



**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 T. Barker (Chairman); S. Brindley; J. Cheng; C. Dixon; R. Dolinski;  
M. Green; S. Rahmouni; M. Walker; P. Wicks

**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 June 2015, 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 26 May 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. **CONSULTATION: SHINFIELD DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN**  
To note correspondence received from Shinfield Parish Council, attached at ***Appendix 6***, and to consider a response to the Shinfield Draft Neighbourhood Development Plan consultation. The document will be emailed to all Members with the agenda and printed copies will be available at the meeting for members of the Plans Committee. Responses are required by 31 July 2015.
7. **ADDITIONAL ITEMS**  
To consider any additional items received from Wokingham Borough Council.
8. **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>
RM/2015/0426	Former Linpac Metal Packaging, Headley Road East	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).	Approved  <i>[WTC: concerns]</i>
F/2015/0529	130 Antrim Road	Proposed erection of part two storey/part single storey side, single storey front and first floor rear extensions.	Approved  <i>[WTC: no objections]</i>
F/2015/0603	11 Copse Mead	Proposed erection of first floor side extension and alterations to main roof.	Approved  <i>[WTC: no objections]</i>
F/2015/0660	32 Rowan Drive	Proposed erection of a new summer house/shed.	REFUSED  <i>[WTC: no objections]</i>
F/2015/0749	93 Loddon Bridge Road	Proposed erection of first floor rear extension.	Approved  <i>[WTC: no objections]</i>
F/2015/0792	144 Loddon Bridge Road	Proposed erection of single storey side and rear extension with side car port following the demolition of existing conservatory. (Part retrospective)	Approved  <i>[WTC: concerns]</i>
A/2015/0875	73 Crockhamwell Road	Application for advertisement consent for the proposed erection of one fascia sign and one hanging sign.	Approved for a period of 5 years  <i>[WTC: no objections]</i>
F/2015/0885	19 Carlton Close	Application for internal alterations to existing workshop to form a new bathroom.	Approved  <i>[WTC: no objections]</i>
F/2015/0889	13 Welford Road	Proposed part conversion of garage and erection of a single storey rear extension to garage to form a study.	Approved  <i>[WTC: no objections]</i>
F/2015/0905	160 Crockhamwell Road	Proposed replacement of existing external ATM with upgraded model and lowered to be DDA compliant.	Approved  <i>[WTC: no objections]</i>

**PLANNING DECISIONS continued**

<b>Plan No.</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
A/2015/0906	160 Crockhamwell Road	Application for advertisement consent for the proposed erection of replacement signage above ATM machine.	Approved <i>[WTC: no objections]</i>
CLP/2015/0927	12 Coppice Road	Application for a certificate of lawful proposed use for the erection of a single storey rear extension and conversion of existing garage to a games room.	REFUSED
F/2015/0934	4 Scott Close	Householder application for a single storey rear extension and conversion of garage to habitable room.	Approved <i>[WTC: no objections]</i>
F/2015/0975	24 Badgers Rise	Householder application for a single storey rear extension to dwelling.	Approved <i>[WTC: no objections]</i>

