



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 19 April 2016, 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 15 March 2016 and for the Chairman to sign them as a true and accurate record.
4. **CURRENT PLANNING APPLICATIONS**
To consider current planning applications and agree comments to be forwarded to the planning authority. **(Appendix 4)**
5. **PLANNING DECISIONS**
To note information on decision notices received from the planning authority since the last meeting. **(Appendix 5)**

6. **NEIGHBOUR CONSULTATION SCHEME**

To note application 160401

Location: Greyholme, Farriers Close, Woodley, RG5 3DD.

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 8.0m, for which the maximum height would be 4.00m and the height of the eaves 2.30m.

To note application 160418

Location: 14 Colemans Moor Lane, Woodley.

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 8.0m, for which the maximum height would be 2.7m and the height of the eaves 2.7m.

To note application 160450

Location: 22 Fitzroy Crescent, Woodley, RG5 4EU.

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 3.7m, for which the maximum height would be 2.8m and the height of the eaves 2.6m.

To note application 160688

Location: 1 Keswick Gardens, Woodley, RG5 3QB.

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 3.0m and the height of the eaves 2.8m.

To note application 160784

Location: 77 Haddon Drive, Woodley, RG5 4LY.

Proposal: Application for the prior approval of the erection of a single storey rear extension to form an orangery, which would extend beyond the rear wall of the original house by 6.0m, for which the maximum height would be 3.3m and the height of the eaves 2.3m.

To note application 160813

Location: 24 Fitzroy Crescent, Woodley, RG5 4EU.

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 3.0m and the height of the eaves 2.9m.

7. **PLANNING APPEAL**

To note the following appeal decision:

Location: Land at 60 Headley Road, Woodley, RG5 34JE.

Details: Appeal against an enforcement notice issued by Wokingham Borough Council for a breach of planning control. The alleged breach was that without planning permission there was a material change of use of land and building from a mixed use of B1 office and A2 estate agency use, to a mixed use of A2 estate agency, a sui generis use of a venue décor supplier, a television aerial supply and installation business with associated ancillary storage shed and a C3 residential use.
The requirements of the notice were:

1. Cease the use of any part of the building as a separate unit of residential accommodation. Permanently remove the kitchen and bathroom fixtures and fittings from the unauthorised dwelling.
2. Cease the use of the building as a venue décor supplier and remove all items associated with that use from the land.
3. Cease the use of the land and building as a television aerial supply and installation business and remove all items and equipment associated with that use from the land.
4. Demolish the storage shed associated with the television aerial supply and installation business and permanently remove from the land the resultant material.

Decision: The enforcement notice was quashed.
Wokingham Borough Council was ordered to pay the costs of the appeal proceedings.

8. **TREE PRESERVATION ORDERS**

TPO 3/1951: 7 Ashwood, Woodley, RG5 3RX.

To note consent for the felling of an oak.

TPO 3/1951: 40 Hazel Drive, Woodley, RG5 3SA.

To note consent for the felling of a beech, the felling of a holly and the selective pruning of a pear tree.

TPO 25/1971: 8 Ryecroft Close, Woodley, RG5 3BP.

To note consent for the selective pruning of a horse chestnut.

TPO 28/1971: Norris's Copse, East side of Waingels Road, Woodley.

To note consent for the felling of an oak.

TPO 1067/2004: Land adjacent to Units 4 & 5, East Reading Retail Centre, Shepherds Hill, Woodley, RG6 1FE.

To note consent for the selective pruning of 2 oaks.

9. **CONSULTATION: SHINFIELD DRAFT NEIGHBOURHOOD PLAN**

The updated draft plan has been approved by Wokingham Borough Council and is moving towards the Examination Stage. A statutory consultation on the draft plan is being run by Wokingham Borough Council. The proposed Shinfield Neighbourhood Plan and supporting documents are available at:

<http://www.wokingham.gov.uk/planning-and-building-control/planning-policy/consultations/>

(You will need to click on "Open Consultations".)

Responses are required by 16 May 2016.

Members to consider a response to the consultation.

