



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 17 February 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 20 January 2015 and for the Chairman to sign them as a true and accurate record. ***(These minutes were provided in the Full Council agenda of 10 February 2015.)***

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/2014/1589

Location: 25 Vauxhall Drive, Woodley, RG5 4EA.

Proposal: Proposed first floor front bedroom extension built over an existing ground floor front projection

Decision: Appeal allowed.

7. **NEIGHBOUR CONSULTATION SCHEME**

To note application HH/2015/0099

Location: 60 Fawcett Crescent, Woodley, RG5 3HU.

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 4m, for which the maximum height would be 4m and the height of the eaves would be 3m.

To note application HH/2015/0307

Location: 28 Fawcett Crescent, Woodley, RG5 3HU.

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 6.0m, for which the maximum height would be 3.4m and the height of the eaves would be 2.95m.

8. **LOCAL PLANNING ENFORCEMENT PLAN CONSULTATION**

To consider a response to the Wokingham Borough Council consultation on the draft Local Planning Enforcement Plan. The document is **enclosed** for members of the Plans Committee; other members can access the document at:

www.wokingham.gov.uk/consultation/current/local-planning-enforcement-plan

Responses are required by 4pm on Sunday 22 March 2015.

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

To note that Wokingham Borough Council is running a series of training sessions regarding planning and enforcement matters for town and parish council representatives on 18 March 2015, 1 July 2015 and 17 November 2015, and to appoint two representatives to attend on behalf of Woodley Town Council. **(Appendix 9)**

10. **SECTION 106 CONTRIBUTIONS**

To note that West Berkshire Council and Reading Borough Council have jointly applied to the High Court for a judicial review of the proposals by the Secretary of State for Communities and Local Government to restrict the requirement for Section 106 contributions to developments of 10 dwellings and above in urban areas and 5 dwellings and above in rural areas. **(Appendix 10)**

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

Plan No.	Address	Proposal	Decision
F/2014/1875	269 Headley Road East	Proposed erection of a 3 bedroom dwelling	Approved <i>[WTC: concerns]</i>
F/2014/2200	3 Harris Close	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.	Approved <i>[WTC: no objections]</i>
F/2014/2257	The Chalet, Shepherds Walk	Proposed erection of a two storey side extension to dwelling.	Approved <i>[WTC: no objections]</i>
CLP/2014/2357	1 Duncan Road	Proposed erection of a garden wall to the front/side of the property.	REFUSED
F/2014/2386	25 Duffield Road	Proposed erection of a single storey rear extension to dwelling with new pitched roof extending over existing garage. Demolition of existing conservatory.	Approved <i>[WTC: no objections]</i>
F/2014/2452	1 Duncan Road	Proposed erection of timber fence facing Duncan Road.	Approved <i>[WTC: no objections]</i>
F/2014/2534	120 Colemans Moor Road	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.	Approved <i>[WTC: no objections]</i>
F/2014/2599	51 Nightingale Road	Proposed erection of single storey rear extension following the demolition of existing single storey rear extension.	Approved <i>[WTC: no objections]</i>
F/2014/2666	164 Reading Road	Proposed erection of two storey side extension.	REFUSED <i>[WTC: no objections]</i>

Woodley Town Council

PLANNING APPLICATIONS

Plan No.	Address	Proposal
F/2014/2457	88 Vauxhall Road, Woodley	Revised plans received. Proposed erection of a two storey side extension to dwelling.
F/2014/2465	2 The Ridgeway, Woodley, RG5 3QD	Proposed erection of detached annex serving 2 The Ridgeway as a self-contained dwelling. (Retrospective)
F/2014/2580	1 Orville Close, Woodley, RG5 4TZ	Proposed erection of a single storey extension to existing garage, conversion of existing garage to additional habitable accommodation and insertion of new window to side elevation.
F/2014/2778	Woodley House, 65-73 Crockhamwell Road, Woodley, RG5 3JP	Proposed construction of mansard roof extension to form 4 x one bedroom flats and 2 x two bedroom flats.
F/2015/0064	45 Wroxham Road, Woodley, RG5 3AX	Proposed erection of a single storey rear extension, conversion of garage and roof space to additional habitable accommodation with one rear and two front dormers and a replacement pitched roof over existing garage.
CLE/2015/0094	53 Howth Drive, Woodley, RG5 3EE	Application for a certificate of lawful existing development for the construction of a front porch and single storey side extension to dwelling.
F/2015/0102	84 Beechwood Avenue, Woodley, RG5 3DG	Proposed erection of a single storey side extension and erection of attached single garage and new 1.8m high close boarded fence to eastern boundary.
F/2015/0144	4 Holly Road, Woodley, RG54BH	Proposed erection of first floor front and single storey rear extensions following the demolition of existing rear extension.
A/2015/0145	131 Crockhamwell Road, Woodley, RG5 3UG	Advertisement application for the proposed erection of 3No. fascia signs, 1No. hanging sign, 2No. ATM surround signs, 1No. nameplate panel and 1No. entrance sign.
F/2015/0149	138 Loddon Bridge Road, Woodley, RG5 4AB	Proposed erection of a single storey rear extension, timber summer house at rear of garden and conversion of attic space to create habitable accommodation to dwelling, with the insertion of 3No. velux roof lights. Demolition of existing single storey rear extension, detached garage and shed.
F/2015/0184	14 Harrier Close, Woodley, RG5 4PE	Proposed erection of a part single/part two storey rear extension and part conversion of garage to create habitable accommodation to dwelling.
F/2015/0180	18 Duffield Road, Woodley, RG5 4RN	Proposed erection of single storey front, side and rear extensions to dwelling, plus addition of juliet balcony to front elevation. Demolition of existing side garage and rear conservatory.

