



**Woodley Town Council**

The Oakwood Centre  
Headley Road  
Woodley  
Berkshire RG5 4JZ  
Tel: 0118 969 0356

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To: **Members of the Plans Committee**

Councillors J. Cheng (Chairman); T. Barker; P. Challis; R. Duncan; M. Holmes;  
R. Neall; S. Rahmouni; M. Walker; M. Willson

**NOTICE IS HEREBY GIVEN that a meeting of the Plans Committee will be held at The Oakwood Centre at 7:45 pm on Tuesday 18 November 2014, at which your attendance is requested.**

Deborah Mander  
Town Clerk

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## **A G E N D A**

1. **APOLOGIES FOR ABSENCE**
2. **DECLARATIONS OF INTEREST**  
To receive any declarations of interest from Members on agenda items.
3. **MINUTES OF PREVIOUS MEETING**  
To approve the minutes of the meeting held on 21 October 2014 and for the Chairman to sign them as a true and accurate record.
4. **PLANNING DECISIONS**  
To note information on decision notices received from the planning authority since the last meeting. ***(Appendix 4)***
5. **CURRENT PLANNING APPLICATIONS**  
To consider current planning applications and agree comments to be forwarded to the planning authority. ***(Appendix 5)***

6. **PLANNING APPEALS**

To note the following appeal decision:

Application: F/2014/0713

Location: 29 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 (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.

Decision: Appeal dismissed.

7. **NEIGHBOUR CONSULTATION SCHEME**

To note application HH/2014/2388

Location: 6 Rochester Avenue, Woodley, RG5 4NA.

Proposal: Application for the prior approval of the erection of a single storey conservatory, which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.1m and the height of the eaves 2.1m

8. **TREE PRESERVATION ORDERS**

TPO 3/1951: 112 Nightingale Road, Woodley.

To note consent for the selective pruning of a silver birch.

TPO 1307/2009: 31a Warren Road, Woodley.

To note consent for the selective pruning of an oak.

9. **CONSULTATION ON DRAFT ARBORFIELD AND NEWLAND VILLAGE DESIGN STATEMENT**

To note that Wokingham Borough Council is consulting on the Arborfield and Newland Village Design Statement. Copies of the document are available at:

[www.wokingham.gov.uk/planning/developers/designspd/](http://www.wokingham.gov.uk/planning/developers/designspd/)

The consultation ends on 23 December 2014.

10. **TRAINING ON PLANNING AND ENFORCEMENT MATTERS**

To note that Wokingham Borough Council is running a training session regarding planning and enforcement matters for town and parish council representatives on 26 November 2014, which is likely to be the first in a series of sessions, and to appoint two representatives to attend on behalf of Woodley Town Council.

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>
F/2013/0761	Land at Sandford Farm, Mohawk Way	Application for the erection of 73 residential units with associated access, parking and landscaping.	Approved
F/2014/0860	Farriers, Farriers Close	Proposed erection of part two storey part single storey extension to rear following demolition of existing rear extensions.	<i>Withdrawn</i>
F/2014/0875	Bulmershe Campus, Woodlands Avenue	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.	Approved
F/2014/1117	126 Loddon Bridge Road	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.	Approved
F/2024/1221	9 Ryecroft Close	Proposed erection of a two-storey side and single-storey side and rear extension to dwelling following demolition of existing single-storey rear conservatory.	Approved
F/2014/1324	37 Nimrod Close	Proposed first floor side extension.	Approved
F/2014/1493	Christ Church, Crockhamwell Road	Proposed relocation of fire exit, increase size of existing windows and add additional window to upper hall.	Approved
F/2014/1501	119 Colemans Moor Road	Proposed erection of single storey rear extension with first floor extension over existing ground floor construction following demolition of conservatory	Approved
F/2014/1589	25 Vauxhall Drive	Proposed erection of a first floor front extension to dwelling.	REFUSED
F/2014/1611	Fosters Home for the Elderly, Fosters Lane	Proposed erection of 34 No. one bedroom flats with ancillary communal facilities for the frail elderly and dementia extra care with new access and parking.	Approved
VAR/2014/1655	145 Crockhamwell Road	Application to vary conditions 3 & 4 of planning consent F/2014/0874 for the change of use from Use Class A2 (Financial and Professional Services) to Use Class A5 (Hot Food Takeaway) and installation of extraction/ventilation equipment, to allow deliveries only on Fridays & Saturdays until 01:00.	REFUSED

