

Woodley Town Council

Minutes of a Meeting of the Plans Committee held at the Oakwood Centre on Tuesday 15 April 2014 at 7:45 pm.

Committee Members Present :- Councillor T. Barker
Councillor J. Cheng (Chairman)
Councillor M. Holmes
Councillor R. Neall
Councillor M. Walker

Also in Attendance :- L. Matthews, Committee Officer

01 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors N. Cox, R. Duncan, M. Storry and M. Willson.

02 DECLARATIONS OF INTEREST

Councillor M. Holmes - Prejudicial interest: Agenda item 05.3, planning application F/2014/0369: St James Church Centre, as she attends the church.
Councillor Holmes took no part in the decision on this item.

03 MINUTES OF PREVIOUS MEETING

RESOLVED:

To approve the minutes of the meeting held on 18 March 2014 and for the Chairman to sign them as a true and accurate record.

04 PLANNING DECISIONS

RESOLVED:

To note information on decision notices received from the planning authority since the last meeting. (Appendix 4).

05 CURRENT PLANNING APPLICATIONS

RESOLVED:

To forward comments to the Borough Council as follows:

05- 1	F /2014/0106	Plot Ref :-	Type :-	Full
	Applicant Name :-	Mr & Mrs M Boulter	Date Received :-	10/04/2014
	Location :-	55 Nightingale Road Nightingale Road Woodley RG5 3LU	Date Returned :-	16/04/2014
	Proposal :	Proposed erection of a first floor side and rear extension, part single storey front extension and conversion of existing garage to additional habitable accommodation.		
		Amended plans received 10/04/2014, showing two storey rear extension in addition to first floor side and single storey front.		
	Observations :	The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.		
		Following receipt of amended drawings on 10/04/2014, the Committee had no further comments.		

05- 2 F /2014/0166 Plot Ref :- Type :- Full
Applicant Name :- Mr Gurcharan Singh Date Received :- 25/03/2014
Location :- 340 Kingfisher Drive Date Returned :- 16/04/2014
Kingfisher Drive
Woodley
RG5 3LH
Proposal : Proposed erection of a front porch and canopy with brick pillars (part retrospective).
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 3 F /2014/0276 Plot Ref :- Type :- Full
Applicant Name :- Mrs Jayne Payne Date Received :- 01/04/2014
Location :- 55 Hawker Way Date Returned :- 16/04/2014
Hawker Way
Woodley
RG5 4PF
Proposal : Proposed erection of first floor side extension to dwelling.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 4 F /2014/0369 Plot Ref :- Type :- Full
Applicant Name :- Jeremy Galpin Date Received :- 20/03/2014
Location :- St James Church Centre Date Returned :- 16/04/2014
Kingfisher Drive
Woodley
RG5 3LH
Proposal : Proposed replacement of existing roof with a new pitched roof over church, demolition of existing bell tower and replacement with new, plus erection of single storey extension to south elevation to provide store.
Observations : No objections.

05- 5 F /2014/0401 Plot Ref :- Type :- Full
Applicant Name :- Tim Wren Date Received :- 19/03/2014
Location :- 32 Rose Close Date Returned :- 16/04/2014
Rose Close
Woodley
RG5 4UR
Proposal : Proposed erection of a first floor side extension, single storey rear extension and conversion of existing garage to additional habitable accommodation.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 6 F /2014/0498 Plot Ref :- Type :- Full
Applicant Name :- Mr A Farrant Date Received :- 31/03/2014
Location :- 12 Harris Close Date Returned :- 16/04/2014
Harris Close
Woodley

RG5 4XH

Proposal : Proposed erection of a two storey side and rear extension to dwelling, plus conversion of existing garage to create habitable accommodation with replacement roof.

Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 7 F /2014/0500 Plot Ref :- Type :- Full
Applicant Name :- Clive Little Date Received :- 31/03/2014
Location :- 52 Campbell Road Date Returned :- 16/04/2014
Campbell Road
Woodley
RG5 3NB
Proposal : Proposed erection of a single storey rear extension to dwelling.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 8 F /2014/0513 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs R Horskins Date Received :- 18/03/2014
Location :- 8 Brecon Road Date Returned :- 16/04/2014
Brecon Road
Woodley
RG5 4PR
Proposal : Proposed erection of a single storey rear extension to dwelling.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 9 F /2014/0519 Plot Ref :- Type :- Full
Applicant Name :- Mr Creech Date Received :- 17/03/2014
Location :- 64 Haddon Drive Date Returned :- 16/04/2014
Haddon Drive
Woodley
RG5 4LT
Proposal : Proposed erection of a single storey side extension and first floor side extension to dwelling.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 10 F /2014/0520 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Khan Date Received :- 31/03/2014
Location :- 42 Rowan Drive Date Returned :- 16/04/2014
Rowan Drive
Woodley
RG5 4LW
Proposal : Proposed erection of single storey rear and side extensions to dwelling

and partial conversion of garage to habitable accommodation.

Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 11 F /2014/0525 Plot Ref :- Type :- Full
Applicant Name :- Jason Foster Date Received :- 31/03/2014
Location :- 32 Wyndham Crescent Date Returned :- 16/04/2014
Wyndham Crescent
Woodley
RG5 3AZ
Proposal : Proposed erection of a two storey side and single storey rear extensions to dwelling, plus conversion of existing loft to additional habitable accommodation.
Observations : The Committee had the following concerns:
- Out of keeping with neighbouring properties.
- Out of character in terms of design and size.
- Massing effect on the neighbouring property at No. 34.

05- 12 F /2014/0532 Plot Ref :- Type :- Full
Applicant Name :- Jonathan Dixon Date Received :- 07/04/2014
Location :- 10 Willowside Date Returned :- 16/04/2014
Willowside
Woodley
RG5 4HJ
Proposal : Proposed erection of a single storey rear extension, single storey front extension and conversion of existing garage to additional habitable accommodation, changes to existing flat roof on dormer to pitched roof, installation of new roof light and changes to existing fenestration.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 13 F /2014/0540 Plot Ref :- Type :- Full
Applicant Name :- Mr N Bonney Date Received :- 19/03/2014
Location :- 13 Eastwood Road Date Returned :- 16/04/2014
Eastwood Road
Woodley
RG5 3PY
Proposal : Proposed erection of a detached dwelling, following demolition and removal of existing garage.
Observations : One resident was present at the meeting to voice his concerns, which related to:
- The boundary fence of the proposed property is adjacent to the pavement and therefore should be deemed a traffic hazard, as the boundary fence of 11 Eastwood Road was not permitted to be moved closer to the pavement as it was considered to be a traffic hazard.
- Large vehicles already have difficulty turning into Keswick Gardens and this proposal would make matters worse.
- The proposed development is not in keeping with existing properties in the area.

Following the resident's comments, the Committee discussed the application and recommended the planning application be refused on the following grounds:
- Violation of the building line in Keswick Gardens.
- The proposal is out of keeping with the street scene.

05- 14 F /2014/0567 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs D Ford Date Received :- 27/03/2014
Location :- 93 Loddon Bridge Road Date Returned :- 16/04/2014
Loddon Bridge Road
Woodley
RG5 4AE
Proposal : Proposed erection of a single storey building in rear garden to form home office.
Observations : No objections.

05- 15 F /2014/0591 Plot Ref :- Type :- Full
Applicant Name :- Mr Currie Date Received :- 27/03/2014
Location :- 5 Caldbeck Drive Date Returned :- 16/04/2014
Caldbeck Drive
Woodley
RG5 4LA
Proposal : Proposed erection of a single storey rear extension, single storey front extension to existing garage, to include a front entrance porch and changes to existing flat roof to pitched.
Observations : The applicant was present at the meeting to answer any questions the Committee may have.

Following consideration of the application the committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 16 F /2014/0595 Plot Ref :- Type :- Full
Applicant Name :- Mr A Fairweather Date Received :- 10/04/2014
Location :- 62 School Drive Date Returned :- 16/04/2014
School Drive
Woodley
RG5 3PZ
Proposal : Proposed conversion of loft space to habitable rooms, adding a pitched dormer to the front elevation, with a flat roof dormer to the rear elevation.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 17 F /2014/0616 Plot Ref :- Type :- Full
Applicant Name :- Mr Prabal Gishing Date Received :- 03/04/2014
Location :- Shop Unit 4 Date Returned :- 16/04/2014
Lodden Vale Centre
Woodley
RG5 4UX
Proposal : Application for proposed change of use from sandwich bar (A1) use to (A3) use.
Observations : No objections.