Woodley Town Council

**PLANNING APPLICATIONS**

<b>Plan No.</b>	<b>Address</b>	<b>Proposal</b>
RM/2015/1090	Land opposite Catalina Close, Woodley, RG5 4UG	Reserved matters application pursuant to Outline Planning consent O/2013/1212 for the erection of 16 dwellings – matters of appearance, landscaping, layout and scale to be considered.
F/2015/1092	39 Beechwood Avenue, Woodley, RG5 3DF	Proposed erection of a single storey front extension to dwelling.
F/2015/1096	81 Crockhamwell Road, Woodley, RG5 3JP	Proposed change of use from Use Class B1 (Business) to Use Class D2 (Assembly and Leisure) to develop a dance studio.
VAR/2015/1222	14 Bluebell Crescent, Woodley, RG5 4WP	Application to vary condition 15 of planning consent F/2011/1629 to allow for the retention of 4 No. outbuildings.
F/2015/1239	25 Bodmin Road, Woodley, RG5 3RZ	Householder application to extend existing garage to increase width and change roof from flat to pitch.
F/2015/1246	64 Fitzroy Crescent, Woodley, RG5 4EX	Householder application for the proposed erection of a two storey side, and part two storey and single storey rear extension. Conversion of roof space to habitable accommodation.
F/2015/1344	6 Selsdon Avenue, Woodley, RG5 4PG	Householder application for the proposed erection of first floor side and ground floor front extension to dwelling (resubmission of F/2012/0967). (Amendment to planning consent F/2013/1374.)
F/2015/1346	21 Harris Close, Woodley, RG5 4XH	Householder application for the erection of a single storey side/rear extension plus part conversion of garage to create habitable accommodation to dwelling.
F/2015/1378	Church Cottage Church of England School, Church Road, Woodley, RG5 4QR	Full application for proposed re-surfacing of car park, erection of new front fence and re-positioning of new entrance gate and erection of bicycle stand.
LB/2015/1379	Church Cottage Church of England School, Church Road, Woodley, RG5 4QR	Listed Building Consent application for proposed re-surfacing of car park, erection of new front fence and re-positioning of new entrance gate and erection of bicycle stand.
F/2015/1394	Tamarisk, Western Avenue, Woodley, RG5 3BN	Householder application for the proposed erection of single storey front extension and bay window.

**Subject: Shinfield Draft Neighbourhood Development Plan**

Dear Consultee,

Please find attached a link to the Draft Neighbourhood Development Plan for Shinfield Parish. It is being sent to all statutory consultees as part of our consultation process.

<http://www.shinfieldplan.org/shinfield-draft-neighbourhood-development-plan-2/>

This plan, led by Shinfield Parish Council, has been developed over the past three years. It has involved many local groups and residents, who have participated in focus group meetings, forums, workshops and completed surveys and questionnaires. The main element of this was the '19 Questions Survey' distributed in 2013. Over seven hundred responses were received, and these have been used to help create this draft plan.

Other Neighbourhood Development Plans created since the Localism Act in 2011 identify land within their areas suitable for development. In our case, land has already been allocated by Wokingham Borough Council and we have not allocated any additional land beyond this. Instead, our plan focuses on policies relating to housing and building design, accessibility, traffic and parking, natural environment, community and recreation and commercial development.

In addition to the main plan, the website includes details of the other statutory documents such as the consultation statement and the basic conditions statement, along with many other documents that form the evidence for the policies in the plan.

We are now inviting comments on the policies contained within the plan. The closing date for comments to be considered is Friday 31 July 2015.

All the feedback received will be reviewed and considered and we may make alterations to the plan based on the feedback.

Should you require any further information, please contact Katy at the Shinfield Parish Office on 0118 9888 220.

Mrs S Roberts  
Clerk to the council.

**Minutes of a Meeting of the Plans Committee held at the Oakwood Centre  
on Tuesday 26 May 2015 at 7:45 pm**

**Present:** *Councillors: T. Barker (Chairman); S. Brindley; J. Cheng; R. Dolinski;  
S. Rahmouni; M. Walker; P. Wicks*

**Also present:** *Councillor K. Baker  
2 members of the public*

**Officer present:** *L. Matthews, Committee Officer*

1. **APOLOGIES**

Apologies for absence were received from Councillors C. Dixon and M. Green.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

3. **MINUTES OF PREVIOUS MEETING**

**RESOLVED:**

- ◆ That the minutes of the meeting held on 21 April 2015 be approved and signed by the Chairman as a true and accurate record.

4. **PLANNING DECISIONS**

**RESOLVED:**

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

5. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

**F/2015/0660**

*Location: 32 Rowan Drive, Woodley, RG5 4LW.*

*Proposal: Proposed erection of a new summer house/shed.*

Observations: The Committee had no objections but particularly asked that any neighbours' concerns be taken into account.

**F/2015/0885**

*Location: 19 Carlton Close, Woodley, RG5 4JS.*

*Proposal: Application for internal alterations to existing workshop to form a new bathroom.*

Observations: The Committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account regarding the obscure glazed window overlooking the neighbouring property.

