

**Minutes of a Meeting of the Plans Committee held at the Oakwood Centre
on Tuesday 12 January 2016 at 7:45 pm**

Present: *Councillors: T. Barker (Chairman); S. Brindley; C. Dixon; R. Dolinski;
M. Walker; P. Wicks*

Officer present: *L. Matthews, Committee Officer*

73. **APOLOGIES**

Apologies for absence were received from Councillors M. Green and S. Rahmouni.

74. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

75. **MINUTES OF PREVIOUS MEETING**

RESOLVED:

- ◆ That the minutes of the meeting held on 15 December 2015 be approved and signed by the Chairman as a true and accurate record.

76. **PLANNING DECISIONS**

RESOLVED:

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

77. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

78. **PLANNING APPEAL**

RESOLVED:

- ◆ To note that the following appeal had 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.

79. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ 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.

The following three items were notified by Wokingham Borough Council after the agenda had been issued.

80. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note the following:

TPO 190/1980: 2A Butts Hill Road, Woodley, RG5 4NH.

Consent for the following work:

- The selective pruning of a Scots pine.
- The selective pruning of a copper beech.
- The selective pruning of a magnolia.

81. **WOKINGHAM BOROUGH COUNCIL PAPERLESS PRACTICES WORKSHOP**

Members noted that Wokingham Borough Council would be holding two workshop sessions to demonstrate how plans can be effectively viewed electronically.

RESOLVED:

- ◆ That a representative would not be sent to the paperless practices workshop sessions as Woodley Town Council had already made the necessary arrangements to view plans electronically and the new practice had been carried out successfully during the current meeting.

82. **WOKINGHAM BOROUGH COUNCIL CALL FOR DEVELOPMENT SITES**

Members noted information received from Wokingham Borough Council advising that the Local Plan was to be updated to set the principles of where and how homes and other development should be provided to meet housing needs up to 2036, and issuing a call for sites, which would be assessed to see whether they were appropriate for development.

83. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of three ongoing enforcement matters.

The meeting closed at 8:45 pm

Chairman

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>
153040	2 Penrose Avenue	Householder application for the proposed single storey rear extension, first floor side extension to dwelling plus a new proposed entrance.	Approved <i>[WTC: no objections]</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>
153119	130 Wheble Drive	Certificate of lawfulness application for the proposed erection of a garden shed and platform.	Approved
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>
153252	8 Oban Gardens	Certificate of lawfulness application for the proposed erection of a single storey rear extension to form a cloakroom.	Approved

Woodley Town Council

Date :- 13/01/2016

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;				
152651	17/12/2015	Laura Callan	Taylor Wimpey West London	Land at Sandford Farm Mohawk Way Woodley RG5
<p>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.</p> <p>Observations : No objections.</p>				
153174	14/12/2015	David Islip	Mr Tilak Mangisetty	4 Clivedale Road Clivedale Road Woodley RG5 3RD
<p>Proposal : Householder application for the proposed erection of a single storey side extension and first floor side dormer extensions to dwelling.</p> <p>Observations : No objections.</p>				
153181	14/12/2015	David Maguire	Ms Paula Druce	6 Western Avenue Western Avenue Woodley RG5 3BH
<p>Proposal : Householder application for the proposed erection of a single storey side extension following the demolition of the existing side porch.</p> <p>Observations : No objections.</p>				
153255	04/01/2016	Mark Croucher	Mrs Yvonne Edwards	11 Rochester Avenue Rochester Avenue Woodley RG5 4NA
<p>Proposal : Householder application for the proposed conversion of existing garage to habitable accommodation.</p> <p>Observations : No objections.</p>				
153324	14/12/2015	Pooja Kumar	Mr & Mrs Polley	1 Mollison Close Mollison Close Woodley RG5 4XG
<p>Proposal : Householder application for the proposed conversion of existing loft space to additional habitable accommodation to include rear dormer extension.</p> <p>Observations : No objections.</p>				

Date :- 13/01/2016

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>
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 : No objections.

Date :- 13/01/2016

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;**153333**

14/12/2015	David Maguire	Mr & Mrs Sukhbir Jhheent	68 Norton Road Norton Road Woodley RG5 4AJ
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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 : The Committee did not object to the extension in principle, but had concerns that the roof form was visually unacceptable.
