



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 15 March 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 16 February 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. **PLANNING APPEAL**

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.

7. **TREE PRESERVATION ORDERS**

TPO 3/1951: 41 Malone Road, Woodley, RG5 3NL.

To note 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, Woodley, RG5 3AR.

To note consent for the selective pruning of an oak.

8. **ADDITIONAL ITEMS**

To consider any additional items received from Wokingham Borough Council.

9. **ENFORCEMENT ISSUES**

To note any enforcement issues.

New Applications Received Between 12/02/2016 and 10/03/2016

Item No : 4

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
New Application				
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 :				
160122	19/02/2016	Pooja Kumar	Mr P Portch & Mr C Tagg	Pumping Station Tippings Lane Woodley RG5 4RY
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 :				
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 :				
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 :				
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 :				
160299	23/02/2016	Brett Beswetherick	Mr Tim Potter	96 Haddon Drive Haddon Drive Woodley RG5 4LT
Proposal : Householder application for a proposed two storey side and rear extension with roof lights.				
Observations :				

New Applications Received Between 12/02/2016 and 10/03/2016

Item No :

Ref No :

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

New Applications Received Between 12/02/2016 and 10/03/2016

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
160375	26/02/2016	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.				
Observations :				
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 :				
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 :				
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 :				
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 :				
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 :				

New Applications Received Between 12/02/2016 and 10/03/2016

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
160509	07/03/2016	Pooja Kumar	Ms Lijuan Chen	61 - 63 Crockhamwell Road Crockhamwell Road Woodley RG5 3JW

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 :

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 :

160530	07/03/2016	Stefan Fludger	Mr & Mrs Michael Graham	34 Warren Road Warren Road Woodley RG5 3AR
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Proposal : Householder application for proposed single storey side extension following demolition of existing garage plus single storey rear extension to dwelling.

Observations :

Applications Received :- 21

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

Page No : 1

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

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

Page No : 2

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

**Minutes of a Meeting of the Plans Committee held at the Oakwood Centre
on Tuesday 16 February 2016 at 7:45 pm**

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

Also present: *Councillor K. Baker
8 members of the public*

Officer present: *L. Matthews, Committee Officer*

84. **APOLOGIES**

Apologies for absence were received from Councillors S. Brindley, C. Dixon, M. Green and S. Rahmouni.

85. **DECLARATIONS OF INTEREST**

Councillor M. Walker – Personal interest: Agenda item 5, planning applications 160113 and 160114: both for 12 Denmark Avenue, as the applicant is known to her.
Councillor Walker took no part in the discussion or decision on these applications.

Councillor R. Dolinski – Prejudicial pecuniary interest: Agenda item 5, planning application 160186: 40 Mannock Way, as he owns property and lives in Mannock Way.
Councillor Dolinski took no part in the discussion or decision on this application.

86. **MINUTES OF PREVIOUS MEETING**

RESOLVED:

- ◆ That the minutes of the meeting held on 12 January 2016 be approved and signed by the Chairman as a true and accurate record.

87. **PLANNING DECISIONS**

RESOLVED:

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

88. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

Councillor Baker informed Members that he had listed planning application 160167, 44 Tippings Lane, to be considered by the Wokingham Borough Council Planning Committee. It was agreed that Councillor Cheng would speak on behalf of the Town Council when the Borough Planning Committee considered this application.

89. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note the following:

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

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

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

Members noted correspondence received from Wokingham Borough Council regarding their engagement work with town and parish councils on the update to the Local Plan.

RESOLVED:

- ◆ That three Members and the Committee Officer would attend the presentations on the Local Plan update process, to be held at the Oakwood Centre on 10 March 2016.
- ◆ That the Committee Officer would contact all members of the Plans Committee to determine who would be interested in attending the presentations.

91. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of four ongoing enforcement matters.

The meeting closed at 9:50 pm

Chairman

Woodley Town Council

PLANNING DECISIONS

Plan No.	Address	Proposal	Decision
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

Plan No.	Address	Proposal	Decision
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>

Woodley Town Council

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Observations on the following Planning Applications

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Observations on the following Planning Applications

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<p>Observations : P [Á à b & ç } . Æ</p>			
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Observations on the following Planning Applications

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Proposal : P[~^@|á^Á] ÆÇDEFÍ Á

Observations : P[Á àò&ç] • Æ

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Proposal : P[~^@|á^Á] ÆÇDEFÍ Á

Observations : P[Á àò&ç] • Æ

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Proposal : P[~^@|á^Á] ÆÇDEFÍ Á

