



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 12 January 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 December 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 APPEAL**

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

Application: 151160

Location: 123 Loddon Bridge Road, Woodley, RG5 4AG.

Proposal: Proposed demolition of existing bungalow and erection of one detached, two storey dwelling.

7. **NEIGHBOUR CONSULTATION SCHEME**

To note application 153405

Location: 5 Antrim Road, Woodley, RG5 3NR.

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 4.5m, for which the maximum height would be 3.488m and the height of the eaves 3m.

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

Plan No.	Address	Proposal	Decision
150101	45 Western Avenue	Householder application for proposed erection of first floor rear extension	Approved <i>[WTC: no objections]</i>
152133	11 Selsdon Avenue	Householder application for proposed erection of a single storey rear extension to existing dwelling.	Approved <i>[WTC: refuse]</i>
152244	Perrymede, Woodwaye	Householder application for the proposed erection of a single storey extension to side and rear of dwelling. Proposed alterations to driveway and access to dwelling.	Approved <i>[WTC: no objections]</i>
152257	19 Crockhamwell Road	Householder application for a proposed first floor front extension to existing dwelling.	REFUSED <i>[WTC: no objections]</i>
152512	9 Master Close	Householder application for the proposed loft conversion to dwelling.	Approved <i>[WTC: no objections]</i>
152569	St John Ambulance, Church Road	Full application for the proposed upgrade and alteration works to existing tele-communications base station.	Approved <i>[WTC: refuse]</i>
152678	1 Penrose Avenue	Certificate of Lawfulness application for the erection of a side dormer.	Approved
152769	4 Ashwood	Householder application for proposed single storey front, side and rear extension to existing dwelling.	Approved <i>[WTC: no objections]</i>
152788	Specsavers, Crockhamwell Road	Application for consent to display the advertisement: Sign 1) Specsavers fascia: Aluminium backpanel with opal moulded POD with perspex Specsavers logo, to be internally illuminated. Sign 2) Specsavers opal moulded projection sign with perspex Specsavers logo, also internally illuminated.	Approved for a period of 5 years <i>[WTC: no objections]</i>
152866	Woodley House, 65-73 Crockhamwell Road	Full application for the installation of a key cutting kiosk (Use Class A2) in foyer.	Approved <i>[WTC: no objections]</i>
152883	71 Nightingale Road	Householder application for the proposed erection of a single storey side extension to dwelling.	Approved <i>[WTC: no objections]</i>

PLANNING DECISIONS continued

Plan No.	Address	Proposal	Decision
152884	2 Livingstone Gardens	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.	Approved <i>[WTC: no objections]</i>
152918	249 Loddon Bridge Road	Householder application for proposed two storey side and rear extension to dwelling.	Approved <i>[WTC: no objections]</i>
152930	7 Marathon Close	Householder application for the proposed erection of a single storey rear extension to dwelling following demolition of existing conservatory.	Approved <i>[WTC: no objections]</i>
152931	Land opposite Catalina Close, Mohawk Way	Application for removal of condition 9 of outline planning consent O/2013/1212(22/7/2014) relating to code for sustainable homes.	Approved <i>[WTC: no comment]</i>
152983	34 Warren Road	Householder application for proposed two storey side extension following demolition of existing garage plus single storey rear extension to dwelling.	<i>Withdrawn</i>
153104	5 Duffield Road	Householder application for the proposed erection of a single storey side and rear extension to dwelling, plus replacement of facing brickwork to all external elevations with render and horizontal cladding and the adaption to main roof to form cantilevered section on front elevation. Demolition of existing conservatory.	Approved <i>[WTC: no objections]</i>
153105	64 Colemans Moor Lane	Householder application for proposed single storey rear extension to existing dwelling.	Approved <i>[WTC: no objections]</i>
153154	50 Selsdon Avenue	Householder application for the proposed erection of a single storey rear extension and part conversion of garage to create habitable accommodation to dwelling.	Approved <i>[WTC: no objections]</i>