05- 18 F /2014/0626 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Mills Date Received :- 03/04/2014
Location :- Sandford House Sandford Lane Woodley RG5 4SY Date Returned :- 16/04/2014
Proposal : Proposed erection of a two storey side and rear extension to dwelling, to include rear and side dormer windows and porch to front elevation (amendment to previous consent F/2012/0069).
Observations : One letter of concern had been received.
Following consideration of the application, the Committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 19 TL/2014/0384 Plot Ref :- Type :-
Applicant Name :- CTIL & Vodafone Date Received :- 14/04/2014
Location :- Waingels Rd/ Beggars Hill Rd Waingels Rd/ Beggars Hill Rd Twyford RG10 0UB Date Returned :- 16/04/2014
Proposal : Application for prior determination for the proposed base station upgrade.
Observations : No objections

06 NEIGHBOUR CONSULTATION SCHEME

RESOLVED:

To note application HH/2014/0760.

Location: 61 Austin Road, Woodley, RG5 4EL

Proposal: Application for the prior approval of the erection of a single storey rear extension to replace existing conservatory which would extend beyond the rear wall of the original house by 3.64m, for which the maximum height would be 3.88m, and for which the height of the eaves would be 2.25m.

To note application HH/2014/0832.

Location: 76 Vauxhall Drive, Woodley, RG5 4EE

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 3.5m, for which the maximum height would be 3.0m, and for which the height of the eaves would be 2.725m.

07 READING BOROUGH COUNCIL CONSULTATION

RESOLVED:

To note that Reading Borough Council is consulting on the following documents associated with the introduction of the Community Infrastructure Levy:

- a) Community Infrastructure Levy Draft Charging Schedule, appropriate evidence and other supporting information.
- b) Draft section 106 Planning Obligations Supplementary Planning Document (to operate alongside Community Infrastructure Levy).
- c) Pre-Submission Draft Alteration of Policies on Affordable Housing Provision.

08 APPEALS

RESOLVED:

To note that an appeal has been made against refusal of planning permission for the following application:

F/2013/2274: 10 Radcot Close

Proposed erection of two storey rear and first floor side extensions to dwelling plus part

conversion of garage to habitable accommodation.

To note that an Inspector appointed by the Secretary of State for Communities and Local Government will hold a Public Inquiry into the following appeal:

O/2013/0668: Former Linpac Metal Packaging Site, Headley Road East
Outline application for residential development of up to 34 dwellings with associated access, car parking, open space and landscaping (means of access to be considered).

09 TREE PRESERVATION ORDERS

RESOLVED:

To note the following:

Woodland 3 of TPO 3/1951, Southlake Court, Linden Road, Woodley.
Consent for the selective pruning of a willow, two prunus, an ash, three silver birches, a rowan, a sumac, a fir, a eucalyptus, two oaks and a hazel.
Consent for the felling of a conifer and two magnolias.

10 STREET NAMING

RESOLVED:

To forward to Wokingham Borough Council the following suggestions for three street names for the development at the former Linpac Metal Packaging Site - 93 new dwellings:

Gemini Road
Martinet Road
Messenger Road

11 ENFORCEMENT ISSUES

The Chairman informed the meeting of one enforcement investigation closure notice received and two ongoing enforcement matters in the parish.

The Meeting closed at :

