



**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 16 February 2016, 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 12 January 2016 and for the Chairman to sign them as a true and accurate record. ***(These minutes were provided in the Full Council agenda of 9 February 2016.)***
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. **TREE PRESERVATION ORDERS**

TPO 3/1951: 54 Fairwater Drive, Woodley, RG5 3JB.

To note consent for the felling of a Leyland cypress and replacement by a columnar sweet gum or columnar juniper.

7. **WOKINGHAM BOROUGH COUNCIL LOCAL PLAN UPDATE: ENGAGEMENT WITH TOWN AND PARISH COUNCILS**

To note correspondence received from Wokingham Borough Council regarding their engagement work with town and parish councils on the update to the Local Plan and to consider sending two representatives from the Plans Committee to the proposed meeting on Thursday 10 March. ***(Appendix 7)***

8. **ADDITIONAL ITEMS**

To consider any additional items received from Wokingham Borough Council.

9. **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>
152216	7 Bluebell Crescent	Householder application for the proposed erection of a wooden shed with apex roof in far right corner of garden.	Approved <i>[WTC: no objections]</i>
152465	37 Manners Road	Householder application for the proposed erection of single storey front and rear extensions to dwelling.	Approved <i>[WTC: no objections]</i>
152681	167 Colemans Moor Road	Full application for the proposed change of use of land from amenity open space to private garden involving relocation of fence, plus the erection of two storey side and single storey front extensions to dwelling.	<i>Withdrawn</i>
152699	116 Fairwater Drive	Householder application for the proposed erection of a single storey side extension to dwelling.	Approved <i>[WTC: no objections]</i>
152779	8 Selcourt Close	Householder application for the proposed erection of a single storey side and rear extension to dwelling with velux windows to north elevation, following demolition of existing conservatory.	REFUSED <i>[WTC not consulted on this application]</i>
152923	37 Tiger Close	Householder application for the proposed erection of a single storey rear extension to dwelling and a second storey side extension.	Approved <i>[WTC: no objections]</i>
152990	19 Eastwood Road	Certificate of lawfulness application for the erection of a single storey side extension	Approved
153057	32 Kingsford Close	Householder application for the proposed raising of roof space to create habitable accommodation in loft space plus dormer extensions to the front and rear elevations.	<i>Withdrawn</i>
153067	27 Fairwater Drive	Certificate of lawfulness application for the erection of a detached shed.	Approved
153147	406-412 London Road	Full application for the proposed erection of 1No. temporary refrigerated (20ft) container (between 1st November and 31st January annually).	Approved <i>[WTC: no objections]</i>
153164	Land rear of 86 Loddon Bridge Road	Full application for the proposed erection of 2 x 1 bedroom dwellings plus widening of existing driveway.	REFUSED <i>[WTC: refuse]</i>

## PLANNING DECISIONS continued

<b>Plan No.</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
153174	4 Clivedale Road	Householder application for the proposed erection of a single storey side extension and first floor side dormer extensions to dwelling.	Approved <i>[WTC: no objections]</i>
153181	6 Western Avenue	Householder application for the proposed erection of a single storey side extension following the demolition of the existing side porch.	Approved <i>[WTC: no objections]</i>
153210	3 Vauxhall Drive	Certificate of lawfulness application for conversion of existing garage into habitable accommodation.	Approved
153217	10 Corbett Gardens	Householder application for the proposed erection of a two storey rear/side extension to dwelling.	Approved <i>[WTC: no objections]</i>
153298	Land at junction of Mohawk Way & Catalina Close	Prior approval application for the upgrade of existing telecommunications base station to include replacement of 10m phase 3 monopole with 10m phase 5 monopole with 1No. additional equipment cabinet.	Prior approval not required
153314	A329 Slip Road	Prior approval application for the upgrade of existing telecommunications base station to include replacement of 15m monopole with 14.7m phase 4 monopole with 1No. additional equipment cabinet.	Approved <i>[WTC: no objections]</i>
153324	1 Mollison Close	Householder application for the proposed conversion of existing loft space to additional habitable accommodation to include rear dormer extension.	Approved <i>[WTC: no objections]</i>
153333	68 Norton Road	Householder application for the proposed erection of a first floor side extension and part conversion of existing garage to habitable accommodation.	REFUSED <i>[WTC: concerns]</i>
153401	40 Loddon Bridge Road	Householder application for the proposed erection of a single storey rear extension.	Approved <i>[WTC: no objections]</i>

