



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 21 April 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 17 March 2015 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 APPEAL**

To note the following appeal decision:

Application: F/2014/1917

Location: Land to the rear of 6 Phillips Close, Beggars Hill Road, Woodley, RG5 4XD.

Proposal: Proposed erection of 1 No. detached dwelling with formation of access.

Decision: Appeal dismissed.

7. **NEIGHBOUR CONSULTATION SCHEME**

To note application HH/2015/0815

Location: 39 Western Avenue, Woodley, RG5 3BJ.

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 3.415m and the height of the eaves would be 2.565m.

8. **TREE PRESERVATION ORDERS**

TPO 3/1951: 3 Larch Drive, Woodley, RG5 3LW.

To note consent for the selective pruning of three sweet chestnuts.

TPO 3/1951: 5 Bibury Close, Woodley, RG5 3PE.

To note consent for the selective pruning of an oak.

9. **ARBORFIELD & NEWLAND VILLAGE DESIGN STATEMENT SUPPLEMENTARY PLANNING DOCUMENT**

To note that the Arborfield & Newland Village Design Statement Supplementary Planning Document was adopted by Wokingham Borough Council on 26 March 2015.

The adopted Supplementary Planning Document and the statement of consultation can be viewed at: www.wokingham.gov.uk/planning/policy/spdspg/

10. **ADDITIONAL ITEMS**

To consider any additional items received from Wokingham Borough Council.

11. **ENFORCEMENT ISSUES**

To note any enforcement issues.

Woodley Town Council

PLANNING DECISIONS

| Plan No. | Address | Proposal | Decision |
|-----------------|--|---|---|
| F/2012/1570 | 60 Headley Road, Woodley, RG5 4JE | Proposed change of use from B1 (office) to 1 x residential unit. | REFUSED <i>[WTC: no objections]</i> |
| O/2012/1863 | Sandford Farm, Mohawk Way, Woodley | Outline application for 27 residential dwellings with associated access, parking, landscaping and open space. (Access and layout to be considered.) Demolition of existing buildings. | Approved <i>[WTC: refuse]</i> |
| F/2014/1356 | Site adjacent to 32 Lismore Close | Proposed erection of 3 bed detached dwelling with associated works. | Approved <i>[WTC: refuse]</i> |
| F/2014/1576 | 6 Silver Fox Crescent | Proposed erection of 3 bed house with new access following removal of existing conservatory at No.6 Silver Fox Crescent. | REFUSED <i>[WTC: refuse]</i> |
| F/2014/1732 | 274 Kingfisher Drive | Proposed erection of single storey outbuilding for ancillary use. (Retrospective) | Approved <i>[WTC: no objections]</i> |
| F/2014/2105 | Former Allied Bakeries Site, Viscount Way | Proposed erection of 68 dwellings with associated roads, parking, amenity space, landscaping and creation of new access onto Loddon Bridge Road. | Approved <i>[WTC: refuse]</i> |
| F/2014/2457 | 88 Vauxhall Drive | Proposed erection of a two storey side extension to dwelling. | Approved <i>[WTC: refuse]</i> |
| F/2014/2747 | 168 Crockhamwell Road | Proposed change of use from (A1) to (A2) use. | REFUSED <i>[WTC: no objections]</i> |
| F/2014/2778 | Woodley House, 65-73 Crockhamwell Road | Proposed construction of mansard roof extension to form 4 x one bedroom flats and 2 x two bedroom flats. | Approved <i>[WTC: concerns]</i> |
| O/2015/0027 | Land at 15 Ladbroke Close | Outline application for the erection of 4 x apartments and 5 x dwellings, following demolition and removal of commercial buildings. (Access, appearance, layout and scale to be considered) | Approved <i>[WTC: refuse]</i> |

