



Woodley Town Council

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

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 20 January 2015, at which your attendance is requested.

Deborah Mander
Town Clerk

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 16 December 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 that the following appeals have been lodged with the Planning Inspectorate:

1. Application: F/2014/1589
Location: 25 Vauxhall Drive, Woodley.
Proposal: Proposed erection of a first floor front extension to dwelling.
2. Application: F/2014/1917
Location: Land to the rear of 6 Phillips Close, Woodley.
Proposal: Proposed erection of 1No. detached dwelling with formation of access.

7. **NEIGHBOUR CONSULTATION SCHEME**

To note application HH/2014/2806

- Location: 2 Fitzroy Crescent, Woodley, RG5 4EU.
Proposal: Application for the prior approval of the erection of a single storey rear extension to form a conservatory, which would extend beyond the rear wall of the original house by 3.5m for which the maximum height would be 3.077m and the height of the eaves 2.09m.

8. **TREE PRESERVATION ORDERS**

TPO 256/1984: 7 Lindberg Way, Woodley.

To note consent for the felling of an oak.

9. **ADDITIONAL ITEMS**

To consider any additional items received from Wokingham Borough Council.

10. **ENFORCEMENT ISSUES**

To note any enforcement issues.

Woodley Town Council

PLANNING DECISIONS

Plan No.	Address	Proposal	Decision
O/2013/0993	15 Ladbroke Close	Outline application for the erection of nine residential units (4 apartments and 5 dwellings, with access, parking and landscaping.) (Access, appearance, layout and scale to be considered.) Demolition of existing buildings.	Approved <i>[WTC: refuse]</i>
F/2014/1742	35 Selsdon Avenue	Retrospective application for the installation of 3No. windows to side dormers.	Approved <i>[WTC: no objections]</i>
F/2014/2057	21 Selsdon Avenue	Proposed erection of a single storey side and rear extension plus conversion of garage to habitable accommodation.	Approved <i>[WTC: no objections]</i>
F/2014/2089	9 Woodlands Avenue	Proposed erection of first floor rear extension to dwelling with new rooms in the roof space and roof windows on both side elevations. Demolition of garage and erection of single storey rear extension to form conservatory.	Approved <i>[WTC: refuse]</i>
CLP/2014/2092	26 Beechwood Avenue	Application for a certificate of lawful proposed development for the erection of a single storey rear extension to dwelling	Approved
A/2014/2107	Marks and Spencer plc 406-412 London Road	Application for advertisement consent for the proposed erection of two illuminated fascia signs and one non-illuminated sign.	Approved <i>[WTC: no objections]</i>
F/2014/2129	81 Quentin Road	Proposed erection of a two storey side extension and a single storey rear extension, following demolition and removal of existing conservatory.	Approved <i>[WTC: refuse]</i>
F/2014/2169	Marks and Spencer plc 406-412 London Road	Proposed alterations to shop frontage.	Approved <i>[WTC: no objections]</i>
F/2014/2178	Farriers, Farriers Close	Proposed erection of single storey side and rear extension plus a rear dormer extension to dwelling, following demolition of existing rear extensions.	Approved <i>[WTC: no objections]</i>
F/2014/2186	14 Reading Road	Proposed conversion of roof space to habitable accommodation plus raising of ridge and erection of three dormers and alterations to the fenestration to the front and rear elevations.	Approved <i>[WTC: concerns]</i>

