177 Loddon Bridge Road Agent Mr Eric Boulton
Loddon Bridge Road
Woodley
Proposals :- Proposed erection of a single storey rear extension plus raising of
existing roof and conversion of roof space to first floor
accommodation, to include rear roof dormer extension.
Observations :-

05 . 3 **F /2014/1762** Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Foggoa Date Received :- 08/09/2014
Parish :- Date Returned :-
Location :- 9 Harris Close Agent
Harris Close
Woodley
Proposals :- Erection of a brick shed (outbuilding) in rear garden.
(Retrospective)
Observations :-

05 . 4 **F /2014/1780** Plot Ref :- Type :- Full
Applicant Name :- Mr Peter Smith Date Received :- 19/08/2014
Parish :- Date Returned :-
Location :- 35 Fitzroy Crescent Agent
Fitzroy Crescent
Woodley
Proposals :- Proposed erection of a single storey rear extension to dwelling.
Observations :-

05 . 5 **F /2014/1812** Plot Ref :- Type :- Full
Applicant Name :- Mr Danny Talbot Date Received :- 27/08/2014
Parish :- Date Returned :-
Location :- 179 Loddon Bridge Road Agent Mr David Garton
Loddon Bridge Road
Woodley
Proposals :- Proposed erection of front, side and rear extension, plus raising of
roof to ceate habitable accommodation to dwelling with front and
rear dormer windows.
Observations :-

05 . 6 **F /2014/1843** Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs A Kirby Date Received :- 21/08/2014
Parish :- Date Returned :-
Location :- 9 Welford Road Agent Mr Robert Norris
Welford Road
Woodley

Proposals :- Proposed conversion of garage to create habitable accommodation to dwelling, plus the erection of a single storey front extension and part two storey/part first floor side/rear extension.

Observations :-

05 . 7 **F /2014/1850** Plot Ref :- Type :- Full
Applicant Name :- Mr Stuart Humphries Date Received :- 11/09/2014
Parish :- Date Returned :-
Location :- 5 Cody Close Agent
Cody Close
Woodley

Proposals :- Proposed conversion of existing garage into a habitable room.

Observations :-

05 . 8 **F /2014/1881** Plot Ref :- Type :- Full
Applicant Name :- Mr George Nell Date Received :- 27/08/2014
Parish :- Date Returned :-
Location :- 32 Duncan Road Agent Mr Barry Palin
Duncan Road
Woodley

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

Observations :-

05 . 9 **F /2014/1882** Plot Ref :- Type :- Full
Applicant Name :- Mr Terry Wise Date Received :- 27/08/2014
Parish :- Date Returned :-
Location :- 47 Rochester Avenue Agent Mr Leslie Jones
Rochester Avenue
Woodley

Proposals :- Proposed rebuild of existing garage and erection of first floor side extension over rebuilt garage.

Observations :-

05 . 10 **F /2014/1904** Plot Ref :- Type :- Full
Applicant Name :- Mrs Viney Date Received :- 10/09/2014
Parish :- Date Returned :-
Location :- 1a Colemans Moor Lane Agent Mr Marcus Bawtree
Colemans Moor Lane
Woodley

Proposals :- Proposed single storey side extension following demolition of existing detached garage.

Observations :-

05 . 11 **F /2014/1912** Plot Ref :- Type :- Full
Applicant Name :- Woodley Town Council Date Received :- 08/09/2014
Parish :- Date Returned :-
Location :- Woodford Park Leisure Agent Mr Wesley Bugg
Centre
Haddon Drive
Woodley

Appeal Ref: APP/X0360/A/14/2219126
Location: 10 Brecon Road, Woodley, RG5 4PS.
Proposed development: Demolition of existing two storey pitched roof block of 4 flats and the reconstruction of a two storey pitched roof block of 4 flats in accordance with planning permission No. F/2007/2185.
Decision: Appeal dismissed

07 **NEIGHBOUR CONSULTATION SCHEME**

To note application HH/2014/1825.
Location: 14 Woodlands Avenue, Woodley, RG5 3HJ.
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 8m for which the maximum height would be 4m and the height of the eaves 2.4m.

08 **TREE PRESERVATION ORDERS**

TPO 3/1951: 72 Hazel Drive, Woodley, RG5 3SA.
To note consent for the selective pruning of an oak.

TPO 1246/2008: 71 Western Avenue, Woodley, RG5 3BL.
To note consent for the selective pruning of an oak.

09 **STREET NAMING AND NUMBERING**

a) To note that the new University of Reading sports pavilion on Woodlands Avenue will be named Bulmershe Pavilion. The location of the sports pavilion is shown in Appendix 9a.

b) Sandford Farm Development, Phase 2: 65 new dwellings.
To note that the following street names have been allocated for this development:
Bluebell Crescent (continuation from Phase 1)
Clover Rise (continuation from Phase 1)
Gardenia
Dahlia
The location of the streets is shown in Appendix 9b.

10 **READING BOROUGH COUNCIL PLANNING POLICIES**

To note that Reading Borough Council have submitted a planning document to the Government detailing their proposed Alteration to the Local Plan on Affordable Housing policies.
There will now be an independent examination of the document, which is expected to include public hearings in the autumn.

The following documents are available to view on Reading Borough Council's website:

- The Proposed Alteration to the Local Plan.
- A Sustainability Appraisal of the proposed Alteration to the Local Plan.
- Reports of the consultation that was carried out.
- Various other documentation and evidence.