10. **CONSULTATION ON METHODOLOGY FOR THE BRACKNELL FOREST AND WOKINGHAM GREEN BELT REVIEW**

Bracknell Forest and Wokingham Borough Councils are working on the evidence base for their emerging local plans, and as part of this have commissioned a joint review of the green belt within the two boroughs to assess whether land within the existing green belt meets the purposes of the green belt, which are set out in national policy. Wokingham Borough Council and Bracknell Forest Council are undertaking a focused consultation on a draft methodology for assessment of the green belt.

Members to note that the draft methodology document was circulated to members of the Plans Committee by email and the views of Members sought prior to the meeting, as responses were required by 12 April 2016. A "no comment" response was subsequently made.

11. **COMMITTEE STRUCTURE**

At a meeting on 9 February 2016, Council resolved to approve a proposal to review the committee structure, subject to the approval of the Plans Committee on the practicality and capacity to include additional duties and responsibilities within its remit (Council meeting, 9 February 2016, minute number 62). Report No. FC 1/16, which was considered by Full Council at that meeting, is attached at **Appendix 11** for Members' information. Members are asked to consider this proposal.

12. **ADDITIONAL ITEMS**

To consider any additional items received from Wokingham Borough Council.

13. **ENFORCEMENT ISSUES**

To note any enforcement issues.

New Applications Received Between 11/03/2016 and 14/04/2016

Item No : 4

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

160607

15/03/2016	Brett Beswetherick	Mr John Wild	West Warren Warren Road Woodley RG5 3AR
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Proposal : Householder application for the proposed erection of a detached double garage to include utility room and cycle store, following demolition of existing garage.

Observations :

160617

15/03/2016	Stefan Fludger	Mr Sanjay Sankla	74 Crockhamwell Road Crockhamwell Road Woodley RG5 3LD
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Proposal : Householder application for the proposed erection of a part single part two storey front/side extension, to include conversion of garage to habitable accommodation with single storey extension to existing garage.

Observations :

160623

15/03/2016	Laura Callan	Mr K Nice	147 Colemans Moor Road Colemans Moor Road Woodley RG5 4DB
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Proposal : Householder application for the proposed single storey side and rear extension to dwelling plus alterations to front porch extension.

Observations :

160638

15/03/2016	Stephen Thwaites	Mr R Ridout	17 Farriers Close Farriers Close Woodley RG5 3DD
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Proposal : Householder application for the proposed erection of single storey side and rear extensions to dwelling following demolition and removal of existing summer room.

Observations :

160647

21/03/2016	David Maguire	Mr & Mrs Andrew Preecy	6 Nightingale Road Nightingale Road Woodley RG5 3LP
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Proposal : Householder application for proposed erection of single storey side and rear extensions plus proposed front entrance canopy to dwelling.

Observations :

160658

21/03/2016	Charlie Snell	Mr Martin Sandfield	110 Wheble Drive Wheble Drive Woodley RG5 3DU
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Proposal : Householder application for proposed erection of single storey rear extension including 3 roof lights to dwelling.

New Applications Received Between 11/03/2016 and 14/04/2016

Item No : 4

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
Observations :				
160675	15/03/2016	Stefan Fludger	Mr Alan Parker	38 Cartmel Drive Cartmel Drive Woodley RG5 3NG
Proposal : Householder application for the proposed erection of a single storey front extension to dwelling.				
Observations :				
160692	21/03/2016	Pooja Kumar	Mr David Poulter	93 Colemans Moor Road Colemans Moor Road Woodley RG5 4DG
Proposal : Householder application for the proposed conversion of existing garage to additional habitable accommodation, plus internal alterations.				
Observations :				
160699	31/03/2016	Daniel Ray	Mr Jonathan Cook	179 Colemans Moor Road Colemans Moor Road Woodley RG5 4DD
Proposal : Householder application for the proposed conversion of existing garage to create habitable accommodation.				
Observations :				
160725	21/03/2016	David Maguire	Mrs Sharon Jhheent	68 Norton Road Norton Road Woodley RG5 4AJ
Proposal : Householder application for the proposed erection of a first floor side extension and part conversion of existing garage to habitable accommodation.				
Observations :				
160750	31/03/2016	Charlie Snell	Mr & Mrs Les Marshall	55 Walmer Road Walmer Road Woodley RG5 4PN
Proposal : Householder application for a proposed single storey rear conservatory.				
Observations :				
160751	06/04/2016	Charlie Snell	Mr Gregg Mason	47 Cypress Road Cypress Road Woodley RG5 4BD
Proposal : Householder application for a proposed single storey front extension and a rear first floor extension to the dwelling.				
Observations :				