PLANNING DECISIONS continued

| Plan No. | Address | Proposal | Decision |
|---------------|-----------------------|--|---|
| F/2015/0055 | 29 Copse Mead | 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. | Approved <i>[WTC: refuse]</i> |
| F/2015/0064 | 45 Wroxham Road | 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 pitch roof over existing garage. | Approved <i>[WTC: refuse]</i> |
| F/2015/0144 | 4 Holly Road | Proposed erection of first floor front and single storey rear extensions following the demolition of existing rear extension. | Approved <i>[WTC: no objections]</i> |
| A/2015/0145 | 131 Crockhamwell Road | Advertisement application for the proposed erection of 3 No. fascia signs, 1 No. hanging sign, 2 No. ATM surround signs, 1 No. nameplate panel and 1 No. entrance sign. | Approved <i>[WTC: no objections]</i> |
| F/2015/0180 | 18 Duffield Road | 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. | Approved <i>[WTC: no objections]</i> |
| F/2015/0184 | 14 Harrier Close | Proposed erection of a single storey rear extension and part conversion of garage to create habitable accommodation to dwelling. | Approved <i>[WTC: no objections]</i> |
| CLP/2015/0197 | 46 Fairwater Drive | Application for a certificate of lawfulness for the proposed conversion of existing garage to additional habitable accommodation. | Approved |
| F/2015/0236 | 41 Reading Road | Proposed erection of two storey front/side extension, single storey front and rear extensions to dwelling plus alterations to front porch. | Approved <i>[WTC: no objections]</i> |
| CLP/2015/0256 | 51 Comet Way | Application for a certificate of lawfulness for the proposed erection of a single storey rear extension to dwelling. | Approved |
| F/2015/0274 | 33 Austin Road | Proposed erection of a single storey rear extension and insertion of a new side window. | Approved <i>[WTC: no objections]</i> |

PLANNING DECISIONS continued

| Plan No. | Address | Proposal | Decision |
|-----------------|----------------------|--|---|
| F/2015/0275 | 179 Headley Road | Proposed construction of dropped kerb to the front of property. | REFUSED <i>[WTC: no objections]</i> |
| F/2015/0314 | 53 Quentin Road | Proposed erection of a single storey extension to form a rear conservatory, including demolition of boundary wall to accommodate conservatory. | Approved <i>[WTC: no objections]</i> |
| F/2015/0315 | 64 Fitzroy Crescent | Proposed erection of a two storey side extension to dwelling, following demolition and removal of existing extension, conversion of existing loft space to additional habitable accommodation. | REFUSED <i>[WTC: no objections]</i> |
| F/2015/0326 | 11 Buckden Close | Proposed erection of single storey side and rear extensions to dwelling. | Approved <i>[WTC: no objections]</i> |
| F/2015/0363 | 9 Fosters Lane | Proposed erection of a single storey side extension to dwelling. | Approved <i>[WTC: no objections]</i> |
| CLP/2015/0377 | 22 Glendevon Road | Application for a certificate of lawfulness for the proposed erection of a single storey side extension following demolition and removal of existing garage. | Approved |
| F/2015/0395 | 48 Arundel Road | Proposed erection of a single storey front, rear and side extension and conversion of existing garage to create habitable accommodation to dwelling and demolition of workshop. | Approved <i>[WTC: no objections]</i> |
| CLP/2015/0404 | 82 Crockhamwell Road | Application for a certificate of lawfulness for the proposed conversion of garage to habitable accommodation. | Approved |