PLANNING APPLICATIONS continued

Plan No.	Address	Proposal
F/2015/0185	205 Hurricane Way, Woodley, RG5 4UH	Proposed erection of a two storey rear extension, first floor side extension, part conversion of existing double garage and conversion of loft space to additional habitable accommodation with insertion of roof lights.
F/2015/0203	37 Wallace Close, Woodley, RG5 3HW	Proposed erection of a single storey rear extension to dwelling.
F/2015/0236	41 Reading Road, Woodley, RG5 3DA	Proposed erection of two storey front and rear extensions, single storey side and rear extensions to dwelling following demolition of single storey side wall and catslide roof to the front of the property.
F/2015/0241	52 Mannock Way, Woodley, RG5 4XW	Proposed erection of a two storey side extension to dwelling.
F/2015/0265	35 Copse Mead, Woodley, RG5 4RP	Proposed erection of first floor front and side extension with additional roof light to existing rear single storey pitched roof.
F/2015/0274	33 Austin Road, Woodley, RG5 4EL	Proposed erection of a single storey rear extension and insertion of a new side window.
F/2015/0275	179 Headley Road, Woodley, RG5 4JG	Proposed construction of dropped kerb to the front of property.

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From: John Cawdell <John.Cawdell@wokingham.gov.uk>
Subject: Training for Town and Parish Councils. ~[UNCLASSIFIED]~
Date: 4 February 2015 11:14:34 GMT

Dear All

I wish to advise you that we have set aside the following dates and times to meet with you and your members as you decide to discuss general planning issues likely to be of interest to all and also to provide any appropriate training you feel is needed. The dates are 18th March, 1st July and 17th November 2015 and each session will run at Shute End from 6pm to 8pm.

The first session on 18th March is intended to be a repeat of the session we held on 26th November 2014 and will concentrate on the following:

- Dealing with planning applications - what is a planning consideration, weighing up the issues, the challenges we face in determining applications.
- Planning enforcement - background, where we are now, the way forward and the involvement of the town and parish councils

This is in response to the comments we received both before and after the session informing us that more councillors and indeed clerks would like that particular training. I hope that is ok.

Please would you let me know who will represent your Council at the session scheduled for 18th March. Again initially I would ask for two nominees per Council. If some councils do not nominate anyone for this training session we may be able to accommodate additional representatives from other councils who would like more people to attend.

Any queries please let me know.

Kind regards

John Cawdell,
Service Manager: Environment and Customer Services
0118 974 6043



West Berkshire and Reading Councils Join Forces to Challenge Government Changes to Planning System

Press Release

16/01/2015

WEST Berkshire Council and Reading Borough Council have joined forces to challenge the Government on changes to the planning system.

The Councils have applied to the High Court for a Judicial Review of the proposals by the Secretary of State for Communities and Local Government to limit the use of Section 106 of the Town and Country Planning Act 1990. Currently Section 106 enables Local Planning Authorities to seek contributions from developers to mitigate the harm of developments on local infrastructure, such as highways and education and to provide affordable housing.

The changes will restrict the use of Section 106 to developments of 10 dwellings and above in urban areas, and five dwellings and above in rural areas.

Hilary Cole, West Berkshire's Executive Member for Planning said:

"The decision to legally challenge the Government on this issue was not taken lightly. However, given the fact that the immediate impact of their announcement is the potential total loss of critical infrastructure and new affordable housing to the communities around small developments, there was no alternative but to take action. By joining with Reading we are demonstrating a cross party concern."

She added: "West Berkshire and Reading are not alone in challenging this amendment. Other councils are also looking to take group action in order to protect the interests of their residents."

Tony Page, Reading Borough Council's Lead Member for Strategic Environment, Planning and Transport said:

"There is an acute and increasing need for affordable homes in Reading, clearly illustrated by the fact that there are around 10,000 people on our waiting list. Reading Borough Council makes absolutely no apology for requiring developers to include a high level of affordable housing when applying for planning permission.

"These changes would amount to pure profit for landowners and developers at the expense of people looking for affordable places to live. At a time when policy should be moving towards creating more affordable housing, this is yet another slap in the face for residents.

"Similarly, the removal of the ability of local councils to request a financial contribution from developers for developments of fewer than 10 properties for things like improvements to local roads, schools and playgrounds is going to have a significant effect. In Reading we estimate a loss of around £650,000 in local community benefits every year and, again, this money will just be profit for landowners and developers."