New Applications Received Between 11/12/2015 and 07/01/2016

Item No : 5

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
New Application				
152651	17/12/2015	Laura Callan	Taylor Wimpey West London	Land at Sandford Farm Mohawk Way Woodley RG5
Proposal : Variation to condition 5 of planning consent F/2011/1629 and to change the retail unit on the ground floor of Block A.1 to 3 No. 2 bedroom flats. F/2011/1629 was for 468 residential units with associated road access, parking and amenity space, a local shop, on site open space facilities, a new country park and associated on and off site highway works, landscaping and boundary treatment. Outline application for a close care community (up to 150 units) with associated supporting facilities.				
Observations :				
153174	14/12/2015	David Islip	Mr Tilak Mangisetty	4 Clivedale Road Clivedale Road Woodley RG5 3RD
Proposal : Householder application for the proposed erection of a single storey side extension and first floor side dormer extensions to dwelling.				
Observations :				
153181	14/12/2015	David Maguire	Ms Paula Druce	6 Western Avenue Western Avenue Woodley RG5 3BH
Proposal : Householder application for the proposed erection of a single storey side extension following the demolition of the existing side porch.				
Observations :				
153255	04/01/2016	Mark Croucher	Mrs Yvonne Edwards	11 Rochester Avenue Rochester Avenue Woodley RG5 4NA
Proposal : Householder application for the proposed conversion of existing garage to habitable accommodation.				
Observations :				
153324	14/12/2015	Pooja Kumar	Mr & Mrs Polley	1 Mollison Close Mollison Close Woodley RG5 4XG
Proposal : Householder application for the proposed conversion of existing loft space to additional habitable accommodation to include rear dormer extension.				
Observations :				
153333	14/12/2015	David Maguire	Mr & Mrs Sukhbir Jhheent	68 Norton Road Norton Road Woodley RG5 4AJ

New Applications Received Between 11/12/2015 and 07/01/2016

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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Proposal : Householder application for the proposed erection of a first floor side extension and part conversion of existing garage to habitable accommodation.

Observations :

153401

23/12/2015 David Maguire

Mr & Mrs Lewis

40 Loddon Bridge Road
Loddon Bridge Road
Woodley
RG5 4AS

Proposal : Householder application for the proposed erection of a single storey rear extension.

Observations :

Applications Received :- 7

**Minutes of a Meeting of the Plans Committee held at the Oakwood Centre
on Tuesday 15 December 2015 at 7:45 pm**

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

Also present: *Councillor R. Horskins
15 members of the public*

Officer present: *L. Matthews, Committee Officer*

63. **APOLOGIES**

Apologies for absence were received from Councillors C. Dixon, R. Dolinski, M. Green and P. Wicks.

64. **DECLARATIONS OF INTEREST**

The following declarations of interest were made by Members:

Councillor T. Barker – Personal interest: Agenda item 5: planning application 152983:
34 Warren Road, as his own house is close to this property.

Councillor Barker took no part in the discussion or decision on this item.

Councillor T. Barker – Personal interest: Agenda item 5: planning application 153104:
5 Duffield Road, as the applicant is known to him.

Councillor Barker took no part in the discussion or decision on this item.

65. **MINUTES OF PREVIOUS MEETING**

RESOLVED:

- ◆ That the minutes of the meeting held on 17 November 2015 be approved and signed by the Chairman as a true and accurate record.

66. **PLANNING DECISIONS**

RESOLVED:

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

67. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

68. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 153274
Location: 27 Wyndham Crescent, Woodley, RG5 3AY.
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 3.05m and the height of the eaves 2.50m.

69. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note the following:

TPO 3/1951: 4 Campbell Road, Woodley, RG5 3NA.

Consent for the following work:

- Removal of three Cypress trees and one silver birch.
- Canopy reduction of three Cypress trees.
- Selective pruning of one pear tree, one Scots pine, three Cypress trees and two apple trees.

TPO 68A/1975: Cedar Place, 231 Loddon Bridge Road, Woodley, RG5 4BN.

Consent for the selective pruning of a cedar tree.

TPO 109/1976: 1 Perth Close, Woodley, RG5 4TU.

Consent for the selective pruning of two oak trees.

TPO 3/1951: 8 Bideford Close, Woodley, RG5 3SE.