**F/2015/0905**

*Location: 160 Crockhamwell Road, Woodley, RG5 3JJ.*

*Proposal: Proposed replacement of existing external ATM with upgraded model and lowered to be DDA compliant.*

Observations: No objections.

**A/2015/0906**

*Location: 160 Crockhamwell Road, Woodley, RG5 3JJ.*

*Proposal: Application for advertisement consent for the proposed erection of replacement signage above ATM machine*

Observations: No objections.

**F/2015/0974**

*Location: 7 Ambleside Close, Woodley, RG5 4JJ.*

*Proposal: Proposed erection of a two storey side and single storey side extensions to dwelling, following demolition and removal of existing garage.*

Observations: The Committee had no objections but particularly asked that any neighbours' concerns be taken into account.

**F/2015/0975**

*Location: 24 Badgers Rise, Woodley, RG5 3AJ.*

*Proposal: Householder application for a single storey rear extension to dwelling.*

Observations: No objections.

**F/2015/0979**

*Location: 87 Butts Hill Road, Woodley, RG5 4NT.*

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

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

**F/2015/0982**

*Location: 34 Bingley Grove, Woodley, RG5 4TT.*

*Proposal: Proposed conversion of existing garage to additional habitable accommodation.*

Observations: The Committee had no objections to the conversion of the garage, but had concerns over the access to parking space number 2.

**F/2015/1039**

*Location: Little Ducklings Day Nursery, Campbell Road, Woodley, RG5 3NA.*

*Proposal: Application for the recladding and retention of portacabin and erection of two extensions, in use as a private day nursery, for a further temporary period of 10 years.*

One neighbour was present at the meeting to query the description of the proposal.

Observations: The Committee had no objection to the recladding, but queried the description of the proposal as the drawings show recladding of three existing buildings and do not show any new extensions.

**F/2015/1040**

*Location: 1 Caldbeck Drive, Woodley, RG5 4LA.*



*Proposal: Proposed erection of single storey side extension to dwelling, following demolition and removal of existing garage.*

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

- Unneighbourly.
- Out of keeping with neighbouring properties.
- Out of character with the street scene.

**F/2015/1080**

*Adjoining parish consultation*

*Location: Land to rear of 411-413 Wokingham Road, Earley, RG6 7EL.*

*Proposal: Proposed erection of 4No. four bedroom detached dwellings with access and parking.*

Observations: The Committee commented that insufficient parking was provided in the proposal.

**TL/2015/1181**

*Location: Sandford Lane, Mohawk Way, Woodley, RG5 4TA.*

*Proposal: Application for prior approval for the proposed installation of a 9.7 metre high phase 4 monopole, an MK4 link/AC cabinet, a POW/fredo cabinet and a Huawei side by side cabinet at ground level and associated development.*

Observations: No objections.

6. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of four ongoing enforcement matters and one enforcement notice that had been served.

The meeting closed at 8:36 pm

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Chairman

Woodley Town Council

**PLANNING DECISIONS**

<b>Plan No.</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
F/2014/2465	2 The Ridgeway	Proposed retention of detached annex serving 2 The Ridgeway for use as a self-contained dwelling. (Retrospective)	REFUSED <i>[WTC: concerns]</i>
F/2014/2563	1 Kittiwake Close	Proposed erection of a part two storey side, single storey rear extensions to dwelling and conversion of existing garage to additional habitable accommodation.	Approved <i>[WTC: no objections]</i>
F/2014/2610	222 Colemans Moor Road	Proposed erection of two storey side and single storey rear extensions following demolition of existing detached garage.	Approved <i>[WTC: no objections]</i>
F/2014/2765	Former Allied Bakeries Site, Viscount Way	Proposed erection of 70 dwellings with associated roads, parking, amenity space, landscaping and creation of new access onto Loddon Bridge Road	<i>Withdrawn</i>
F/2014/2863	Land to the rear of 6 Phillips Close	Proposed erection of 1No. detached dwelling with formation of access following the demolition of existing brick structure.	Approved <i>[WTC: refuse]</i>
F/2015/0185	205 Hurricane Way	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.	Approved <i>[WTC: no objections]</i>
F/2015/0438	8 Sunderland Close	Proposed erection of a single storey front/side extension to dwelling, repositioning of front door with creation of a new gable roof and porch.	Approved <i>[WTC: no objections]</i>
F/2015/0442	1 Dunbar Drive	Proposed conversion of garage to create habitable accommodation, plus a single storey front extension to form porch.	Approved <i>[WTC: no objections]</i>
F/2015/0452	3 Corbett Gardens	Proposed erection of a two storey side extension, single storey front and rear extensions and part conversion of existing garage.	Approved <i>[WTC: concerns]</i>
F/2015/0469	35 Anthian Close	Proposed erection of a single storey rear extension to dwelling.	Approved <i>[WTC: no objections]</i>
F/2015/0482	37 Lismore Close	Proposed erection of single storey side and rear extensions plus single storey front porch extension.	Approved <i>[WTC: concerns]</i>