Signed : _____ Chairman Date: _____

On behalf of :- Woodley Town Council

Woodley Town Council

PLANNING DECISIONS

Plan No.	Address	Proposal	Decision
A/2014/0479	43 Crockhamwell Road	Application for advertisement consent for the proposed erection of 2 x fascia signs.	Consent granted for 5 years
CLP/2014/0047	11 Sycamore Close	Application for a certificate of lawfulness for the proposed conversion of part of the garden into parking area for 2 cars, plus moving of rear fence and gate towards dwelling.	Approved
CLP/2014/0100	74 Highgate Road	Application for a certificate of lawfulness for the proposed erection of single storey rear extension to dwelling.	Approved
CLP/2014/0202	Farriers, Farriers Close	Application for a certificate of lawful proposed use for the erection of a detached garage.	REFUSED
CLP/2014/0267	32 Wyndham Crescent	Application for a certificate of lawful proposed use for a single storey rear and first floor dormer extension plus first floor side extension to dwelling.	<i>Withdrawn</i>
CLP/2014/0289	19 Blanchard Close	Application for a certificate of lawfulness for the proposed erection of replacement conservatory following demolition of existing conservatory.	REFUSED
CLP/2014/0481	2 Kittiwake Close	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension to dwelling.	Approved
DEM/2014/0317	Fosters Home For The Elderly, Fosters Lane	Application for prior notification of the demolition of a care home at Fosters Lane.	<i>Withdrawn</i>
F/2012/2448	Land adjacent to 83 Loddon Bridge Road	Proposed erection of a 3 bedroom detached dwelling, with associated access and landscaping.	Approved
F/2013/2091	12 Gainsborough Close	Proposed conversion of garage to habitable accommodation to dwelling.	Approved
F/2013/2513	176 Loddon Bridge Road	Proposed erection of a two storey side and front extension with dormers, first floor side extension, part conversion of garage to habitable accommodation, rear Juliet balcony and repositioning of front door.	<i>Withdrawn</i>
F/2013/2577	Land to the rear of 95 Loddon Bridge Road	Proposed erection of a three bedroom chalet style bungalow with associated drive.	<i>Withdrawn</i>
F/2014/0065	36 Hazel Drive	Proposed erection of first floor side and single storey rear extensions to dwelling.	Approved
F/2014/0088	24 Haddon Drive	Proposed erection of a part two storey/ part single storey side and front extension to dwelling.	Approved

Plan No.	Address	Proposal	Decision
F/2014/0092	6 Silver Fox Crescent	Proposed erection of 4 bed dwelling with associated parking. Removal of conservatory to No.6 Silver Fox Crescent.	REFUSED
F/2014/0123	9 Ryecroft Close	Proposed erection of a two storey rear and side extension and single storey rear and side extensions to dwelling.	<i>Withdrawn</i>
F/2014/0160	5 Buccaneer Close	Proposed erection of a single storey rear extension to dwelling.	Approved
F/2014/0170	74 Ravensbourne Drive	Proposed erection of a single storey rear extension to dwelling. Demolition of existing rear extension.	Approved
F/2014/0172	55 Woodway	Proposed single storey rear extension to dwelling plus extension of roofline at rear to form gable roof to enlarge first floor accommodation. Change flat roof to pitched roof on front elevation dormer window.	Approved
F/2014/0190	55 Church Road	Proposed erection of a first floor side extension and single storey rear extension to dwelling following demolition of existing rear conservatory.	Approved
F/2014/0194	7 Clivedale Road	Proposed erection of a single storey rear extension to dwelling.	Approved
F/2014/0198	18 Lismore Close	Proposed single storey side and rear extension following demolition of existing side extension.	Approved
F/2014/0199	65 Malone Road	Proposed erection of single storey front extension to form porch following demolition of existing porch.	Approved
F/2014/0200	63 Malone Road	Proposed erection of single storey front extension to form porch following demolition of existing porch.	Approved
F/2014/0234	221 Loddon Bridge Road	Proposed single storey front extensions to form bay windows.	Approved
F/2014/0304	25 Glendevon Road	Proposed erection of a single storey rear extension to dwelling, following demolition and removal of existing conservatory.	Approved
F/2014/0346	41 Hawker Way	Application for the part conversion of garage to create downstairs cloakroom to dwelling. (Retrospective)	Approved
F/2014/0355	4 Frampton Close	Proposed single storey side extension to dwelling.	Approved
F/2014/0386	76 Vauxhall Drive	Proposed erection of a single storey rear extension to dwelling.	<i>Withdrawn</i>
RM/2013/2411	Faculty of Education & Community Studies, University of Reading, Woodlands Avenue	Reserved matters application pursuant to Outline Planning Consent O/2012/0155 (Phase 1) for the erection of 34 dwellings with associated parking comprising of 5 x 3 bed dwellings, 24 x 4 bed dwellings and 5 x 5 bed dwellings on land in the north west corner of Bulmershe Campus.	Approved