Consent for the felling of one Leyland Cypress, and the felling and replacement of a second Leyland Cypress.

70. **STREET NAMING AND NUMBERING**

70.1 **RESOLVED:**

- ◆ To note that notification had been received from Wokingham Borough Council that the street names for Phase 2 of the development at Woodlands Avenue would be:
 - The Orangery
 - Faringdon Road
 - Tutor Crescent
 - Blackstone Way
 - Repton Crescent
 - Loudon Square
 - Englefield Place

70.2 **RESOLVED:**

- ◆ To note that notification had been received from Wokingham Borough Council that the full street names for the development at the former Allied Bakeries site would be:
 - Millers Grove
 - Bakers Place
- ◆ To note that the address of the apartments in this development would be:
 - Lilly May Court, Millers Grove

71. **ADDITIONAL ITEM: PLANNING APPEAL**

RESOLVED:

- ◆ To note the following appeal decision:

Application: 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).
Decision: Appeal dismissed.

72. **ENFORCEMENT ISSUES**

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

The meeting closed at 9:20 pm

Chairman

Woodley Town Council

PLANNING DECISIONS

Plan No.	Address	Proposal	Decision
150094	12-28 Fosters Lane	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.	Approved <i>[WTC: no objections]</i>
152046	18 Fawcett Crescent	Householder application for erection of single storey and two storey rear and side extension incorporating new garage.	Approved <i>[WTC: refuse]</i>
152167	194 Loddon Bridge Road	Full application for proposed erection of a part single storey & part first floor extension. (Amendment to consent F/2014/2291.)	Approved <i>[WTC: no objections]</i>
152389	18 Silver Fox Crescent	Certificate of Lawfulness application for the erection of a single storey rear extension and conversion of existing loft space into habitable accommodation with proposed dormer.	Approved
152439	105 Reading Road	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.	Approved <i>[WTC: no objections]</i>
152470	281 Loddon Bridge Road	Full application for the proposed erection of a single storey side and rear extension to dwelling.	Approved <i>[WTC: no objections]</i>
152500	24 Willowside	Householder application for the proposed erection of a single storey front extension to dwelling.	Approved <i>[WTC: no objections]</i>
152569	St. John Ambulance Centre, Church Road	Full application for the proposed upgrade and alteration works to existing telecommunications base station.	Approved <i>[WTC: refuse]</i>
152648	19 Rowan Drive	Householder application for proposed loft conversion to create habitable accommodation plus rear dormer roof extension to dwelling.	Approved <i>[WTC: no objections]</i>
152853	30 Arundel Road	Householder application for the proposed erection of a single storey front and rear extension to dwelling. Erection of a proposed second storey side extension.	Approved <i>[WTC: no objections]</i>

PLANNING DECISIONS continued

Plan No.	Address	Proposal	Decision
152855	40 Loddon Bridge Road	Certificate of Lawfulness application for the proposed erection of a single storey rear extension to dwelling	REFUSED
152861	91 Reading Road	Householder application for the proposed erection of a new boundary wall to replace existing fence.	Approved <i>[WTC: no objections]</i>
152883	71 Nightingale Road	Householder application for the proposed erection of a single storey side extension to dwelling.	Approved <i>[WTC: no objections]</i>
152909	240 Loddon Bridge Road	Householder application for the proposed conversion of existing garage to additional habitable accommodation.	Approved <i>[WTC: no objections]</i>