New Applications Received Between 11/03/2016 and 14/04/2016

Item No : 4

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
160760	31/03/2016	Nuno Fernandes	Mr Kenneth Bray	53 Lysander Close Lysander Close Woodley RG5 4ND
Proposal : Householder application for the proposed erection of a single storey rear extension to form conservatory.				
Observations :				
160772	31/03/2016	Stefan Fludger	Mr Anil Shika	15 Cartmel Drive Cartmel Drive Woodley RG5 3NG
Proposal : Householder application for the proposed erection of a part two storey rear and two storey side extension to dwelling, following demolition and removal of existing garage and utility room.				
Observations :				
160879	07/04/2016	David Maguire	Mr Adie Davis	11 Pitford Road Pitford Road Woodley RG5 4QF
Proposal : Householder application for the proposed erection of a single storey rear/side extension to dwelling.				
Observations :				
160882	08/04/2016	David Maguire	Mr Adie Davis	11 Pitford Road Pitford Road Woodley RG5 4QF
Proposal : Application for a certificate of existing lawful use of land as residential garden.				
Observations :				
160905	12/04/2016	Stefan Fludger	Mr A Burger	43 Buccaneer Close Buccaneer Close Woodley RG5 4XP
Proposal : Householder application for the proposed conversion of existing garage to additional habitable accommodation.				
Observations :				
160948	12/04/2016	Stephen Thwaites	Mr William Hookey	Greyholme Farriers Close Woodley RG5 3DD
Proposal : Householder application for a proposed erection of a single storey rear and side extension with roof lights.				
Observations :				

New Applications Received Between 11/03/2016 and 14/04/2016

Item No : 4

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
160954	14/04/2016	Chris Kempster	Mrs L Bushnell & Mr A Grimsey	46 Redwood Avenue Redwood Avenue Woodley RG5 4DR
Proposal : Householder application for the proposed erection of a two storey front and single storey rear extension to dwelling.				
Observations :				
160957	12/04/2016	Graham Vaughan	H3G Ltd & EE Ltd	Land at A329 sliproad A329 sliproad Winnersh
Proposal : Application for prior approval for the proposed replacement of 15m high monopole with new 15m high phase 5 monopole and installation of 1 No. equipment cabinet.				
Observations :				
160964	12/04/2016	Charlie Snell	Mr & Mrs Edwards	22 Western Avenue Western Avenue Woodley RG5 3BH
Proposal : Householder application for the proposed erection of a single storey rear extension to form a conservatory.				
Observations :				
Applications Received :- 22				
Amended Plans				
160375A	08/04/2016	Pooja Kumar	Mr & Mrs Steve Brown	77 Beechwood Avenue Beechwood Avenue Woodley RG5 3DF
Proposal : Full application for the proposed demolition of existing dwelling and the erection of a two storey replacement dwelling.				
REVISED/ADDITIONAL DETAILS RECEIVED 08/04/2016				
Observations :				
Applications Received :- 22				

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council**Minute Ref 5**

Thu 14 April 2016

District Ref

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

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GRANTED PLANNING PERMISSIONS

E 152869	Approved	21 Marathon Close
E 153029	Approved	39 Stonehaven Drive
E 153233	Approved	17 Caldbeck Drive
E 153412	Approved	63 Loddon Bridge Road
E 160078	Approved	50 Coppice Road
E 160113	Approved	12 Denmark Avenue
E 160114	Approved	12 Denmark Avenue
E 160167	Approved	44 Tippings Lane
E 160190	Approved	73 Woodwaye
E 160206	Approved	30 Manners Road
E 160229	Approved	5 Linden Road
E 160238	Approved	281 Loddon Bridge Road
E 160276	Approved	56 Haddon Drive
E 160308	Approved	15 Gardenia
E 160309	Approved	First floor, 6 Library Parade
E 160312	Approved	18 Coppice Road
E 160316	Approved	52 Crockhamwell Road
E 160339	Approved	12 Master Close
E 160463	Approved	204 Hurricane Way

REFUSED PLANNING PERMISSIONS

E 160122	Refused	Pumping Station
C 160128	Refused	17 Master Close
District COMMENT		Local COMMENT No objections.