**PLANNING DECISIONS continued**

<b>Plan No.</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
CLP/2014/1788	14 Woodlands Avenue	Application for a certificate of lawfulness for the proposed erection of single storey rear and side extensions. Plus side roof dormers and loft conversion to create habitable accommodation.	Approved
F/2014/1850	5 Cody Close	Proposed conversion of existing garage into a habitable room.	Approved
F/2014/1904	1a Colemans Moor Lane	Proposed single storey side extension following demolition of existing detached garage.	Approved
F/2014/1985	1 Duncan Road	Proposed erection of new boundary wall. (Part retrospective)	REFUSED
CLP/2014/1997	51 Nightingale Road	Application for a certificate of proposed lawful development for the demolition of existing single storey rear extension and erection of a single storey rear extension to dwelling.	REFUSED
CLP/2014/2027	98 Vauxhall Drive	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension to dwelling to form conservatory. Removal of existing conservatory	Approved
TL/2014/2141	Adopted grass verge, Woodlands Avenue	Application for prior approval of the upgrade of existing telecommunications base station comprising the removal of the existing 12m high column, replacement with a 17.5m high column (height including shrouded antennas), with minor relocation and ancillary development.	Permitted development. Prior approval not required.
NMT/2014/2188	32 Duncan Road	Application for a non-material amendment to planning consent F/2014/1881 to allow reduction in size to proposed window and changes to front door side panel and addition of small window to right of front door.	Approved

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**PLANNING APPLICATIONS**

<b>Plan No.</b>	<b>Address</b>	<b>Proposal</b>
F/2014/2057	21 Selsdon Avenue, Woodley, RG5 4PQ	Revised plans. Revised proposal: Proposed erection of a single storey side and rear extension plus conversion of garage to habitable accommodation.
A/2014/2107	Marks & Spencer plc, 406–412 London Road, Earley, RG6 1BJ	Application for advertisement consent for the proposed erection of two x illuminated fascia signs and one x non illuminated sign.
F/2014/2129	81 Quentin Road, Woodley, RG5 3NE	Proposed erection of a two storey side extension and a single storey rear extension, following demolition and removal of existing conservatory.
F/2014/2169	Marks & Spencer plc, 406–412 London Road, Earley, RG6 1BJ	Proposed alterations to shop frontage.
F/2014/2178	Farriers, Farriers Close, Woodley, RG5 3DD	Proposed erection of single storey side and rear extension plus a rear dormer extension to dwelling, following demolition of existing rear extensions.
F/2014/2200	3 Harris Close, Woodley, RG5 4XH	Proposed erection of a first floor side extension to dwelling and conversion of existing loft space to additional habitable accommodation, to include a rear dormer extension.
F/2014/2212	97 Crockhamwell Road, Woodley, RG5 3JP	Proposed change of use from Class A1 (shops) to Class A5 (hot food takeaway) with installation of ventilation and extraction equipment.
A/2014/2221	143 Crockhamwell Road, Woodley, RG5 3JP	Application for advertisement consent for the proposed installation of 2No. internally illuminated fascia signs and 1No. internally illuminated projecting sign.
O/2014/2242	Adjoining parish consultation: Land at Matthews Green Farm, Matthews Green Road, Wokingham, RG41 1JX	Outline application (access to be considered) for a phased development of approximately 760 dwellings, including 60 units of assisted living homes/older person accommodation, a local centre (including retail), a primary school, community facilities and associated areas of open space and drainage/attenuation, parking etc. Accesses from Twyford Road, Matthews Green Road and Toutley Road. Development would also incorporate the demolition of outdoor storage, buildings in employment use and 2 x dwellings. (Matters reserved – layout, landscaping, scale, appearance.)
F/2014/2257	The Chalet, Shepherds Walk, Woodley, RG6 1BS	Proposed erection of a two storey side extension to dwelling.
F/2014/2277	74 Beechwood Avenue, Woodley, RG5 3DG	Proposed erection of a single storey rear extension to dwelling.
F/2014/2291	194 Loddon Bridge Road, Woodley, RG5 4BS	Proposed erection of a part single storey and part first floor extension, following demolition and removal of existing single storey extension.

**PLANNING APPLICATIONS continued**

<b>Plan No.</b>	<b>Address</b>	<b>Proposal</b>
F/2014/2306	32 Rose Close, Woodley, RG5 4UR	Proposed erection of two storey side extension with conversion of garage to habitable accommodation.
O/2014/2318	24 South Lake Crescent, Woodley, RG5 3QJ	Outline application for the proposed erection of 1 No. dwelling (appearance and landscaping to be considered).
F/2014/2326	157 Colemans Moor Road, Woodley, RG5 4DB	Proposed erection of a single storey rear extension to form a conservatory.
F/2014/2328	9 Woodlands Avenue, Woodley, RG5 3HN	Proposed erection of single storey rear extension to form conservatory, erection of dormer to front elevation and roof extension to rear with the conversion of loft to habitable accommodation plus the demolition of existing detached garage.
F/2014/2386	25 Duffield Road, Woodley, RG5 4RL	Proposed erection of a single storey rear extension to dwelling with new pitched roof extending over existing garage. Demolition of existing conservatory.
F/2014/2434	142 Reading Road, Woodley, RG5 3AA	Proposed erection of single storey rear extension to dwelling.
F/2014/2457	88 Vauxhall Drive, Woodley, RG5 4EH	Proposed erection of a two storey side extension to dwelling.
F/2014/2467	45 hazel drive, Woodley, RG5 3SA	Proposed extension to existing front dormer to dwelling.