



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 17 November 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 October 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**

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

Application: 151294
Location: Bulmershe Campus, Woodlands Avenue, Woodley, RG5 3EU
Proposal: 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.

6.2 To note the following appeal decision:

Application: F/2015/0765
Location: 10 Malvern Close, Woodley, RG5 4HL
Proposal: Proposed erection of a part 2-storey, part single storey side, front and rear extension including integral garage following demolition of existing conservatory and attached garage.
Decision: Appeal allowed.

7. **TREE PRESERVATION ORDERS**

TPO 3/1951: 3 Livingstone Gardens, Woodley, RG5 3LT.

To note consent for the felling and replacement of a sweet chestnut.

TPO 832/1996: Land opposite 12 Highcliffe Close, Woodley, RG5 4RE.

To note consent for the selective pruning of an oak.

8. **TREE SURGERY**

To note receipt of Section 211 notification of work to a tree within the Woodley Green Conservation Area: 7 Church Mews, Woodley, RG5 4RJ:

- Consent for the removal and replacement of a Tree of Heaven.

9. **STREET NAMING AND NUMBERING**

To note that notification has been received from Wokingham Borough Council that the street name for the new development off Mohawk Way (opposite Catalina Close) will be Monitor Way.

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
150099	80 Beechwood Avenue	Householder application for erection of single storey part rear part side extension and alterations to fenestration.	Approved <i>[WTC: concerns]</i>
152098	61 Comet Way	Proposed erection of a single storey side extension to dwelling.	Approved <i>[WTC: no objections]</i>
152103	22 Bingley Grove	Householder application for the conversion of garage to create habitable accommodation to dwelling.	Approved <i>[WTC: no objections]</i>
152112	29 Alderley Close	Householder application for proposed erection of single storey rear extension to replace existing conservatory plus erection of first floor rear extension.	Approved <i>[WTC: no objections]</i>
152132	26 Tennyson Road	Householder application for the proposed erection of a two storey side and rear extension and a single storey rear extension to dwelling.	Approved <i>[WTC: refuse]</i>
152301	43 Crockhamwell Road	Change of use application from Use Class B1 (Business) to Use Class A2 (Financial & Professional Services). (Retrospective)	Approved <i>[WTC: no objections]</i>
152313	55 Hanwood Close	Householder application for the proposed conversion of existing garage into habitable accommodation with insertion of window to front elevation.	Approve <i>[WTC: no objections]</i>
152321	3 Kipling Close	Householder application for erection of single storey rear extension to form conservatory.	Approved <i>[WTC: no objections]</i>
152544	105 Howth Drive	Application for a certificate of lawfulness for the proposed alterations to existing rear extension to dwelling.	Approved
152577	36 Arundel Road	Householder application for the proposed erection of a side and rear extension to dwelling.	Approved <i>[WTC: no objections]</i>

New Applications Received Between 16/10/2015 and 12/11/2015

Item No : 5

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
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New Application**152359**

04/11/2015	Justin Turvey	Persimmon Homes and Bovis	Land at Hatch Farm Dairies Incl 42 & 44 King Street Lane Winnersh
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Proposal : ADJOINING PARISH CONSULTATION

Reserved matters application (appearance, landscaping, layout and scale to be considered) pursuant to outline planning consent O/2006/8687 relating to the erection of 433 dwellings, associated amenity space, car parking including garaging, internal access roads (accessed from approved Phase 1 Winnersh Relief Road between King Street Lane and Lower Earley Way) and private drives, pedestrian and cycle links, hard and soft landscaping including public open space, infrastructure provision including provision of surface water drainage and foul drainage (including foul water pumping station), undergrounding of power lines and other associated works.

