



Woodley Town Council

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

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 18 August 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 21 July 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 APPEALS**

To note that the following appeals have been lodged with the Planning Inspectorate:

- a) Application: F/2015/0322 (Adjacent parish consultation)
Location: Land adjacent to Keepers Cottage, Sonning Golf Club, Duffield Road, Sonning.
Proposal: Proposed erection of 2 No. semi-detached dwellings and associated works and change of use of land from golf course to residential.

- b) Application: F/2015/1080 (Adjacent parish consultation)
Location: Land to rear of 411-413 Wokingham Road, Earley.
Proposal: Proposed erection of 4No. four bedroom detached dwellings with access and parking.

7. **NEIGHBOUR CONSULTATION SCHEME**

To note application 152148

- Location: 27 Victor way, Woodley, RG5 4UZ.
- Proposal: Application for the prior approval of the erection of single storey rear extension which would extend beyond the rear wall of the original house by 3.65m, for which the maximum height would be 3.37m and the height of the eaves would be 2.25m

8. **TREE PRESERVATION ORDERS**

TPO 1374/2011: 142 Loddon Bridge Road, Woodley, RG5 4AB.

To note consent for the selective pruning of an oak.

9. **COMMUNITY INFRASTRUCTURE LEVY TRAINING SESSION**

To receive a report from Councillor Dolinski on the training session run by Wokingham Borough Council on 29 July 2015 regarding the Community Infrastructure Levy.

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
CLP/2015/1260	31 Wroxham Road	Certificate of Lawfulness application for the conversion of flat roof to pitched on side dormer extension.	REFUSED
150083	Woodley C of E School, Hurricane Way	Full application for the proposed erection of modular building to provide facilities for school meals following the relocation of the existing bin store.	Approved <i>[WTC: no objections]</i>
150111	26 Fawcett Crescent	Householder application for the proposed erection of a single storey front extension to form front entrance porch and ramp.	Approved <i>[WTC: no objections]</i>
150191	Shop Unit 4, Loddon Vale Centre	Change of Use application from Use Class A3 (Food and Drink) to Use Class A5 (Hot Food Takeaways) for the proposed operation of a take away food service between 5:30pm to 10:00pm.	Approved <i>[WTC: refuse]</i>
150194	9 Master Close	Certificate of Lawfulness application for the proposed conversion of loft to create habitable accommodation to dwelling.	Approved
150503 (F/2015/1092)	39 Beechwood Avenue	Proposed erection of a single storey front extension to dwelling.	Approved <i>[WTC: no objections]</i>
150548 (F/2015/1469)	1 Wheble Drive	Proposed erection of two storey side extension and single storey front/side extension following demolition of existing porch and removal of existing chimney.	Approved <i>[WTC: no comments]</i>
150698 (F/2015/1039)	Little Duckilings Day Nursery, Campbell Road	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.	Approved <i>[WTC: no objections]</i>
150831 (VAR/2015/1312)	Woodley House 65-73 Crockhamwell Road	Application to remove condition 4 of planning consent F/2014/2778 (proposed construction of mansard roof extension to form 4 x one bedroom flats and 2 x two bedroom flats) to remove the requirement to comply with the Code for Sustainable Homes.	Approved <i>[WTC: no objections]</i>
151036 (F/2015/1344)	6 Selsdon Avenue	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.)	Approved <i>[WTC: refuse]</i>

PLANNING DECISIONS continued

Plan No.	Address	Proposal	Decision
151079 (F/2015/1346)	21 Harris Close	Householder application for the erection of a single storey side/rear extension plus part conversion of garage to create habitable accommodation to dwelling.	Approved <i>[WTC: no objections]</i>
151196 (F/2015/1239)	25 Bodmin Road	Householder application to extend existing garage to increase width and change roof from flat to pitch (part retrospective).	Approved <i>[WTC: no objections]</i>
151294 (VAR/2015/0093)	Bulmershe Campus, Woodlands Avenue	Application to remove condition 34 of planning consent F/2014/0875. Condition 34 relates to velux windows in the rear elevations of buildings being fitted with obscure glass and non-opening.	REFUSED <i>[WTC: refuse]</i>