PLANNING DECISIONS continued

Plan No.	Address	Proposal	Decision
A/2014/2221	143 Crockhamwell Road	Application for advertisement consent for the proposed installation of 2No. internally illuminated fascia signs and 1No. internally illuminated projecting sign	Approved <i>[WTC: no objections]</i>
F/2014/2232	24 Oak Drive	Proposed erection of two storey rear extension following demolition of existing conservatory.	Approved <i>[WTC: no objections]</i>
F/2014/2267	22 Hurricane Way	Proposed erection of a two storey side extension and part two storey and part single storey rear extension.	Approved <i>[WTC: no objections]</i>
F/2014/2291	194 Loddon Bridge Road	Proposed erection of a part single storey and part first floor extension, following demolition and removal of existing single storey extension.	Approved <i>[WTC: refuse]</i>
F/2014/2306	32 Rose Close	Proposed erection of two storey side extension with conversion of garage to habitable accommodation and insertion of bifolding doors to west side elevation.	Approved <i>[WTC: concerns]</i>
F/2014/2326	157 Colemans Moor Road	Proposed erection of a single storey rear extension to form a conservatory.	Approved <i>[WTC: no objections]</i>
F/2014/2328	9 Woodlands Avenue	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.	Approved <i>[WTC: refuse]</i>
F/2014/2434	142 Reading Road	Proposed erection of single storey rear extension to dwelling.	Approved <i>[WTC: concerns]</i>
F/2014/2467	45 Hazel Drive	Proposed extension to existing front dormer to dwelling.	Approved <i>[WTC: no objections]</i>
F/2014/2486	Unit 16, Headley Park Ten	Proposed change of use from B8 with ancillary office space to D2 (specialised gym).	Approved <i>[WTC: no objections]</i>
F/2014/2506	6 Carlton Close	Proposed erection of two storey side and rear extension, single storey rear extension and enclosed front porch. Plus demolition of occupants' side of paired garage.	Approved <i>[WTC: no objections]</i>

PLANNING DECISIONS continued

Plan No.	Address	Proposal	Decision
CLP/2014/2512	1 Addington Gardens	Application for a certificate of lawful proposed development for the erection of a single storey rear extension to form a conservatory.	REFUSED
F/2014/2590	172a Reading Road	Proposed erection of single storey rear extension following the demolition of existing rear conservatory.	Approved <i>[WTC: no objections]</i>
F/2014/2766	10 Malvern Close	Proposed erection of a part two storey, part single storey, erection of a single front and rear extension including integral garage following demolition and removal of existing conservatory and attached garage.	<i>Withdrawn</i>

Woodley Town Council

PLANNING APPLICATIONS

Plan No.	Address	Proposal
F/2014/1732	274 Kingfisher Drive, Woodley, RG5 3LH	Proposed erection of a single storey outbuilding for ancillary use. (Retrospective)
F/2014/2684	Sandford Manor Cottage, Sandford Lane, Woodley, RG5 4TA	Proposed erection of a two storey side and a single storey rear extension to dwelling, to include erection of a new chimney.
F/2014/2689	169 Colemans Moor Road, Woodley, RG5 4DD	Proposed erection of a single storey extension with flat roof to dwelling.
F/2014/2722	2 Foxglove, Woodley, RG5 4WN	Proposed conversion of garage to habitable accommodation.
F/2014/2735	5 Selsdon Avenue, Woodley, RG5 4PQ	Proposed erection of a part two storey/part single storey side and rear extension to dwelling with integral garage, following demolition of existing attached garage.
F/2014/2747	168 Crockhamwell Road, Woodley, RG5 3JH	Proposed change of use from A1 (shops) to A2 (Financial and Professional Services).
F/2014/2765	Former Allied Bakeries Site, Viscount Way, Woodley, RG5 4BJ	Application for the erection of 70 dwellings with associated roads, parking, amenity space and landscaping.
F/2014/2766 Application withdrawn on 12/01/15	10 Malvern Close, Woodley, RG5 4HL	Proposed erection of a part two storey, part single storey, erection of a single front and rear extension including integral garage following demolition and removal of existing conservatory and attached garage.
F/2014/2773	14 Harris Close, Woodley, RG5 4XH	Proposed conversion of garage to habitable accommodation.
F/2014/2798	59 Butts Hill Road, Woodley, RG5 4NJ	Proposed erection of a two storey side/rear extension, first floor side and single storey rear extension with front pitched roof to bay window and creation of a new front entrance porch.
F/2014/2805	61 Quentin Road, Woodley, RG5 3NE	Proposed erection of a single storey front extension to dwelling.
F/2014/2863	Land to the rear of 6 Phillips Close, Woodley, RG5 4XD	Proposed erection of 1 No. detached dwelling with formation of access following the demolition of existing brick structure.
F/2015/0012	1 Addington Gardens, Woodley, RG5 3EW	Proposed erection of a single storey rear extension to dwelling to form conservatory.
O/2015/0027	Land at 15 Ladbroke Close, Woodley, RG5 4DX	Outline application for the erection of 9No. residential units, comprising four apartments and 5No. dwellings, together with access, appearance, layout and scale to be considered, following demolition and removal of existing commercial buildings.