## PLANNING DECISIONS continued

Plan No.	Address	Proposal	Decision
F/2015/0490	164 Reading Road	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.	Approved <i>[WTC: no objections]</i>
F/2015/0534	12 Arundel Road	Proposed erection of 1 No. semi detached dwelling attached to No.12 Arundel Road.	Approved <i>[WTC: no objections]</i>
F/2015/0540	21 Harris Close	Proposed erection of single storey side and rear extension.	Approved <i>[WTC: no objections]</i>
CLP/2015/0586	59 Manor Road	Application for a certificate of lawful proposed use for the erection of a single storey rear extension.	Approved
F/2015/0604	4 Woodwaye	Proposed erection of a part single storey/part two storey side extension to dwelling, with front and side dormer windows.	Approved <i>[WTC: no objections]</i>
F/2015/0605	18 Lindberg Way	Proposed conversion of existing garage to additional habitable accommodation with bay window and canopy extension.	Approved <i>[WTC: no objections]</i>
F/2015/0606	3 Ravensbourne Drive	Proposed erection of a part single/part two storey rear extension to dwelling.	Approved <i>[WTC: no objections]</i>
F/2015/0617	126 Howth Drive	Proposed erection of single storey front extension.	Approved <i>[WTC: no objections]</i>
F/2015/0632	1 Wheble Drive	Proposed erection of single storey front extension following the demolition of existing front porch.	Approved <i>[WTC: no objections]</i>
CLP/2015/0649	40 Mannock Way	Application for a certificate of lawful proposed use for the erection of a flat roof rear dormer window extension to dwelling.	REFUSED
F/2015/0659	20 Campbell Road	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.	REFUSED <i>[WTC: refuse]</i>
F/2015/0678	9 Bibury Close	Proposed erection of single storey rear extension.	Approved <i>[WTC: no objections]</i>

**PLANNING DECISIONS continued**

<b>Plan No.</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
F/2015/0680	9 Woodlands Avenue	Proposed erection of a flat roof side dormer window extension to dwelling.	Approved <i>[WTC: refuse]</i>
F/2015/0704	9 South Lake Crescent	Proposed erection of a single storey rear extension and renovation of existing single storey side extension.	Approved <i>[WTC: no objections]</i>
CLP/2015/0717	125 Butts Hill Road	Application for a certificate of lawful proposed use for the conversion of existing loft space to additional habitable accommodation, to include a rear dormer extension, replacement of existing hipped end with side gable, installation of 3 x rooflights in front elevation, conversion of garage to habitable accommodation with alterations to existing flat roof of garage and insertion of rooflight in existing flat roof of garage.	Approved
F/2015/0731	331 Headley Road East	Proposed erection of single storey front extension to create porch.	Approved <i>[WTC: concerns]</i>
F/2015/0797	18 Dartington Avenue	Proposed erection of a single storey front extension, conversion of existing garage to additional habitable accommodation, following demolition of existing porch.	Approved <i>[WTC: no objections]</i>
F/2015/0867	80 Beechwood Avenue	Proposed erection of part two storey, part single storey rear and side extension to dwelling plus alterations to fenestration.	<i>Withdrawn</i>