Observations :**152551**

20/10/2015	Brett Beswetherick	Mr Matthew Thatcher	126 Kingfisher Drive Kingfisher Drive Woodley RG5 3LQ
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Proposal : Proposed first floor extension above existing kitchen and dining room.**Observations :****152569**

20/10/2015	Pooja Kumar	CTIL Ltd & Vodafone Ltd	St John Ambulance Centre Church Road Woodley RG5 4PQ
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Proposal : Full application for the proposed upgrade and alteration works to existing tele-communications base station.**Observations :****152589**

20/10/2015	Stephen Thwaites	Mr & Mrs Sykes	109 Butts Hill Road Butts Hill Road Woodley RG5 4NT
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Proposal : Householder application for alterations to existing roof for conversion of existing loft to provide first floor, to include 2 No. dormer window extensions to dwelling.**Observations :****152641**

21/10/2015	David Islip	Mr Alex Lewendon	17 Concorde Way Concorde Way Woodley RG5 4NF
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Proposal : Householder application for the proposed erection of a first floor side extension, a single storey front extension and conversion of garage to create habitable accommodation to dwelling.**Observations :**

New Applications Received Between 16/10/2015 and 12/11/2015

Item No : 5

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
152648	22/10/2015	Katie Herrington	Mr & Mrs Taylor	19 Rowan Drive Rowan Drive Woodley RG5 4LN
Proposal : Householder application for proposed loft conversion to create habitable accommodation plus rear dormer roof extension to dwelling.				
Observations :				
152699	23/10/2015	David Islip	Mr & Mrs Durrant	116 Fairwater Drive Fairwater Drive Woodley RG5 3JB
Proposal : Householder application for the proposed erection of a single storey side extension to dwelling.				
Observations :				
152769	09/11/2015	Brett Beswetherick	██████████	4 Ashwood Ashwood Woodley RG5 3RX
Proposal : Householder application for proposed single storey front, side and rear extension to existing dwelling.				
Observations :				
152817	12/11/2015	David Islip	Miss Z Abramkina	15 Norwich Drive Norwich Drive Woodley RG5 3EX
Proposal : Householder application for proposed single storey rear and side extension to existing dwelling.				
Observations :				
152853	21/10/2015	Katie Herrington	Mr & Mrs Andrews	30 Arundel Road Arundel Road Woodley RG5 4JL
Proposal : Householder application for the proposed erection of a single storey front and rear extension to dwelling. Erection of a proposed second storey side extension.				
Observations :				
152861	21/10/2015	Katie Herrington	Mrs J Kite	91 Reading Road Reading Road Woodley RG5 3AE
Proposal : Householder application for the proposed erection of a new boundary wall to replace existing fence.				
Observations :				
152866	12/11/2015	Pooja Kumar	Malins Group	Woodley House, 65-73 Crockhamwell Road Woodley

New Applications Received Between 16/10/2015 and 12/11/2015

Item No : 5

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
				RG5 3JP
			Proposal : Full application for the installation of a key cutting kiosk (Use Class A2) in foyer.	
			Observations :	
152869	22/10/2015	Stephen Thwaites	Mr & Mrs Fahy	21 Marathon Close Marathon Close Woodley RG5 4UN
			Proposal : Householder application for the proposed erection of a first floor side/rear extension over existing garage and single storey rear extension to dwelling.	
			Observations :	
152878	10/11/2015	Brett Beswetherick	Mr Craig Hiscock	26 Willowside Willowside Woodley RG5 4HJ
			Proposal : Householder application for the proposed erection of a single storey rear extension and a first floor side extension to dwelling with front dormer window.	
			Observations :	
152883	11/11/2015	Stephen Thwaites	Mr John Hall	71 Nightingale Road Nightingale Road Woodley RG5 3LU
			Proposal : Householder application for the proposed erection of a single storey side extension to dwelling.	
			Observations :	
152884	12/11/2015	Pooja Kumar	Mr Martin Gonzalez	2 Livingstone Gardens Livingston Gardens Woodley RG5 3LT
			Proposal : Householder application for the proposed erection of a two storey side and a single storey rear extension to dwelling, following demolition and removal of existing garage.	
			Observations :	
152909	28/10/2015	Stephen Thwaites	Mr W Thomas	240 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4BS
			Proposal : Householder application for the proposed conversion of existing garage to additional habitable accommodation.	
			Observations :	
152918	28/10/2015	Stephen Thwaites	Mr & Mrs Weller	249 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4BL
			Proposal : Householder application for proposed two storey side and rear extension to dwelling.	