Woodley Town Council

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Date :- 16/12/2015

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>
Approved on the following applications;				
152681	02/12/2015	David Maguire	Mr Amolak Sokhi	167 Colemans Moor Road Colemans Moor Road Woodley RG5 4DD
<p>Proposal : 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.</p> <p>Observations : The applicants were present at the meeting. Two letters had been received in support of the application.</p> <p>The Committee considered the application and had no objections to the proposals.</p>				
152788	18/11/2015	David Maguire	Mr Chris McLaughlan	Specsavers Crockhamwell Raod Woodley RG5 3JH
<p>Proposal : Application for consent to display the advertisement: Sign 1) Specsavers fascia: Aluminium backpanel with opal moulded POD with perspex Specsavers logo, to be internally illuminated. Sign 2) Specsavers opal moulded projection sign with perspex Specsavers logo, also internally illuminated.</p> <p>Observations : No objections.</p>				
152923	17/11/2015	Stephen Thwaites	Mr Stuart Kelly	37 Tiger Close Tiger Close Woodley RG5 4UY
<p>Proposal : Householder application for the proposed erection of a single storey rear extension to dwelling and a second storey side extension.</p> <p>Observations : The applicant was present at the meeting. One letter had been received regarding concerns about possible damage to the road edges and neighbouring front gardens and access difficulties for local residents during construction of the proposed extension.</p> <p>The Committee considered the application and had no objections to the proposal, but had the following comments: - Obscure glass should be used in the first floor window to the proposed east elevation to prevent overlooking of the neighbouring property. - A Construction Management Plan should be developed to prevent access difficulties for local residents and damage to roads and front gardens during construction.</p>				
152926	17/11/2015	Stephen Thwaites	Mr & Mrs D Pickup	21 Duffield Road Duffield Road Woodley RG5 4RL
<p>Proposal : Householder application for proposed two storey side extension to dwelling plus first floor garage extension to create habitable accommodation.</p> <p>Observations : The Committee had no objections to the proposal, but would like a condition to be imposed that this property must not be used as a house of multiple occupation.</p>				

Date :- 16/12/2015

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>
152930	17/11/2015	Pooja Kumar	Mr John von Benecke	7 Marathon Close Marathon Close Woodley RG5 4UN
Proposal : Householder application for the proposed erection of a single storey rear extension to dwelling following demolition of existing conservatory.				
Observations : No objections.				
152931	18/11/2015	Graham Vaughan	Mr Ian Mathewson	Land opposite Catalina Close Mohawk Way Woodley RG5 4UG
Proposal : Application for removal of condition 9 of outline planning consent O/2013/1212(22/7/2014) relating to code for sustainable homes				
Observations : No comment.				
152935	17/11/2015	David Islip	Mr Keith Broadfoot	12 Oak Way Oak Way Woodley RG5 3QS
Proposal : Householder application for proposed single storey side and rear extension to existing dwelling.				
Observations : No objections.				
152965	18/11/2015	Stephen Thwaites	Mr L Scott	18 Malone Road Malone Road Woodley RG5 3NJ
Proposal : Householder application for proposed two storey side and front extension to dwelling plus single storey front extension.				
Observations : No objections, subject to sufficient on-site parking being provided, as the garage is to be demolished.				
152983	19/11/2015	Brett Beswetherick	Mr & Mrs Michael Graham	34 Warren Road Warren Road Woodley RG5 3AR
Proposal : Householder application for proposed two storey side extension following demolition of existing garage plus single storey rear extension to dwelling.				
Observations : The applicant was present at the meeting.				
The Committee considered the application and had no objections to the proposal.				
153027	30/11/2015	Rosie Rogers	Mrs Kousar Khan	80 Beechwood Avenue Beechwood Avenue Woodley RG5 3DG
Proposal : Householder application for the proposed drop kerb for vehicle access to driveway.				
Observations : No objections.				