Woodley Town Council

PLANNING APPLICATIONS

| Plan No. | Address | Proposal |
|-----------------|---|---|
| F/2014/2580 | 1 Orville Close, Woodley, RG5 | Revised/additional information. 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. |
| RM/2015/0426 | Former Linpac Site, Headley Road East, Woodley, RG5 4SL | Reserved matters application pursuant to outline planning consent O/2013/0668 for residential development of up to 34 dwellings with associated access, car parking, open space and landscaping (appearance, landscaping, layout and scale to be considered). |
| F/2015/0469 | 35 Anthian Close, Woodley, RG5 4XA | Proposed erection of a single storey rear extension to dwelling. |
| F/2015/0490 | 164 Reading Road, Woodley, RG5 3AA | Revised/additional information. Proposed erection of a two storey side extension, side dormer extension, single storey rear extension and creation of front canopy and removal of existing chimney stack. |
| F/2015/0603 | 11 Copse Mead, Woodley, RG5 4RP | Proposed erection of first floor side extension and alterations to main roof. |
| F/2015/0604 | 4 Woodwaye, Woodley, RG5 3HA | Proposed erection of a part single storey/part two storey side extension to dwelling, with front and side dormer windows. |
| F/2015/0605 | 18 Lindberg Way, Woodley, RG5 4XE | Proposed conversion of existing garage to additional habitable accommodation with bay window and canopy extension. |
| F/2015/0606 | 3 Ravensbourne Drive, Woodley, RG5 4LH | Proposed erection of a part single/part two storey rear extension to dwelling. |
| F/2015/0617 | 126 Howth Drive, Woodley, RG5 3DL | Proposed erection of single storey front extension. |
| F/2015/0632 | 1 Wheble Drive, Woodley, RG5 3DS | Proposed erection of single storey front extension following the demolition of existing front porch. |
| F/2015/0639 | Magal Engineering Site, Headley Road East, Woodley, RG5 4SN | Proposed erection of first floor extension above existing storage building. |
| F/2015/0659 | 20 Campbell Road, Woodley, RG5 3NA | Proposed erection of a part two storey/part single storey rear extension, a first floor side extension, a single storey front extension and conversion of garage to create habitable accommodation to dwelling. |
| F/2015/0678 | 9 Bibury Close, Woodley, RG5 3PE | Proposed erection of single storey rear extension. |
| F/2015/0680 | 9 Woodlands Avenue, Woodley, RG5 3HN | Proposed erection of a flat roof side dormer window extension to dwelling. |
| F/2015/0704 | 9 South Lake Crescent, Woodley, RG5 3QW | Proposed erection of a single storey rear extension and renovation of existing single storey side extension. |

PLANNING APPLICATIONS continued

| Plan No. | Address | Proposal |
|-----------------|---|---|
| F/2015/0731 | 331 Headley Road East, Woodley, RG5 4SE | Proposed erection of single storey front extension to create porch. |
| F/2015/0738 | 48 Cottessmore Road, Woodley, RG5 3NX | Proposed erection of single storey side and rear extensions following demolition of existing rear extension. |
| F/2015/0749 | 93 Loddon Bridge Road, Woodley, RG5 4AE | Proposed erection of first floor rear extension. |
| F/2015/0765 | 10 Malvern Close, Woodley, RG5 4HL | Proposed erection of a part two storey/part single storey side, front and rear extension including integral garage following demolition of existing conservatory and attached garage. |
| F/2015/0792 | 144 Loddon Bridge Road, Woodley, RG5 4AB | Proposed erection of single storey side and rear extension with side car port following the demolition of existing conservatory. |
| F/2015/0797 | 18 Dartington Avenue, Woodley, RG5 3PD | Proposed erection of a single storey front extension, conversion of existing garage to additional habitable accommodation, following demolition of existing porch. |
| F/2015/0801 | 123 Loddon Bridge Road, Woodley, RG5 4AG | Proposed demolition of existing bungalow and erection of one detached, two storey dwelling. |

**Minutes of a Meeting of the Plans Committee held at the Oakwood Centre
on Tuesday 17 March 2015 at 7:45 pm**

Present: *Councillors: J. Cheng (Chairman); T. Barker; P. Challis; M. Holmes;
R. Neall; S. Rahmouni; M. Walker*

Also present: *Councillor K. Haines
8 members of the public*

Officer present: *L. Matthews, Committee Officer*

108. **APOLOGIES**

Apologies for absence were received from Councillor R. Duncan.

109. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

110. **MINUTES OF PREVIOUS MEETING**

RESOLVED:

- ◆ That the minutes of the meeting held on 17 February 2015 be approved and signed by the Chairman as a true and accurate record.

111. **PLANNING DECISIONS**

RESOLVED:

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

112. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

F/2014/1356

Location: Site adjacent to 32 Lismore Close, Woodley, RG5 3RT.

Revised plans

Proposal: Proposed erection of 3 bed detached dwelling with associated works.

Two residents were present at the meeting to voice their concerns, which related to:

- The concerns regarding parking and access problems in the close have not been addressed.
- The design of the proposed house is out of character with the other properties in the close.
- The proximity of the proposed dwelling to No. 32 will cause this part of the close to become very crowded and will be out of keeping with the street scene.
- The proposed 3m high acoustic wall will be unsightly and will cause loss of light to No.33.
- This area is currently part of the garden of No.32 so this development will result in "garden grabbing".