PLANNING APPLICATIONS continued

Plan No.	Address	Proposal
F/2015/0055	29 Copse Mead, Woodley, RG5 4RP	Proposed erection of part two storey, part single storey rear extension; single storey side extension on west elevation; change of roof form from twin rear gable to crown roof design; raising of roof to create habitable accommodation in roof space and two storey front gable extension. Demolition of existing detached garage, removal of existing chimneys and changes to existing fenestration.
F/2015/0066	27 Fairwater Drive, Woodley, RG5 3JG	Proposed erection of detached double garage following the demolition of existing detached garage. (Retrospective)

**Minutes of a Meeting of the Plans Committee held at the Oakwood Centre
on Tuesday 16 December 2014 at 7:45 pm**

Present: *Councillors: J. Cheng (Chairman); T. Barker; R. Duncan; M. Holmes;
R. Neall; M. Walker*

Officer present: *L. Matthews, Committee Officer*

79. **APOLOGIES**

Apologies for absence were received from Councillor Rahmouni.

80. **DECLARATIONS OF INTEREST**

Councillor M. Walker – Non-prejudicial interest: Agenda item 5, planning application F/2014/2506: 6 Carlton Close, as she knows the neighbours who attended the meeting.

81. **MINUTES OF PREVIOUS MEETING**

RESOLVED:

- ◆ That the minutes of the meeting held on 18 November 2014 be approved and signed by the Chairman as a true and accurate record.

82. **PLANNING DECISIONS**

RESOLVED:

- ◆ To note information on decision notices received from the planning authority since the last meeting. (***Appendix A***)

83. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

- ◆ To forward comments to the planning authority as follows:

F/2014/2267

Location: 22 Hurricane Way, Woodley, RG5 4UX.

Revised plans

Revised proposal: Proposed erection of a two storey side extension and part two storey and part single storey rear extension.

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

F/2014/2315

Location: 147 Headley Road, Woodley, RG5 4JD.

Proposal: Erection of a rear single storey timber framed building, following removal of existing timber framed single storey building (retrospective).

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

F/2014/2452

Location: 1 Duncan Road, Woodley, R56 4HR.

Proposal: Proposed erection of timber fence facing Duncan Road.

Observations: No objections.

F/2014/2486

Location: Unit 16, Headley Park Ten, Woodley, RG5 4SW.

Proposal: Proposed change of use from B8 with ancillary office space to D2 (specialised gym).

Observations: No objections.

F/2014/2506

Location: 6 Carlton Close, Woodley, RG5 4JS.

Proposal: Proposed erection of two storey side and rear extension, single storey rear extension and enclosed front porch. Plus demolition of occupants' side of paired garage.

Three residents were present at the meeting to look at the drawings and express concern about possible damage to the road and pavement during construction and also possible damage to the grassed area in the centre of the close.

The committee discussed the application and had no objections to the proposed extension, but agreed to request that a condition be imposed to ensure that the road, the pavement and the grassed area in the centre of the close are not damaged during construction.

F/2014/2534

Location: 120 Colemans Moor Road, Woodley, RG5 4DN.

Proposal: Proposed conversion of existing loft space to additional habitable accommodation, to include dormer extensions accommodation and roof lights and erection of two storey rear and side extensions to dwelling.

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

F/2014/2542

Location: 37 Nimrod Close, Woodley, RG5 UW.

Proposal: Proposed erection of single storey rear extension following the demolition of existing conservatory. Plus conversion of garage to habitable accommodation.

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

F/2014/2545

Location: 7 Malvern Close, Woodley, RG5 4HL.

Proposal: Proposed erection of single storey side and rear extension with part conversion of garage to habitable accommodation.

Observations: No objections.

TL/2014/2555

Location: Bridge at Duffield Road, Sonning, RG4 6GT.

Proposal: Application for prior approval of a replacement 15m slimline monopole with 3No. shrouded antennas.

Observations: No objections.

F/2014/2558

Location: 53 Howth Drive, Woodley, RG5 3EE.

Proposal: Proposed erection of a first floor side extension to dwelling.

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

F/2014/2563

Location: 1 Kittiwake Close, Woodley, RG5 4UF.

Proposal: Proposed erection of a part two storey side, single storey rear extensions to dwelling 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.

F/2014/2575

Location: 86 Loddon Bridge Road, Woodley, RG5 4AN.

Proposal: Retention of beauty and medical aesthetics practice (D1) of previous application number F/2012/0213.