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Minute Ref 5

Thu 14 April 2016

District Ref

' C ' Contrary to District 'CD' Contrary Delegated
' D ' Delegated
' E ' Endorsed by District 'ED' Endorsed Delegated

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REFUSED PLANNING PERMISSIONS

E 160344	Refused	5 Corbett Gardens
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OTHER PLANNING DETAILS

152589	Withdrawn	109 Butts Hill Road
153416	Withdrawn	123 Loddon Bridge Road
160186	Withdrawn	40 Mannock Way

COUNCIL COMMITTEES REVIEW

REPORT OF THE TOWN CLERK

PURPOSE OF REPORT

To propose that the Council review its committee structure in order to address some recurring matters relating to consultations and to streamline the committee structure.

BACKGROUND

At the moment the Council has four committees:

- Strategy and Resources
- Leisure Services
- Community Services
- Plans

The Power and Duties delegated by Council to these committees are attached at **Appendix A**.

INFORMATION

Largely the allocation of powers to the committees is clear and has worked well over the past few terms of Council; there are some small changes that could be made when the Powers and Duties are considered at the Annual Meeting. However, there are a couple of matters that a more radical review could seek to address:

Plans Committee

Because the Plans Committee meets 12 times a year there are often planning applications where an extension of time for consultation responses from the Town Council to Wokingham BC has to be requested. This is usually agreed because it is only a few days. However, this takes additional time to agree and to monitor; if there are several such plans this means can mean numerous arrangements with different planning officers. It also means that the day after the Plans Committee meeting the Committee Officer has to make any consultation responses as a matter of priority. During a cycle of meetings this can mean competing deadlines because agendas are finalised at the latest on Thursday morning and dispatched later that day.

The Plans Committee has been making some changes to the way the Committee operates, prompted largely by the withdrawal of paper copies of planning applications. The online plans are now viewed on a screen and discussed, with Committee members receiving a weekly list of Woodley plans to preview before the meeting. The Committee will, as before, consider plans for which members of the public have attended as well as the plans that Committee members believe should be considered by the whole Committee. Other plans will be responded to with 'no objections'. It is hoped that the new arrangements for considering planning applications as a statutory consultee will enable the Committee's scrutiny of planning applications to be more focused.

Community Services Committee

The Community Services Committee often has to consider consultations between meetings on highways, HGV and other licences as well as other services provided in the town by various providers, eg water, fire, police, mobile phone companies. This is because the Committee has five set meetings a year and these don't always fit with the deadlines for consultations. This is not ideal and creates additional work in between meetings for the Committee Officer and members of the committee. A difficulty in officers preparing a response can arise if Committee members have differing views on a particular matter. Most often discussion and an exchange of views at a committee results in an agreed response.

Proposal

To combine some of the powers and duties of the Community Services Committee with the Plans Committee in a new Plans and Community Services Committee and allocate its other powers to the Leisure Services and Strategy and Resources Committees.

The new Plans and Community Services Committee would take on powers to respond to consultations and agenda items relating to services and licencing matters in the town, for example highways and other Wokingham Borough Council matters relating to the town, police, fire service, water, mobile phone companies, public transport.

The new Plans and Community Services Committee would meet on the dates allocated for the Plans Committee, as set out in the 2016/17 meetings schedule (see page 53). Next year the schedule includes 14 Plans Committee meetings in the year, rather than the current 12. The meeting dates for the Community Services Committee meetings would be deleted from the schedule. This should ensure that the difficulties with meeting consultation response dates are addressed unless a consultation period is very short.