After listening to the residents' concerns, the Committee discussed the proposal and recommended that the application be refused on the following grounds:

- The addition of another property would exacerbate the current parking problems in Lismore Close.
- Concerns regarding the access for emergency and refuse vehicles if the parking situation in the close is worsened.
- Although the plans show two parking spaces on the drive of the proposed new property, these spaces appear very cramped and it is difficult to see how they would be accessed.
- Out of keeping with the street scene.
- Proximity to the A329(M) will have a negative impact on future residents of the proposed property.
- Concern that the size of the accommodation does not comply with Wokingham Borough Council guidelines.
- Concern that construction traffic will block the access to existing houses.
- The massing effect of the proposed 3m high acoustic wall will be unsightly and the wall will lead to loss of light to Nos. 32 and 33.

VAR/2015/0093

Location: Bulmershe Campus, Woodlands Avenue, Woodley, RG5 3EU.

Proposal: Application to remove condition 34 of planning consent F/2014/0875.

Observations: The Committee had concerns for the future residents of this development. There had not been any changes to the layout of the development and therefore the reasons for which condition 34 had been imposed had not changed, and the Committee recommended that condition 34 should not be removed.

F/2015/0305

Location: 105 Howth Drive, Woodley, RG5 3DJ.

Proposal: Proposed installation of a dropped kerb for vehicular access to front of dwelling.

Observations: No objections.

F/2015/0314

Location: 53 Quentin Road, Woodley, RG5 3NE.

Proposal: Proposed erection of a single storey extension to form a rear conservatory, including demolition of boundary wall to accommodate conservatory.

The applicant was present at the meeting.

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

F/2015/0315

Location: 64 Fitzroy Crescent, Woodley, RG5 4EX.

Proposal: Proposed erection of a two storey side extension, following demolition and removal of existing extension, conversion of existing loft space to additional habitable accommodation.

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

F/2015/0322

Adjoining parish consultation

Location: Land adjacent to Keepers Cottage, Sonning Golf Club, Duffield Road, RG4 6GJ.

Proposal: Proposed erection of 2No. semi-detached dwellings and associated works.

The planning consultant for the project was present at the meeting.

Observations: The Committee asked that the planning officer considers the implications that this development would have on traffic leaving Woodley via Duffield Road.

F/2015/0326

Location: 11 Buckden Close, Woodley, RG5 4HB.

Proposal: Proposed erection of single storey side and rear extensions to dwelling.

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

F/2015/0363

Location: 9 Fosters Lane, Woodley, RG5 4HH.

Proposal: Proposed erection of a single storey side extension to dwelling.

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

F/2015/0395

Location: 48 Arundel Road, Woodley, RG5 4JT.

Proposal: Proposed erection of a single storey front, rear and side extension and conversion of existing garage to create habitable accommodation to dwelling and demolition of workshop.

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

F/2015/0438

Location: 8 Sunderland Close, Woodley, RG5 4XR.

Proposal: Proposed erection of a single storey front/side extension to dwelling, repositioning of front door with creation of a new gable roof and porch.

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

F/2015/0442

Location: 1 Dunbar Drive, Woodley, RG5 4HA.

Proposal: Proposed conversion of garage to create habitable accommodation to dwelling, plus a single storey front extension to form porch.

Observations: No objections.

F/2015/0452

Location: 3 Corbett Gardens, Woodley, RG5 4JY.

Proposal: Proposed erection of a two storey side extension, single storey front and rear extensions and part conversion of existing garage.

Observations: The Committee had concerns that the proposed driveway parking might be insufficient, as there is limited parking on the street in this small close.

F/2015/0482

Location: 37 Lismore Close, Woodley, RG5 3RT.

Proposal: Proposed erection of single storey side and rear extensions plus single storey front porch extension.

Observations: The Committee had some concerns regarding the impact the proposed side extension would have on the street scene to the side of No.37.

F/2015/0490

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

Proposal: Proposed erection of a two storey side extension, side dormer extension, single storey rear extension and creation of front canopy and removal of existing chimney stack.

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

F/2015/0529

Location: 130 Antrim Road, Woodley, RG5 3NZ.

Proposal: Proposed erection of part two storey/part single storey side, single storey front and first floor rear extensions.

The applicant was present at the meeting.

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

F/2015/0534

Location: 12 Arundel Road, Woodley, RG5 4JL.

Proposal: Proposed erection of 1No. semi-detached dwelling attached to No.12 Arundel Road.