## New Applications Received Between 08/01/2016 and 11/02/2016

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

153059

18/01/2016	Dariusz Kusyk	Mr & Mrs Armstead	57B Colemans Moor Lane Colemans Moor Lane Woodley RG5 4BT
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**Proposal :** Householder application for the proposed erection of a single storey rear extension to dwelling to form conservatory.

**Observations :**

153152

12/01/2016	Pooja Kumar	Mr G Watts	7 Headley Road Headley Road Woodley RG5 4JB
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**Proposal :** Change of Use from Use Class B1 (Business) to Use Class A2 (Financial & Professional Services) plus the amalgamation of 5 Headley Road into 7 Headley Road to form one solicitors office and changes to fenestration.

**Observations :**

153412

18/01/2016	Rosie Rogers	Mr & Mrs Lee Cox	63 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4AR
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**Proposal :** Householder application for the proposed erection of first floor extension to include front dormer and two roof lights, conversion of existing garage to habitable accommodation, ground floor rear extension and ground floor front extension to create open porch.

**Observations :**

153416

21/01/2016	Katie Herrington	Mr H Kang	123 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4AG
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**Proposal :** Full application for the proposed erection of a replacement 4 bed dwelling, following demolition of existing dwelling.

**Observations :**

153430

14/01/2016	Dariusz Kusyk	Mr P Newet	47 Denmark Avenue Denmark Avenue Woodley RG54 RS
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**Proposal :** Householder application for proposed erection of a single storey rear extension plus conversion of garage to habitable accommodation.

**Observations :**

153454

19/01/2016	Pooja Kumar	Tristmire Ltd	Woodley House, 65 Crockhamwell Crockhamwell Road Woodley RG5 3JP
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**Proposal :** Full application for the proposed conversion of existing refuse and cycle store to create a 1 No. bedroom apartment, to include a first floor extension.

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<b>Observations :</b>				
<b>153470</b>	13/01/2016	Rosie Rogers	Mr S Hatt	61 Shackleton Way Shackleton Way Woodley RG5 4UU
<b>Proposal :</b> Householder application for the proposed erection of a single storey rear extension to dwelling.				
<b>Observations :</b>				
<b>153477</b>	13/01/2016	David Maguire	Mr Butcher-Bigley & Mrs Russell	4 Hazel Drive Hazel Drive Woodley RG5 3SA
<b>Proposal :</b> Householder application for proposed single storey side/rear extension plus extension of existing front dormer. Demolition of existing garage and conservatory.				
<b>Observations :</b>				
<b>153479</b>	20/01/2016	Daniel Ray	Mrs C Salib	7 Frampton Close Frampton Close Woodley RG5 3BS
<b>Proposal :</b> Full application for the creation of two semi-detached 3 bed dwellings from existing dwelling.				
<b>Observations :</b>				
<b>153495</b>	14/01/2016	Pooja Kumar	Mr Montgomery	150 Reading Road Reading Road Woodley RG5 3AA
<b>Proposal :</b> Householder application for proposed conversion of roof space into habitable room with side and rear dormers.				
<b>Observations :</b>				
<b>160024</b>	18/01/2016	Pooja Kumar	Mr & Mrs S Claydon	26 Beaver Way Beaver Way Woodley RG5 4UD
<b>Proposal :</b> Householder application for the proposed erection of a first floor side extension.				
<b>Observations :</b>				
<b>160030</b>	20/01/2016	Katie Herrington	Mr & Mrs M Napier	41 Redwood Avenue Redwood Avenue Woodley RG5 4DS
<b>Proposal :</b> Householder application for a proposed double storey side extension.				
<b>Observations :</b>				
<b>160032</b>	19/01/2016	David Maguire	Mrs McGinley	77 Drovers Way Drovers Way Woodley