The other services and matters presently covered by the Community Services Committee could be allocated as follows:

- *Strategy and Resources Committee* – Woodley Town Centre Management Initiative
- *Leisure Services Committee* – Allotments, Youth Services, Capital loan budget, Events, Amenities
- *Plans and Community Services Committee* - Annual Grants, Citizens Awards

It is further proposed that the new Committee be made up of 11 Members of Council to give some lee-way for Members' attendance, given the increase in commitment for the new Committee's members. The two other committees will continue to meet 5 times a year.

Council has always believed that it is important to respond to consultations affecting Woodley, on the town's behalf. The proposal to transfer the powers and duties of the Community Services Committee to a new Plans and Community Services Committee will enable consultation on matters affecting the town to be both discussed by Members and submitted within the set deadlines. It will also save officer time by doing so and reduce the total number of committee meetings by three a year.

If Members are minded to approve the review of the committee structure as set out in this report it should be noted that the implementation of the new arrangements could take place in the new municipal year, with the detail (including revised powers and duties for each of the committees) being approved at the Annual Meeting on 10 May 2016. However, because the Plans Committee's new format requires more testing to ensure its meetings have the capacity to consider the additional items, it is proposed that an agreement to proceed with the new structure be subject to that Committee's agreement. This could be considered at the Plans Committee's meeting on 19 April 2016 when the Committee's new ways of working will have been in place for four months. If the Plans Committee is not able to make a decision at this point it is proposed that this matter be the subject of a further report to Full Council.

RECOMMENDATION:

- ◆ **That Members approve the proposal to review the committee structure as set out in the report, subject to the agreement of the Plans Committee on the practicality and capacity to include additional duties and responsibilities within its remit.**

WOODLEY TOWN COUNCIL

Powers and Duties of the Plans Committee

1. To represent the interests of Woodley people by commenting upon all planning issues, including Development Briefs, Local Plans, Structure Plans, Development Control, Planning Appeals, Mineral Extraction and Waste Disposal and to make site visits where necessary.
2. To disseminate information on planning issues to Woodley people and to encourage their participation in responding to consultations on planning matters.
3. To use full delegated authority to exercise the Town Council's statutory right to be consulted and to make representations to the local planning authority on planning applications.
4. To consider the environmental impact of planning proposals in Woodley and adjacent parishes.
5. To propose new street names and maintain and review a list for that purpose.
6. To be authorised to appoint sub committees and/or working parties to deal with matters delegated to the committee and to delegate such powers as vested in the committee.
7. To oversee arrangements for the Council's views to be presented to the local planning authority where an application has been listed for consideration by Wokingham Borough Council Planning Committee. These arrangements to be in line with the Council's policy (FC 24/6/13 Min No 31) that such a presentation be undertaken by a town councillor for the ward in which the application is situated; if that is not possible a member of the Plans Committee will make the presentation.
8. To receive notification of:
 - planning applications
 - planning decisions
 - planning appeals
 - consent for tree works
 - enforcement matters
 - neighbour consultations
 - permitted development certificates
 - other matters relating to the planning process

Reviewed 24 June 2014

Powers and Duties of the Community Services Committee

1. To manage, maintain and provide footpath lighting, street seats, bus shelters, notice boards in accordance with the approved estimates and to advise the Council on future requirements.
2. To organise and work with other groups on events which promote the identity and community activity within Woodley.
3. To manage, maintain and promote the Council's allotments, and to liaise with the Allotment Tenants' Association on the management of the site and to engender a good working relationship.
4. To promote and encourage the use of public transport services, to meet the needs of Woodley residents and traders, either directly or by liaison with existing operators and to support improved facilities for the disabled, pedestrians and cyclists.
5. To provide facilities to help and advise the public directly or through voluntary agencies, such as the Citizens Advice Bureau.
6. To represent the interests of Woodley people by co-operation and liaison with other statutory authorities, voluntary organisations and enterprises which provide service to them [excluding recreational and planning issues].
7. To respond to consultations from statutory bodies and other organisations providing services in the town on matters within the Committee's remit.
8. To liaise with any bodies providing, or intending to provide, housing for rent in Woodley or to Woodley people.
9. To consider any other matters of interest to Woodley people, within the Committee's remit, making recommendations to the Strategy and Resources Committee if unplanned expenditure is required.
10. To recommend to the Strategy and Resources Committee the committee's requirements for revenue estimates.
11. To monitor and manage the Committee's budgets and be authorised to transfer funds between each expenditure head, within a location, to meet unexpected expenditure within the powers delegated to the committee.
12. To be authorised to appoint sub-committees and working parties to deal with matters delegated to the committee and to delegate such powers as vested in the committee.
13. To discourage waste and to promote the recycling of materials and the use of such materials wherever appropriate.
14. To consider, where appropriate, the environmental impact on decisions being made by the committee.
15. To consider and make representations, where appropriate, on environmental issues within Woodley that may have an adverse effect on residents.
16. To work with other organisations, agencies and charities to provide services and facilities for young people in Woodley.