The applicant was present at the meeting.

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

F/2015/0535

Location: 64 Fawcett Crescent, Woodley, RG5 3HU.

Proposal: Proposed erection of a single storey rear extension, first floor rear extension and conversion of existing loft space to additional habitable accommodation.

The Committee recommended that this application be refused on the following grounds:

- Overdevelopment of the plot.
- Unneighbourly development.
- Out of keeping with neighbouring properties.
- Loss of light and privacy, particularly from the two-storey element.
- Insufficient on-site/off-road parking provision for the size of the proposed house.

F/2015/0540

Location: 21 Harris Close, Woodley, RG5 4XH.

Proposal: Proposed erection of single storey side and rear extension.

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

113. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note the following:

TPO 25/1971: 9 Ryecroft Close, Woodley.
Consent for the felling and replacement of an oak.

TPO 1307/2009: 29 Warren Road, Woodley.
Consent for the selective pruning of an oak.

114. **LOCAL PLANNING ENFORCEMENT PLAN CONSULTATION**

Members discussed the draft Local Planning Enforcement Plan received from Wokingham Borough Council and

RESOLVED:

- ◆ To notify Wokingham Borough Council that the Committee had no comments on the draft Local Planning Enforcement Plan.

115. **COMMUNITY INFRASTRUCTURE LEVY**

RESOLVED:

- ◆ To note that Wokingham Borough Council will adopt the Community Infrastructure Levy (CIL) Charging Structure with effect from 6 April 2015

116. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of one ongoing enforcement matter.

The meeting closed at 9:30 pm

Chairman

Woodley Town Council

PLANNING DECISIONS

| Plan No. | Address | Proposal | Decision |
|-----------------|--|---|---|
| F/2014/1912 | Woodford Park Leisure Centre, Haddon Drive | Proposed construction of an external 3G artificial turf pitch with fencing, floodlighting and a storage container, surrounded by a bund to the south and west. In addition, proposed extension of existing car park over tennis courts to provide additional 59 parking spaces. | Approved |
| F/2014/2315 | 147 Headley Road | Erection of a rear single storey timber framed building, following removal of existing timber framed single storey building. (Retrospective) | Approved <i>[WTC: no objections]</i> |
| O/2014/2318 | 24 South Lake Crescent | Outline application for the proposed erection of 1No. dwelling (appearance and landscaping to be considered). | REFUSED <i>[WTC: no objections]</i> |
| F/2014/2545 | 7 Malvern Close | Proposed erection of single storey side and rear extension with part conversion of garage to habitable accommodation. | Approved <i>[WTC: no objections]</i> |
| F/2014/2558 | 53 Howth Drive | Proposed erection of a first floor side extension to dwelling. | Approved <i>[WTC: no objections]</i> |
| F/2014/2575 | 86 Loddon Bridge Road | Retention of beauty and medical aesthetics practice (D1) of previous application number F/2012/0213. (Condition 1) | Approved <i>[WTC: no objections]</i> |
| F/2014/2714 | 93 Loddon Bridge Road | Proposed part garage conversion to a garden room with covered pergola, and the erection of a replacement front porch. | Approved <i>[WTC: no objections]</i> |
| F/2014/2773 | 14 Harris Close | Proposed conversion of garage to habitable accommodation. | Approved <i>[WTC: no objections]</i> |
| F/2014/2798 | 59 Butts Hill Road | 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. | Approved <i>[WTC: no objections]</i> |
| F/2015/0066 | 27 Fairwater Drive | Proposed erection of detached double garage following the demolition of existing detached garage. (Retrospective) | REFUSED <i>[WTC: refuse]</i> |

PLANNING DECISIONS continued

| Plan No. | Address | Proposal | Decision |
|-----------------|------------------|--|---|
| CLE/2015/0094 | 53 Howth Drive | Application for a certificate of lawful existing development for the construction of a front porch and single storey side extension to dwelling. | Approved <i>[WTC: no comment]</i> |
| F/2015/0203 | 37 Wallace Close | Proposed erection of a single storey rear extension to dwelling. | Approved <i>[WTC: no objections]</i> |
| CLP/2015/0378 | 1 Duncan Road | Application for a certificate of lawful proposed development for the erection of a garden wall to the front/side of the property. | Approved |