Observations : P[Á àò&ç] • Æ

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Proposal : P[~^@|á^Á] ÆÇDEFÍ Á

Observations : P[Á àò&ç] • Æ

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Proposal : P[~^@|á^Á] ÆÇDEFÍ Á

Observations : P[Á àò&ç] • Æ

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Proposal : P[~^@|á^Á] ÆÇDEFÍ Á

Observations : P[Á àò&ç] • Æ

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Observations on the following Planning Applications

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Proposal : P[~^@ |á^!æ} |ææ} Á[Á@ Á[!][[•á^!^&ç} Á-áá *|^Á ç|^Á á^!^æ^!çç) •á} Á[Á, ^||á *Ë
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ÜÖÍ ÁÚVÁ

Proposal : Ø ||á} |ææ} Á[Á@ Á[!][[•á^!^&ç} *^Á-Á•^Á-Á æóÁ-Áá•ó|| [Á[{ ÁÖ^ { } æ á { ÁÚ^ÁÖ} æ•Á
ÖÇÇÇ Á-á^ÁÚ^ÁÖ} æ•ÁÖFÁ
Observations : Þ[Á à^&ç} •Ë

Date :- 18/02/2016

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;**153495**

14/01/2016	Pooja Kumar	Mr Montgomery	150 Reading Road Reading Road Woodley RG5 3AA
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Proposal : Householder application for proposed conversion of roof space into habitable room with side and rear dormers.

Observations : One resident was present at the meeting to voice concerns and one letter of concern had been received.

After listening to the resident's concerns, the Committee considered the proposal and had the following concerns:

- Loss of privacy to the adjacent property.
- The proposal is overbearing in terms of mass and height and is unneighbourly.
- The proposal is visually unacceptable.
- The increased ridge height will not be subordinate to the original property.
- If approved this could set a precedent.

160040

19/01/2016	Pooja Kumar	Mrs M Hill	9 Vickers Close Vickers Close Woodley RG5 4PA
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Proposal : Application for a certificate of lawful development for a single storey rear conservatory. (Retrospective)

Observations : Two residents were present at the meeting to voice concerns and one letter of concern had been received.

After listening to the residents' concerns the Committee considered the application and had the following strong concerns:

- The conservatory has been built right up to the boundary and the soffit boards and gutter overhang the neighbouring property.
- The plans are unclear and do not show the overhang over the neighbouring property.

The Committee recommended that the planning officer should visit the site to assess the situation.

160062

02/02/2016	Stephen Thwaites	Directors, Waingels Academies	Bungalow, Waingels College Waingels Road Woodley RG5 4RF
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Proposal : Full planning application for the proposed change of use from dwelling (C3) to nursery (D1) plus single storey side and rear extension to dwelling.

Observations : Two letters of concern had been received for this application.

The Committee considered the proposal and had the following concerns:

- Possible increased noise levels for the nearby residential properties.
- Increased traffic in the vicinity of the college, where the amount of traffic is already a problem.
- Increased parking in the roads around the college.

The Committee suggested that if the college entrance gate at the eastern end of the footpath leading from Denmark Avenue continued to be locked shut for the majority of the day, with no extension of its opening times, additional daytime parking in Denmark Avenue, Shipley Close and Perth Close due to the proposed nursery could be prevented.

Date :- 18/02/2016

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>
160167	28/01/2016	Graham Vaughan	Mr Gareth Bertram	44 Tippings Lane 44 Tippings Lane Wooley RG5 4RY
<p>Proposal : Full planning application for the proposed erection of 2 No. 2 bed dwellings following sub-division of existing 4 bed dwelling.</p> <p>Observations : Two residents were present at the meeting to voice their concerns and five letters of concern had been received.</p> <p>The Committee considered the application and had the following concerns:</p> <ul style="list-style-type: none"> - The proposal creates a terrace where there was previously a semi-detached property. - Construction was started without planning permission. - The alterations have not been carried out in accordance with the submitted drawings: the front door to No.44A has not been installed at the front of the property and the new front window to No.44A is larger than shown on the drawing. 				
160186	02/02/2016	Stephen Thwaites	Mr M Rook	40 Mannock Way Mannock Way Woodley RG5 4XW
<p>Proposal : Householder application for a proposed erection of a flat roof rear dormer window extension to dwelling.</p> <p>Observations : One letter of concern had been received for this application.</p> <p>The Committee considered the proposal and had the following concerns:</p> <ul style="list-style-type: none"> - Loss of privacy to the adjacent properties at No.39 and No.41. - Overbearing. - Visually unacceptable. - Concern that, if approved, this could set a precedent. 				