Woodley Town Council

PLANNING APPLICATIONS

Plan No.	Address	Proposal
150042	124 Loddon Bridge Road, Woodley, RG5 4AW	Householder application for the demolition of existing lean to and the erection of a single storey side/rear extension to dwelling.
150049	43 Constable Close, Woodley, RG5 4US	Householder application for a two storey side extension replacing existing garage.
150121	10 Vickers Close, Woodley, RG5 4PA	Householder application for conversion of garage to a habitable room.
150130	164 Reading Road, Woodley, RG5 3AA	Householder application for the proposed insertion of both side dormer extensions plus a single storey rear extension with roof extension to create larger habitable accommodation in roof space and a single storey side extension to dwelling.
150187	39 Fosters Lane, Woodley, RG5 4HH	Householder application for proposed loft conversion with internal alterations and erection of new front porch.
150190	16 Coppice Road, Woodley, RG5 3QX	Householder application for a proposed single storey side and front extension to replace existing flat roof garage.
150197	5 Ambleside Close, Woodley, RG5 4JJ	Householder application for proposed single storey rear extension. Demolition of existing conservatory.
150218	36 Malone Road, Woodley, RG5 3NJ	Householder application for a single storey front, side and rear extension and a two storey side and rear extension to dwelling plus conversion of garage to habitable accommodation.
150222	14 Bluebell Crescent, Woodley. RG5 4WP	Householder application for retention of four outbuildings within residential curtilage (retrospective).
150230	20 Campbell Road, Woodley, RG5 3NA	Householder application for a proposed double storey side and rear extension.
150236	113 Bruce Road, Woodley, RG5 3DY	Householder application for proposed single and second storey extension at the rear of dwelling following demolition of existing conservatory. Velux rooflight on first floor extension.
150239	68 Antrim Road, Woodley, RG5 3NY	Householder application for a garage conversion to habitable room.
150240	31 Ravensbourne Drive, Woodley, RG5 4LH	Householder application for a proposed single storey side extension and single storey front extension to form a porch.
150244	113 Headley Road, Woodley, RG5 4JD	Householder application for proposed addition of dormer with rooflight over to side elevation.
150249	20 Wingate Road	Householder application for a proposed extension to front, side and rear of dwelling plus a garage conversion.
150268	110 Haddon Drive, Woodley, RG5 4LL	Householder application for a proposed demolition of existing conservatory and utility room and erection of single storey rear extension.

PLANNING APPLICATIONS continued

Plan No.	Address	Proposal
150290	91 Reading Road, Woodley, RG5 3AE	Householder application for proposed combining of two existing front dormers into one new dormer.
150293	37 Wallace Close, Woodley, RG5 3HW	Full application for a proposed formation of vehicular access and permeable hardstanding to front of property.
150595	Courtyard Offices, Sandford Farm, Mohawk Way, Woodley	Outline application for the demolition of existing buildings and construction of up to 21 dwellings with associated open space and new vehicular access.
151514	Bulmershe Campus, Woodlands Avenue, Earley, RG6 1HY	Application to vary conditions 1 (specifically relating to rear elevation plans for Plots 158-208, 239-272) and 2 (materials) of planning consent F/2014/0875 (dated 17/10/2014) 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.
152030	10 Victor Way, Woodley, RG5 4UZ	Householder application for proposed erection of two storey side extension, single storey front extension with porch.
152046	18 Fawcett Crescent, Woodley, RG5 3HU	Householder application for erection of single storey and two storey rear and side extension incorporating new garage.
152050	12 Redwood Avenue, Woodley, RG5 4DR	Householder application for part single storey extension to rear and side elevation and part two storey extension to rear and side elevation.
152077	9 Freshers Grove, Woodley, RG6 1FA	Householder application for proposed conservatory to rear of dwelling.

**Minutes of a Meeting of the Plans Committee held at the Oakwood Centre
on Tuesday 21 July 2015 at 7:45 pm**

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

Also present: *2 members of the public*

Officer present: *L. Matthews, Committee Officer*

16. **APOLOGIES**

Apologies for absence were received from Councillors J. Cheng and C. Dixon.

17. **DECLARATIONS OF INTEREST**

Councillor M. Walker – Personal interest: Agenda item 5, planning application 150111:
26 Fawcett Crescent, as the applicant is known to her.
Councillor Walker took no part in the discussion or decision on this application.

18. **MINUTES OF PREVIOUS MEETING**

RESOLVED:

- ◆ That the minutes of the meeting held on 23 June 2015 be approved and signed by the Chairman as a true and accurate record.

19. **PLANNING DECISIONS**

RESOLVED:

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

20. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

VAR/2015/1312

Location: Woodley House, 65-73 Crockhamwell Road, Woodley, RG5 3JP.

*Proposal: Application to remove condition 4 of planning consent F/2014/2778
(proposed construction of mansard roof extension to form 4 x one bedroom
flats and 2 x two bedroom flats) to remove the requirement to comply with
the Code for Sustainable Homes.*

Observations: No comments.

F/2015/1316

Location: 46 Duffield Road, Woodley, RG5 4RN.

Proposal: Householder application for proposed enlargement of existing garage to provide first floor habitable space, proposed single storey rear extension to dwelling and proposed single storey side extension to link dwelling to garage.

Observations: No objections.

F/2015/1469

Location: 1 Wheble Drive, Woodley, RG5 3DS.

Proposal: Proposed erection of two storey side extension and single storey front/side extension following demolition of existing porch and removal of existing chimney.

Observations: No objections.

150004

Location: Land adjacent to 88 Hearn Road, Woodley, RG5 3QQ.

Proposal: Full application for the erection of 1 x three bedroom house with associated parking and amenity space.

Three letters of concern had been received for this application.

Observations: The Committee had no objections to the proposed new property, but had concerns that the proposal would result in insufficient amenity space for the existing property at 88 Hearn Road.

150083

Location: Woodley C of E Primary School, Hurricane Way, Woodley, RG5 4UX.