Reviewed 24 June 2014

**Minutes of a Meeting of the Plans Committee held at the Oakwood Centre
on Tuesday 15 March 2016 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
11 members of the public*

Officer present: *L. Matthews, Committee Officer*

92. **APOLOGIES**

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

93. **DECLARATIONS OF INTEREST**

Councillor T. Barker – Prejudicial pecuniary interest: Agenda item 4, planning application 160530: 34 Warren Road, as he owns property and lives in Warren Road.
Councillor Barker took no part in the discussion or decision on this application.

94. **MINUTES OF PREVIOUS MEETING**

RESOLVED:

- ◆ That the minutes of the meeting held on 16 February 2016 be approved and signed by the Chairman as a true and accurate record.

95. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

96. **PLANNING DECISIONS**

RESOLVED:

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

97. **PLANNING APPEAL**

RESOLVED:

- ◆ To note the following appeal decision:

Application:	VAR/2015/0093
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.
Decision:	Appeal allowed.

98. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note the following:

TPO 3/1951: 41 Malone Road, Woodley, RG5 3NL.
Consent for the selective pruning of a sycamore.

TPO 910/1997: The Garden Cottage, Warren Road, Woodley, RG5 3AR on land adjacent to 34 Warren Road.
Consent for the selective pruning of an oak.

99. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of six ongoing enforcement matters.

The meeting closed at 9:45 pm

Chairman

Woodley Town Council

Date :- 16/03/2016

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>
Approved on the following applications;				
153306	26/02/2016	Nuno Fernandes	Mr Robert Bates	52 Beechwood Avenue Beechwood Avenue Woodley RG5 3DG
Proposal : Householder application for the construction of a dropped kerb.				
Observations : No objections.				
160238	29/02/2016	Pooja Kumar	Dr Ahmed Aleshalker	281 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4BE
Proposal : Full application for the proposed erection of a timber clad storage building to replace existing shed.				
Observations : One letter of concern had been received about this application.				
The Committee considered the application and had no objections to the proposal.				
160276	29/02/2016	Graham Vaughan	Mr Chris Jefferies	56 Haddon Drive Haddon Drive Woodley RG5 4LU
Proposal : Householder application for proposed erection of summer house located at rear of garden.				
Observations : No objections.				
160284	29/02/2016	Laura Callan	Mrs Sutton	37 Gemini Road Gemini Road Woodley RG5 4TF
Proposal : Householder application for the proposed erection of a rear pergola.				
Observations : No objections.				
160308	19/02/2016	Anastasia Bernard	Mr Alfonso Gasparro	15 Gardenia Gardenia Woodley RG5 4WQ
Proposal : Householder application for a proposed erection of a single storey shed/workshop in the rear garden.				
Observations : No objections.				
160312	29/02/2016	Dariusz Kusyk	Me Beavis	18 Coppice Road Coppice Road Woodley RG5 3QX
Proposal : Householder application for the proposed erection of a single storey side extension. Demolition of existing garage.				
Observations : No objections.				