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				RG5 3PU
			<b>Proposal :</b>	Householder application for the proposed single storey rear extension to dwelling plus single storey side extension porch to create habitable chair access.
			<b>Observations :</b>	
<b>160035</b>	19/01/2016	Katie Herrington	Mr M Gordon	18 Wyndham Crescent Wyndham Crescent Woodley RG5 3AZ
			<b>Proposal :</b>	Householder application for the proposed single storey side and rear extension to dwelling plus conversion of garage to ceate habitable accommodation.
			<b>Observations :</b>	
<b>160040</b>	19/01/2016	Pooja Kumar	Mrs M Hill	9 Vickers Close Vickers Close Woodley RG5 4PA
			<b>Proposal :</b>	Application for a certificate of lawful development for a single storey rear conservatory. (Retrospective)
			<b>Observations :</b>	
<b>160062</b>	02/02/2016	Stephen Thwaites	Directors, Waingels Academies	Bungalow, Waingels College Waingels Road Woodley RG5 4RF
			<b>Proposal :</b>	Full planning application for the proposed change of use from dwelling (C3) to nursery (D1) plus single storey side and rear extension to dwelling.
			<b>Observations :</b>	
<b>160078</b>	21/01/2016	Katie Herrington	Mr Duncan Whittle	50 Coppice Road Coppice Road Woodley RG5 3RA
			<b>Proposal :</b>	Householder application for a proposed twostorey side extension on demolition of existing garage.
			<b>Observations :</b>	
<b>160104</b>	27/01/2016	Brett Beswetherick	Mr & Mrs G Kuhnle	50 Nightingale Road Nightingale Road Woodley RG5 3LU
			<b>Proposal :</b>	Householder application for a proposed erection of single storey rear/side extension following demolition of existing conservatory.
			<b>Observations :</b>	
<b>160113</b>	25/01/2016	Katie Herrington	Mr P & Mrs C Wildman	12 Denmark Avenue Denmark Avenue Woodley RG5 4RS

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<p><b>Proposal :</b> Householder application for a proposed erection of a single storey rear extension.</p> <p><b>Observations :</b></p>				
<b>160114</b>	29/01/2016	Katie Herrington	Mr & Mrs Wildman	12 Denmark Avenue Denmark Avenue Woodley RG5 4RS
<p><b>Proposal :</b> Householder application for a proposed conversion of existing garage to habitable accommodation and replacement of existing flat roof on porch with pitched roof</p> <p><b>Observations :</b></p>				
<b>160118</b>	25/01/2016	Brett Beswetherick	Ms Jen Day	19 Crockhamwell Road Crockhamwell Road Woodley RG5 3LF
<p><b>Proposal :</b> Householder application for the proposed erection of a front dormer extension and single storey front extension following the demolition of existing porch.</p> <p><b>Observations :</b></p>				
<b>160126</b>	27/01/2016	Daniel Hay	Mr & Mrs Brown	4 Lindberg Way Lindberg Way Woodley RG5 4XE
<p><b>Proposal :</b> Householder application for the proposed erection of a first floor side extension to dwelling, demolition of existing conservatory and erection of a single storey rear extension.</p> <p><b>Observations :</b></p>				
<b>160128</b>	27/01/2016	Rosie Rogers	Mr B Harding	17 Master Close Master Close Woodley RG5 4UB
<p><b>Proposal :</b> Householder application for a proposed erection of a two storey side extension to existing dwelling.</p> <p><b>Observations :</b></p>				
<b>160130</b>	28/01/2016	Dariusz Kusyk	Mr Paul O'Boyle	9 Ambleside Close Ambleside Close Woodley RG5 4JJ
<p><b>Proposal :</b> Householder application for a proposed single storey rear extension to the existing dwelling.</p> <p><b>Observations :</b></p>				
<b>160167</b>	28/01/2016	Graham Vaughan	Mr Gareth Bertram	44 Tippings Lane 44 Tippings Lane Wooley RG5 4RY
<p><b>Proposal :</b> Full planning application for the proposed erection of 2 No. 2 bed dwellings following sub-division of existing 4 bed dwelling.</p> <p><b>Observations :</b></p>				