11 **TECHNICAL CONSULTATION ON PLANNING**

To consider a response to the Department for Communities and Local Government Technical Consultation on Planning. The document is enclosed for members of the Plans Committee; other members can access the document at:
www.gov.uk/government/uploads/system/uploads/attachment_data/file/339528/Technical_consultation_on_planning.pdf

Responses are required by 26 September 2014.

12 **ADDITIONAL ITEMS**

To consider any additional items received from Wokingham Borough Council.

13 **ENFORCEMENT ISSUES**

To note any enforcement issues.

PLANNING DECISIONS

Plan No.	Address	Proposal	Decision
F/2014/0626	Sandford House, Sandford Lane	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)	Approved
F/2014/0775	31 Crockhamwell Road	Proposed erection of part two-storey, part single-storey rear extension, single storey side extension, single storey porch and loft conversion with side facing dormers. Demolition of existing garage and conservatory.	Approved
F/2014/0819	176 Loddon Bridge Road	Proposed erection of a part single/part two storey front, side and rear extension with front and rear facing dormers and rooflights, plus part conversion of garage to habitable accommodation, rear juliet balcony and repositioning of front door.	Approved
F/2014/0984	Beechwood Primary School, Ambleside Close	Retrospective planning permission for the erection of enclosed PE store to the rear of existing garage facilities.	Approved
F/2014/1107	Former Allied Bakeries Ltd, Viscount Way	Proposed erection of 73 dwellings with associated roads, parking, amenity space, landscaping and creation of new access onto Loddon Bridge Road.	<i>Withdrawn</i>
F/2014/1244	4 Nimrod Close	Proposed erection of a single and two storey rear extension, demolition of existing conservatory.	Approved
F/2014/1266	199 Hurricane Way	Proposed erection of two storey side extension to dwelling.	Approved
F/2014/1315	6 Lavenham Drive	Proposed erection of a single storey rear extension to dwelling to form conservatory.	Approved
F/2014/1397	Units 1 & 2 Woodley Park Estate, 59 Reading Road	Application to insert 3 No. high level obscure glazed windows on rear elevation.	Approved
F/2014/1405	26 Walmer Road	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.	Approved
F/2014/1436	25 Fosters Lane	Proposed erection of single storey side and rear extensions following demolition of existing side and rear extensions, plus conversion of roofspace to create habitable accommodation.	Approved

Plan No.	Address	Proposal	Decision
F/2014/1458	2 Oban Gardens	Proposed erection of a flat roof side dormer extension to dwelling.	Approved
HH/2014/1520	17 Tennyson Road	Proposed erection of a single storey extension to rear of dwelling	Prior approval not required
F/2014/1559	26 Tiger Close	Proposed erection of front porch, part garage conversion to habitable accommodation, change back door to window, add side door and window and add rooflight to rear extension.	Approved
F/2014/1560	22 Austin Road	Proposed erection of single storey rear extension to dwelling.	Approved
CLP/2014/1580	37 Telford Crescent	Application for a certificate of lawfulness for the proposed use for the operation of a private hire car business ancillary to the main residential use of the dwelling.	Approved
F/2014/1590	29 Manners Road	Proposed erection of front porch following demolition of existing porch.	Approved
F/2014/1608	134 Nightingale Road	Proposed erection of a single storey front, side and rear extension to dwelling.	Approved
F/2014/1723	39 Hudson Road	Proposed sub division of existing dwelling house into two dwellings.	Approved

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 Plans are submitted only for the use of the University of Reading. All dimensions are to be confirmed by the relevant authority.

SUMMARY SCHEDULE	
HOUSING	
27 x 5 bed houses	135
25 x 4 bed houses	100
20 x 2 bed houses	40
14 x 1 bedroom apartments	14
15 x 1 room apartments	15
TOTAL: 287 units	
CARE FACILITY	
1.2 care unit	
with 10 - 15 bed care facility	
RETAIL	
100 retail units	
with parking and entrance area	
SPORTS PAVILION	
Provision for many sports pitches	

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 SCOTT BROWNRIGG
 10, Gifford Road, Reading, RG2 9AT
 Tel: 0118 985 1000
 Fax: 0118 985 1001
 Email: info@scottbrownrigg.co.uk

The University of Reading
 Bulmershe redevelopment
 Illustrative masterplan
 (submitted for illustrative purposes)

Scale: 1:1000 @ A1, 1:2000 @ A3
 Date: 14/11/13
 Ref: DR-411-103
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 INFORMATION

Bulmershe redevelopment (1) - Accommodation Schedule (13 December 2013)

UNIT TYPE	PROPOSED NO. OF UNITS	UNITS PROVIDED (Percentage)	INDIVIDUAL % OF UNITS	AVERAGE % UNITS PER SITE
1 bed	100 bed	35	12%	8%
2 bed	400 bed	35	9%	8%
3 bed and 4 bed	1,270 bed	2	0%	-1%
5 bed houses	700 bed	10	3%	6%
2 bed flats	1,100 bed	20	7%	8%
SUB TOTAL		102	36%	
7 bed care unit	100 units	0	0%	2%
2 bed care unit	700 units	0	0%	3%
SUB TOTAL		70	24%	
2 bed house	100 - 400 bed	20	7%	7%
3 bed house	400 - 1,000 bed	20	7%	16%
4 bed house	1,000 - 1,400 bed	15	5%	20%
5 bed house	1,400 - 2,000 bed	17	6%	19%
SUB TOTAL		152	53%	
TOTAL		287	100%	100%



Sandford Farm Woodley



Taylor Wimpey

DHA Architecture

Planning Layout Southern Area Part 1 Drawing No. 041009-51-WIMLWI-01 Scale: E Date: 22.02.2011 Sheet: 1660 of A2