Date :- 16/03/2016

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>
160316	29/02/2016	Brett Beswetherick	Mrs H Evans	52 Crockhamwell Road Crockhamwell Road Woodley RG5 3LB
Proposal : Householder application for a proposed single storey side extension and single storey front extension to form porch.				
Observations : No objections.				
160334	29/02/2016	Rosie Rogers	Mr & Mrs Hill	18 Welford Road Welford Road Woodley RG5 4QS
Proposal : Householder application for proposed single storey rear extension and two storey side extension to dwelling.				
Observations : No objections.				
160339	29/02/2016	Stefan Fludger	Mr & Mrs A Behan	12 Master Close Master Close Woodley RG5 4UB
Proposal : Householder application for a proposed single storey rear extension with roof lights.				
Observations : No objections.				
160349	19/02/2016	Mark Croucher	Mr Zafar Ali	1B The Parade Brecon Road Woodley RG5 4PS
Proposal : Application for a certificate of existing use for continued subdivision of 1 flat into 2 flats.				
Observations : No objections.				
160386	23/02/2016	Katie Herrington	Mr J Prince	17 Butts Hill Road Butts Hill Road Woodley RG5 4NJ
Proposal : Householder application for proposed single storey front, two storey side and single storey rear extension.				
Observations : No objections.				
160403	19/02/2016	Katie Herrington	Mr & Mrs G S Saund	5 Carrick Gardens Carrick Gardens Woodley RG5 3JD
Proposal : Householder application for proposed erection of single storey front porch to dwelling.				
Observations : No objections.				

Date :- 16/03/2016

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>
160407	19/02/2016	Katie Herrington	Mr & Mrs Chan	14 Colemans Moor Lane Colemans Moor Lane Woodley RG5 4BU
Proposal : Householder application for the proposed erection of a single storey rear extension, to include habitable roof accommodation with rear Juliet balcony and single storey front extension to form porch.				
Observations : No objections.				
160463	23/02/2016	Pooja Kumar	Mr Larkins	204 Hurricane Way Hurricane Way Woodley RG5 4UH
Proposal : Householder application for the proposed erection of a part two storey part 1st floor front/side extension, single storey rear extension with roof lights, and conversion of part garage to habitable accommodation.				
Observations : No objections.				
160470	23/02/2016	Rosie Rogers	Mr & Mrs Young	61 Redwood Avenue Redwood Avenue Woodley RG5 4DS
Proposal : Householder application for the proposed erection of a single storey front, side and rear extension to dwelling, part conversion of existing garage to additional habitable accommodation.				
Observations : No objections.				
160530	07/03/2016	Stefan Fludger	Mr & Mrs Michael Graham	34 Warren Road Warren Road Woodley RG5 3AR
Proposal : Householder application for proposed single storey side extension following demolition of existing garage plus single storey rear extension to dwelling.				
Observations : No objections.				

Date :- 16/03/2016

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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Refused on the following applications;**160122**

19/02/2016	Pooja Kumar	Mr P Portch & Mr C Tagg	Pumping Station Tippings Lane Woodley RG5 4RY
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Proposal : Full application for the proposed change of use of former pumping station to create a two bedroom dwelling (Use Class C3), plus the erection of a single storey rear/side extension.

Observations : Six residents were present at the meeting to voice their concerns and three letters of concern had been received.

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

- Proximity to ancient woodland.
- There is a stream within 20m of the site.
- Highway safety: the site is situated between two bends in the road, giving inadequate sight lines.
- There is a bus stop almost opposite the site, leading to increased risk as cars pull out to pass the bus whilst out of site of the proposed development.
- Out of keeping with the current street scene, which is almost uninterrupted woodland along the eastern side of Tippings Lane.
- The development would be detrimental to local rare and protected plant and animal species, such as yellow wagtail, grey wagtail, willow tit, Loddon lily and bats.
- The proposed development would increase the size of the existing building by approximately 200%.
- The necessary bat survey, biodiversity survey and watercourse statement have not been included with the application.
- Previous investigations suggest that the site could be contaminated and that the land housed a sewage pump. This should be investigated.

The Committee was also very concerned that the site had already been cleared and trees had been cut down.