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<b>160186</b>	02/02/2016	Stephen Thwaites	Mr M Rook	40 Mannock Way Mannock Way Woodley RG5 4XW
<b>Proposal :</b> Householder application for a proposed erection of a flat roof rear dormer window extension to dwelling.				
<b>Observations :</b>				
<b>160190</b>	02/02/2016	Pooja Kumar	c/o agent	73 Woodway Woodway Woodley RG5 3HB
<b>Proposal :</b> Householder application for demolition of existing garage and adjacent wall plus proposed erection of new garage and wall.				
<b>Observations :</b>				
<b>160206</b>	05/02/2016	Brett Beswetherick	Mr & Mrs Lawrence	30 Manners Road Manners Road Woodley RG5 3EA
<b>Proposal :</b> Householder application for proposed two storey side and single storey front and rear extension to create a granny annex.				
<b>Observations :</b>				
<b>160213</b>	05/02/2016	David Islip	Mr & Mrs Wheeler	53 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4AR
<b>Proposal :</b> Householder application for proposed single storey rear and front extension to dwelling plus extension of existing garage.				
<b>Observations :</b>				
<b>160229</b>	02/02/2016	Nuno Fernandes	Mr R Baker	5 Linden Road Linden Road Woodley RG5 3QT
<b>Proposal :</b> Householder application for the proposed erection of a single storey side extension to dwelling.				
<b>Observations :</b>				
<b>160309</b>	10/02/2016	Pooja Kumar	Castleton Investments Ltd	First floor, 6 Library Parade Crockhamwell Road Woodley RG5 3LX
<b>Proposal :</b> Full application for the proposed change of use of part of first floor from Gymnasium (Use Class D2) to office (Use Class B1).				
<b>Observations :</b>				

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<b>160344</b>	10/02/2016	Mark Croucher	Mr & Mrs Imran Shafi	5 Corbett Gardens Corbett Gardens Woodley RG5 4JY

**Proposal :** Householder application for proposed erection of a two storey side extension to dwelling with rear Juliet balcony. Demolition of existing garage.

**Observations :**

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**Applications Received :- 32**

**Subject: Local Plan Update - engagement with town and parish councils**

**Date:** 3 February 2016

Dear parish and town clerks,

As part of our engagement work with the town and parish councils on the update to the Local Plan, we gave a couple of presentations at the 25 January Borough Parish Liaison Forum. One of the questions we asked at the meeting was how you would like us to engage with you as we go through the Local Plan update process. One suggestion was to bring the presentations to the parish and town councils.

So, we are proposing to hold four meetings across the borough throughout the month of March to do just that. The meetings will have two presentations, one on the SDL approach to development and the other a kind of introduction to the Local Plan update. We would invite you to have up to four people attend per town/parish council—the clerk, the chair, and two additional councillors. The meetings would be in the evenings, probably from 7:00-8:45 PM.

Proposed meetings:

Remenham, Wargrave, Ruscombe, Twyford and Charvil Venue – TBC Date – Thursday 3 March
Woodley, Earley and Sonning Venue – Woodley, The Oakwood Centre Date –Thursday 10 March
Wokingham, Wokingham Without, St Nicholas Hurst, Winnersh Venue – TBC Date – Thursday 17 March
Finchampstead, Shinfield, Arborfield & Newland, Barkham, Swallowfield Venue – TBC Date – Wednesday 23 March

Please let me know if you think this approach not suitable or if there is a serious conflict for the date selected for your meeting. I will send out further information soon, but please ask the appropriate people from your council to save the date.

Kind regards

Rebecca

Rebecca Bird, BA (Hons) MUP AICP  
Strategic Engagement Officer, Wokingham Borough Council

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