Date :- 16/12/2015

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>
153029	27/11/2015	David Maguire	Mr & Mrs N Lumbar	39 Stonehaven Drive Stonehaven Drive Woodley RG5 4DE
Proposal : Householder application for the proposed erection of a part two storey side extension over existing garage, part single storey rear extension and conversion of existing garage to additional habitable accommodation.				
Observations : No objections.				
153040	02/12/2015	Stephen Thwaites	Mr & Mrs Mark Mayne	2 Penrose Avenue Penrose Avenue Woodley RG5 4PA
Proposal : Householder application for the proposed single storey rear extension, first floor side extension to dwelling plus a new proposed entrance porch.				
Observations : No objections.				
153104	16/11/2015	Mark Croucher	Mr & Mrs D Bartholomew	5 Duffield Road Duffield Road Woodley RG5 4RL
Proposal : Householder application for the proposed erection of a single storey side and rear extension to dwelling, plus replacement of facing brickwork to all external elevations with render and horizontal cladding and the adaption to main roof to form cantilevered section on front elevation. Demolition of existing conservatory.				
Observations : The applicant was present at the meeting.				
The Committee considered the application and had no objections to the proposal.				
153105	16/11/2015	Pooja Kumar	Mr & Mrs L Dunn	64 Colemans Moor Lane Colemans Moor Lane Woodley RG5 4BT
Proposal : Householder application for proposed single storey rear extension to existing dwelling.				
Observations : No objections.				
153147	09/12/2015	Daniel Ray	Marks & Spencer plc	406-412 London Road London Road Woodley
Proposal : Full application for the proposed erection of 1No. temporary refrigerated (20ft) container (between 1st November and 31st January annually).				
Observations : No objections.				
153154	23/11/2015	David Maguire	Mr & Mrs Reid	50 Selsdon Avenue Selsdon Avenue Woodley RG5 4PG
Proposal : Householder application for the proposed erection of a single storey rear extension and part conversion of garage to create habitable accommodation to dwelling.				
Observations : The applicant was present at the meeting.				

Date :- 16/12/2015

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>
The Committee considered the application and had no objections to the proposal.				
153217	30/11/2015	Stephen Thwaites	Mr Adam Giles	10 Corbett Gardens Corbett Gardens Woodley RG5 4JY
Proposal : Householder application for the proposed erection of a two storey rear/side extension to dwelling.				
Observations : The applicant was present at the meeting.				
The Committee considered the application and had no objections to the proposal.				
153233	02/12/2015	David Islip	Mrs Lynn Bennett	17 Caldbeck Drive Caldbeck Drive Woodley RG5 4LA
Proposal : Householder application for the proposed single storey rear extension plus first floor side extension to existing dwelling.				
Observations : A neighbour was present at the meeting and had no objection to the application.				
The Committee considered the application and had no objections the the proposal.				
153298	09/12/2015	Pooja Kumar	H3G Ltd & EE Ltd	Land at Junction Catalina Close/ Mohawk Way Woodley RG5 4TA
Proposal : 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.				
Observations : No objections.				
153314	09/12/2015	David Maguire	Unknown	A329 Slip Road RG5 4DL
Proposal : 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.				
Observations : No objections.				
153335	10/12/2015	David Islip	Unknown	17 Henley Wood Road Earley RG6 7EE
Proposal : Adjoining Parish Consultation				
Householder application for the proposed erection of a single storey rear extension to dwelling to form conservatory.				
Observations : No objections.				

Date :- 16/12/2015

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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Refused on the following applications;**153164**

23/11/2015	Daniel Ray	Jon Hallett Limited	Land rear of 86 Loddon Bridge Road Woodley RG5 4AN
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Proposal : Full application for the proposed erection of 2 x 1 bedroom dwellings plus widening of existing driveway.

Observations : Four 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 considered the proposals and recommended that the application be refused on the following grounds:

- Insufficient parking provided for the proposed new dwellings.
- There is no alternative parking provided for the five cars belonging to the residents of Nos. 86 and 88 Loddon Bridge Road that currently park in this area.
- There is already insufficient parking provided for customers of the business at No. 86 Loddon Bridge Road.
- Insufficient access to the proposed new dwellings for emergency vehicles.
- The proposed development is too cramped, with insufficient garden space provided.
- 88 Loddon Bridge Road will be left with insufficient garden space.
- One of the proposed bungalows is situated very close to the fence of the adjacent property in Rivermead Road.
- Although the proposed new dwellings are bungalows, the adjacent property in Rivermead Road will be overlooked due to the difference in land levels.

Date :- 16/12/2015

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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Concerns on the following applications;**153057**

30/11/2015	Pooja Kumar	Mr & Mrs Antell	32 Kingsford Close Kingsford Close Woodley RG5 4DT
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Proposal : 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.

Observations : The Committee considered the proposal and had the following concerns:

- The increased roof height would be out of keeping with other, similar properties in the road and could set a precedent.
- The velux windows in the roof to the front of the property would be visually unacceptable.