Date :- 16/03/2016

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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Concerns on the following applications;**160299**

23/02/2016	Brett Beswetherick	Mr Tim Potter	96 Haddon Drive Haddon Drive Woodley RG5 4LT
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Proposal : Householder application for a proposed two storey side and rear extension with roof lights.**Observations :** Two residents were present at the meeting to voice their concerns and two letters of concern had been received.

The Committee considered the proposal and had the following concerns:

- Concern that insufficient parking provision has been made. The proposed garage is not large enough to house a car.
- The 1st floor windows to the side elevation overlook the property at 2 Rowan Drive. If approval is given, these windows should have obscure glass.
- The proposed roof line shown on the front and rear elevations is inconsistent.

160375

26/02/2016	Pooja Kumar	Mr & Mrs Steve Brown	77 Beechwood Avenue Beechwood Avenue Woodley RG5 3DF
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Proposal : Full application for the proposed demolition of existing dwelling and the erection of a two storey replacement dwelling.**Observations :** Two residents were present at the meeting to voice their concerns and two letters of concern had been received.

The Committee considered the proposal and had the following concerns:

- The double doors shown to the rear wall of the master bedroom would provide access to the flat roof of the single storey rear extension, which could be used as a balcony and would result in loss of privacy for the neighbours.
- If approval is given there should be a condition that the flat roof to the single storey rear extension cannot be used as a balcony.
- Loss of light to the neighbouring property at No. 79.
- Loss of privacy to the property at No. 79 due to the windows in the side elevation.

160509

07/03/2016	Pooja Kumar	Ms Lijuan Chen	61 - 63 Crockhamwell Road Crockhamwell Road Woodley RG5 3JW
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Proposal : Full application for proposed change of use from Class A1 (shops) to Class D2 (assembly and leisure) to open an Anytime Fitness gym operating on a 24 hours a day, 7 days a week basis.**Observations :** The Committee had concerns about the proposed 24 hour opening because of the disturbance that could be caused to residents in the surrounding dwellings. If approval is given, the Committee would like the opening hours restricted to between 6am and midnight.**160519**

29/02/2016	Stephen Thwaites	Mr Chris & Mrs Lorraine Sykes	109 Butts Hill Road Butts Hill Road Woodley RG5 4NT
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Proposal : Householder application for the proposed alterations to existing roof for conversion of existing loft to create first floor accommodation, to include two dormer window extensions.**Observations :** One resident was present at the meeting to voice his concerns.

The Committee considered the proposal and had the following concerns:

Date :- 16/03/2016

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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- The proposal is out of keeping with the other hipped-roof bungalows surrounding the property.
 - Visually unacceptable.
 - Would set a precedent.
 - The gable end would be overbearing for the neighbouring property.
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NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council**Minute Ref**

Thu 10 March 2016

District Ref

' C ' Contrary to District 'CD' Contrary Delegated
 ' D ' Delegated
 ' E ' Endorsed by District 'ED' Endorsed Delegated

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GRANTED PLANNING PERMISSIONS

E 152506	Approved	89 Antrim Road
E 152551	Approved	126 Kingfisher Drive
E 152800	Approved	39 Colemans Moor Lane
E 152817	Approved	15 Norwich Drive
E 152935	Approved	12 Oak Way
E 152965	Approved	18 Malone Road
E 153059	Approved	57B Colemans Moor Lane
E 153152	Approved	7 Headley Road
E 153255	Approved	11 Rochester Avenue
E 153430	Approved	47 Denmark Avenue
E 153454	Approved	Woodley House, 65 Crockhamwell
E 153470	Approved	61 Shackleton Way
E 153477	Approved	4 Hazel Drive
E 153479	Approved	7 Frampton Close
E 153495	Approved	150 Reading Road
E 160024	Approved	26 Beaver Way
E 160035	Approved	18 Wyndham Crescent
E 160040	Approved	9 Vickers Close
E 160104	Approved	50 Nightingale Road
E 160118	Approved	19 Crockhamwell Road
E 160130	Approved	9 Ambleside Close

REFUSED PLANNING PERMISSIONS

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Minute Ref

Thu 10 March 2016

District Ref

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C 160030	Refused	41 Redwood Avenue
District COMMENT		Local COMMENT No objections.