New Applications Received Between 16/10/2015 and 12/11/2015

Item No : 5

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
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Observations :

Applications Received :- 18

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**Minutes of a Meeting of the Plans Committee held at the Oakwood Centre
on Tuesday 20 October 2015 at 7:45 pm**

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

Also present: *4 members of the public*

Officer present: *L. Matthews, Committee Officer*

45. **APOLOGIES**

Apologies for absence were received from Councillors S. Brindley and C. Dixon.

46. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

47. **MINUTES OF PREVIOUS MEETING**

RESOLVED:

- ◆ That the minutes of the meeting held on 22 September 2015 be approved and signed by the Chairman as a true and accurate record.

48. **PLANNING DECISIONS**

RESOLVED:

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

49. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

- ◆ To forward comments to the planning authority as detailed in **Appendix B**.

50. **PLANNING APPEALS**

50.1 **RESOLVED:**

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

Application: 141982 (formerly O/2014/2318)
Location: 24 South Lake Crescent, Woodley, RG5 3QJ
Proposal: Outline application for the proposed erection of 1 No. dwelling
(appearance and landscaping to be considered).

50.2 **RESOLVED:**

- ◆ To note the following appeal decision:

Application: F/2015/0066
Location: 27 Fairwater Drive, Woodley, RG5 3JG
Proposal: Proposed erection of detached double garage following the
demolition of existing detached garage. (Retrospective)
Decision: Appeal dismissed.

51. **STREET NAMING AND NUMBERING**

RESOLVED:

- ◆ To forward to Wokingham Borough Council the following suggested street names for the Sandford Farm Phase 3 development:
 - Blackberry
 - Buttercup
 - Jasmine

52. **ENFORCEMENT ISSUES**

No enforcement notifications had been received since the last meeting.

The meeting closed at 8:40 pm

Chairman

Woodley Town Council

PLANNING DECISIONS

Plan No.	Address	Proposal	Decision
F/2015/0801	123 Loddon Bridge Road	Proposed demolition of existing bungalow and erection of one detached, two storey dwelling.	REFUSED <i>[WTC: refuse]</i>
150049	43 Constable Close	Householder application for a two storey side extension replacing existing garage.	Approved <i>[WTC: no objections]</i>
150105	22 Chequers Way	Householder application for the erection of a single storey rear extension to form conservatory/storage. (Retrospective)	Approved <i>[WTC: no objections]</i>
150115	The Bulmershe School, Chequers Way	Full application for proposed formation of new vehicle and pedestrian access from Bulmershe School onto Grays Crescent for use of Bulmershe Gymnastics Club.	Approved <i>[WTC: no objections]</i>
150187	39 Fosters Lane	Householder application for proposed loft conversion with internal alterations and erection of new front porch.	Approved <i>[WTC: no objections]</i>
150268	110 Haddon Drive	Householder application for proposed demolition of existing conservatory and utility room and erection of single storey rear extension.	Approved <i>[WTC: no objections]</i>
150306	Land at Sandford Farm, Mohawk Way	Full application for the proposed change of use of retail floorspace on the ground floor of C Block 1 (G1A 209, 13m2) as consented under planning permission F/2011/1629 (not yet constructed) to 3 No. 2 bedroom flats.	<i>Withdrawn</i>
150318	32 Copse Mead	Householder application for proposed erection of a single storey side garage to replace existing carport.	Approved <i>[WTC: no objections]</i>
151108	6 Orville Close	Application for certificate of lawfulness for the erection of a single storey rear extension.	Approved
152028	27 Catalina Close	Householder application for the proposed erection of a single storey rear extension to dwelling following the demolition of existing conservatory.	Approved <i>[WTC: no objections]</i>
152050	12 Redwood Avenue	Householder application for part single storey extension to rear and side elevation and part two storey extension to rear and side elevation.	Approved <i>[WTC: no objections]</i>