Proposal: Full application for the proposed erection of modular building to provide facilities for school meals following the relocation of the existing bin store.

Observations: No objections.

150094

Location: 12-28 Fosters Lane, Woodley, RG5 4HH.

Proposal: Application to vary condition 2 of planning consent F/2014/1611 (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) to substitute approved plans.

Observations: No objections.

150105

Location: 22 Chequers Way, Woodley, RG5 3EH.

Proposal: Householder application for the erection of a single storey rear extension to form conservatory/storage. (Retrospective)

Observations: No objections.

150111

Location: 26 Fawcett Crescent, Woodley, RG5 3HU.

Proposal: Householder application for the proposed erection of a single storey front extension to form front entrance porch and ramp.

Observations: No objections.

150191

Location: Shop Unit 4, Loddon Vale Centre, Woodley, RG5 4UL.

Proposal: Change of Use application from Use Class A3 (Food & Drink) to Use Class A5 (Hot Food Takeaways) for the proposed operation of a take away food service between 5:30pm to 10pm.

Two residents were present at the meeting to voice their concerns and two letters of concern had been received.

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

- The proposed extractor system will cause disturbance to the residents above due to the noise and odour produced. The proposed location of the flue is adjacent to bedroom windows. It should be noted that the drawing of the existing rear elevation shows the extractor flue, but there is currently no extractor flue in this location.
- The additional traffic due to customers and delivery vehicles will cause disturbance to local residents and particularly to those living in the flats located in the same building as the shop unit.
- The increased opening hours will cause disturbance to local residents.
- The drawings submitted with the application are inaccurate and insufficient. In addition to the existing rear elevation showing a flue that does not currently exist, there is no proposed side elevation showing how the proposed flue will be positioned to avoid the roof soffit.

21. PLANNING APPEALS**RESOLVED:**

- ◆ To note that the following appeal has been lodged with the Planning Inspectorate:

Application: F/2015/0066

Location: 27 Fairwater Drive, Woodley.

Proposal: Proposed erection of detached double garage following the demolition of existing detached garage. (Retrospective)

22. NEIGHBOUR CONSULTATION SCHEME**RESOLVED:**

- ◆ To note the following application:

Application: 150279

Location: 92 Rochester Avenue, Woodley, RG5 4NB.

Proposal: Prior Approval application for 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 3.7m, and for which the height of the eaves would be 2.1m.

23. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note the following:

TPO 3/1951: 70, 72 and 74 Antrim Road, Woodley.
Consent for the selective pruning of an oak at 70 Antrim Road.
Consent for the selective pruning of a birch at 72 Antrim Road.
Consent for the trimming of a leylandii at 72 Antrim Road.
Consent for the selective pruning of an oak at 74 Antrim Road.

24. **CONSULTATION: SHINFIELD DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN**

Members considered the Shinfield Draft Neighbourhood Development Plan.

RESOLVED:

- ◆ To respond to Shinfield Parish Council with no comments on the proposals.

Notification of the following item was received after the agenda had been issued:

25. **STREET NAMING AND NUMBERING**

RESOLVED:

- ◆ To forward to Wokingham Borough Council the following suggestions for four street names for the development at the former Allies Bakeries Site:
 - Lilly-May or LillyMay
 - Poppy
 - Sunflower
 - Honeysuckle
- ◆ To request that an exception be made to the street naming protocol, which states that if a street is named after a deceased person only the surname is to be used. This request to be made due to the enormous support in Woodley for fundraising in memory of Lilly-May Page, which has resulted in defibrillators being provided for all Woodley schools and other public places in Woodley.

26. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of two ongoing enforcement matters.

The meeting closed at 8:50 pm

Chairman

Woodley Town Council

PLANNING DECISIONS

Plan No.	Address	Proposal	Decision
F/2015/0149	138 Loddon Bridge Road	Proposed erection of a single storey rear extension and timber summer house at rear of garden. Demolition of existing single storey rear extension, detached garage and shed.	Approved <i>[WTC: concerns]</i>
F/2015/0639	Magal Engineering Site, Headley Road East	Proposed erection of first floor extension above existing storage building.	Approved <i>[WTC: no objections]</i>
F/2015/0974	7 Ambleside Close	Proposed erection of a two storey side and single storey side extensions to dwelling, following demolition and removal of existing garage.	Approved <i>[WTC: no objections]</i>
F/2015/0979	87 Butts Hill Road	Proposed erection of a single storey side extension to dwelling to form conservatory.	Approved <i>[WTC: no objections]</i>
CLP/2015/1120	76 Redwood Avenue	Application for a certificate of lawful development for single storey side and rear extensions.	Approved
CLP/2015/1170	6 Welford Road	Application for a certificate of lawful proposed use for the partial conversion of existing garage to additional habitable accommodation and replacement of existing flat roof with tiled pitched roof.	REFUSED
F/2015/1246	64 Fitzroy Crescent	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.	Approved <i>[WTC: refuse]</i>
F/2015/1394	Tamarisk, Western Avenue	Householder application for the proposed erection of single storey front extension and bay window.	Approved <i>[WTV: no objections]</i>