The applicant was present at the meeting.

Observations: No objections.

F/2014/2590

Location: 172a Reading Road, Woodley, RG5 3AA.

Proposal: Proposed erection of single storey rear extension following the demolition of existing rear conservatory.

Observations: No objections.

F/2014/2599

Location: 51 Nightingale Road, Woodley, RG5 3LU.

Proposal: Proposed erection of single storey rear extension following the demolition of existing single storey rear extension.

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

F/2014/2601

Location: 4 Marathon Close, Woodley, RG5 4UN.

Proposal: Proposed erection of single storey side extension with hard-standing to match existing in front of extension.

Observations: No objections.

F/2014/2610

Location: 222 Colemans Moor Road, Woodley, RG5 4DW.

Proposal: Proposed erection of two storey side and single storey rear extensions following demolition of existing detached garage.

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

F/2014/2666

Location: 164 Reading Road, Woodley, RG5 3AA.

Proposal: Proposed erection of two storey side extension.

The applicant was present at the meeting.

Observations: No objections.

F/2014/2707

Location: 242 Loddon Bridge Road, Woodley, RG5 4BS.

Proposal: Proposed erection of single storey rear extension, attached garage and alteration to existing porch following demolition of existing detached garage.

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

F/2014/2714

Location: 93 Loddon Bridge Road, Woodley, RG5 4AE.

Proposal: Proposed erection of a first floor rear extension, part garage conversion to a garden room with covered pergola, erection of a replacement front porch.

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

84. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application HH/2014/2388

Location: 26 Anthian Close, Woodley, RG5 4XA.

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 3m for which the maximum height would be 3.4m and for which the height of the eaves would be 2.2m.

85. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note the following:

- TPO 3/1951: 172 Fairwater Drive, Woodley.
Consent for the selective pruning of a sycamore.
- TPO 888/1997: 11 Triumph Close, Woodley.
Consent for the selective pruning of a Norway maple and a sycamore.

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

Councillors Barker and Walker reported on the training session run by Wokingham Borough Council on 26 November 2014 regarding planning and enforcement matters and informed Members that the Committee's interpretation of the planning rules generally seemed to be correct. Members were pleased to note that developers were now being asked to provide 2.3 parking spaces per dwelling, and felt that this was an improvement on the previous requirement of 1.5 spaces per dwelling.

Councillors Barker and Walker also reported that Wokingham Borough Council was looking at ways of involving town and parish councils more closely with enforcement matters, as it was felt that the local councils may be better able to help residents through the enforcement process.

87. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of one enforcement investigation closure notice and five ongoing enforcement matters.

The meeting closed at 9:00 pm

Chairman

Woodley Town Council

PLANNING DECISIONS

Plan No.	Address	Proposal	Decision
F/2014/0901	Farriers, Farriers Close	Proposed change of use from forge/outbuilding to music rehearsal space, to be converted with the addition of five fixed conservation rooflights, ancillary to the use of the main dwelling "Farriers".	Approved <i>[WTC: concerns]</i>
F/2014/1660	13 Eastwood Road	Proposed erection of an end terrace dwelling, following demolition and removal of existing garage, and creation of additional garage off Keswick gardens.	Approved <i>[WTC: refuse]</i>
CLP/2014/2003	5 Constable Close	Erection of a single storey rear extension to dwelling following demolition of an existing conservatory.	Approved
F/2014/2142	39 Cypress Road	Proposed erection of conservatory to rear of property.	Approved <i>[WTC: no objections]</i>
A/2014/2210	97 Crockhamwell Road	Application for advertisement consent for the proposed erection of 1No. back lit fascia sign and 1No. internally illuminated bus stop sign.	<i>Withdrawn</i>
F/2014/2212	97 Crockhamwell Road	Proposed change of use from Class A1 (shops) to Class A5 (hot food takeaway) with installation of ventilation and extraction equipment.	<i>Withdrawn</i>
F/2014/2220	143 Crockhamwell Road	Proposed installation of new shop front and erection of 2No. satellite dishes.	Approved <i>[WTC: no objections]</i>
F/2014/2277	74 Beechwood Avenue	Proposed erection of a single storey rear extension to dwelling.	Approved <i>[WTC: no comment]</i>
CLP/2014/2311	126 Reading Road	Loft conversion with rear dormer and hip to gable end roof extension.	Approved