PLANNING DECISIONS continued

Plan No.	Address	Proposal	Decision
152093	21 Duffield Road	Householder application for the proposed erection of pool house building following demolition of existing pool house building.	Approved <i>[WTC: no objections]</i>
152142	27 Blanchard Close	Householder application for conversion of garage to kitchen to create habitable accommodation.	Approved <i>[WTC: no objections]</i>
152144	19 Rowan Drive	Application for certificate of lawfulness for the erection of a rear dormer extension.	REFUSED
152147	32 Rowan Drive	Application for certificate of lawfulness for the proposed erection of a new summer house/shed to replace existing.	Approved
152172	15 Beechwood Avenue	Householder application for the proposed addition of a single storey porch addition, 1st floor extension over existing side/rear single storey section, and single storey rear infill extension.	Approved <i>[WTC: no objections]</i>
152274	11 Maxwell Close	Householder application for the proposed erection of a single storey rear extension and conversion of garage to create habitable accommodation to dwelling.	Approved <i>[WTC: no objections]</i>

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Date :- 21/10/2015

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
152405	07/10/2015	Daniel Ray	Hicks Developments Ltd	Land at 15 Ladbroke Close Ladbroke Close Woodley RG5 4DX
Proposal : Reserved matters application pursuant to planning consent O/2015/0027 (dated 30/03/2015) for the erection of 4 x apartments & 5 x dwellings, following demolition and removal of commercial buildings - landscaping to be considered.				
Observations : No objections.				
152439	09/10/2015	Rosie Rogers	Miss Elizabeth Linton	Bulmershe Manor 105 Reading Road Woodley RG5 3AE
Proposal : Application for Listed Building consent for the installation of a boiler on an external rear wall, boxed in a wooden, insulated surround, supported on a small brick pillar.				
Observations : No objections.				
152469	07/10/2015	Rosie Rogers	Mr John Calutas	14 Brecon Road Brecon Road Woodley RG5 4PR
Proposal : Householder application for the proposed erection of a single storey rear extension plus part conversion of garage into habitable accommodation.				
Observations : No objections.				
152506	09/10/2015	David Islip	Mr & Mrs M Killick	89 Antrim Road Antrim Road Woodley RG5 3NY
Proposal : Householder application for the proposed erection of a single storey rear extension to dwelling, two storey side extension and new front porch.				
Observations : Two residents were present at the meeting but did not wish to speak. The Committee considered the application and had no objections to the proposal.				
152512	06/10/2015	Daniel Hay	Mr Garry Barnes	9 Master Close Master Close Woodley RG5 4UB
Proposal : Householder application for the proposed loft conversion to dwelling.				
Observations : No objections.				
152536	15/10/2015	Rosie Rogers	Mr Stuart Miller	21 Master Close Master Close Woodley RG5 4UB
Proposal : Householder application for the proposed erection of a double-storey side extension to dwelling.				
Observations : The Committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.				

Date :- 21/10/2015

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
152577	23/09/2015	Pooja Kumar	Mr & Mrs W Owen	36 Arundel Road Arundel Road Woodley RG5 4JT

Proposal : Householder application for the proposed erection of a side and rear extension to dwelling.

Observations : The applicant was present at the meeting.

The Committee considered the application and had no objections to the proposal.

152800	15/10/2015	David Islip	Mr & Mrs G Duff	39 Colemans Moor Lane Colemans Moor Lane Woodley RG5 4BT
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Proposal : Householder application for the proposed erection of a two storey side extension to dwelling with front and rear dormer windows.

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

Date :- 21/10/2015

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
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Refusal of applications on the following applications;**152372**

06/10/2015	David Islip	Mr Nanda Chevukuru	The Gables Shepherds Walk Woodley RG6 1BS
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Proposal : Householder application for the proposed conversion of existing garage to habitable space and erection of first floor extension to form four bedrooms.

Observations : Following consideration of this proposal the Committee recommended that the application be refused on the following grounds:

- Overdevelopment of the plot.
 - Out of keeping with neighbouring properties.
 - Out of character in terms of design and size.
 - Out of character with the street scene.
 - Detrimental to the character of the area.
-