

Woodley Town Council

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

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

Also in Attendance :- L. Matthews, Committee Officer

25 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor R. Duncan.

26 DECLARATIONS OF INTEREST

Councillor M. Walker - Personal interest: Agenda item 05.8, planning application F/2014/1421: 191 Colemansmoor Road, as the applicant is known to her.
Councillor Walker took no part in the discussion or decision on this item.

27 MINUTES OF PREVIOUS MEETING

RESOLVED:

To approve the minutes of the meeting held on 17 June 2014 and for the Chairman to sign them as a true and accurate record.

28 PLANNING DECISIONS

RESOLVED:

To note information on decision notices received from the planning authority since the last meeting. (Appendix 28)

29 CURRENT PLANNING APPLICATIONS

RESOLVED:

To forward comments to the Borough Council as follows:

29- 1	CL/2014/1545	Plot Ref :-	Type :-	Cert Law
	Applicant Name :-	Mr Kam Wah Lam	Date Received :-	14/07/2014
	Location :-	4 The Parade Coppice Road Woodley RG5 3RB	Date Returned :-	17/07/2014
	Proposal :	Application for a certificate of existing lawful development for use of ground floor premises as a hot food takeaway under class A5.		
	Observations :	The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.		

29- 2	F /2014/1280	Plot Ref :-	Type :-	Full
	Applicant Name :-	Miss Julie Clements	Date Received :-	17/06/2014
	Location :-	19 Wingate Road Wingate Road Woodley RG5 4JU	Date Returned :-	17/07/2014
	Proposal :	Proposed erection of rear conservatory.		

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

29- 3 F /2014/1315 Plot Ref :- Type :- Full
Applicant Name :- Mrs Janette Baker Date Received :- 14/07/2014
Location :- 6 Lavenham Drive Date Returned :- 17/07/2014
Lavenham Drive
Woodley
RG5 4PP
Proposal : Proposed erection of a single storey rear extension to dwelling to form conservatory.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

29- 4 F /2014/1322 Plot Ref :- Type :- Full
Applicant Name :- Ms Sam Lloyd Date Received :- 19/06/2014
Location :- 8 Blossom Grove Date Returned :- 17/07/2014
Blossom Grove
Woodley
RG5 4RB
Proposal : Proposed part conversion of garage to create habitable accommodation to dwelling.
Observations : No objections.

29- 5 F /2014/1324 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Shrubbs Date Received :- 19/06/2014
Location :- 37 Nimrod Close Date Returned :- 17/07/2014
Nimrod Close
Woodley
RG5 4UW
Proposal : Proposed first floor side extension.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

29- 6 F /2014/1356 Plot Ref :- Type :- Full
Applicant Name :- Mr N Irshad Date Received :- 23/06/2014
Location :- 32 Lismore Close Date Returned :- 17/07/2014
Lismore Close
Woodley
RG5 3RT
Proposal : Proposed erection of 3 bed detached dwelling with associated works.
Observations : Three residents were present at the meeting to voice their concerns and one letter of concern had been received.

The Committee considered the application and recommended that planning permission be refused on the following grounds:
- The addition of another property would exacerbate the current parking problems in Lismore Close.
- Concerns regarding the access for emergency and refuse vehicles if the parking situation in the close is worsened.
- Although the plans show two parking spaces on the drive of the proposed new property, these spaces appear very cramped and it is

difficult to see how they would be accessed.

- Out of keeping with the street scene.
 - Proximity to the A3290.
 - Concern that the size of the accommodation does not comply with Wokingham Borough Council guidelines.
 - Concern that construction traffic will block the access to existing houses.
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29- 7 F /2014/1397 Plot Ref :- Type :- Full

Applicant Name :- Cistermiser Ltd Date Received :- 30/06/2014

Location :- Units 1&2 Woodley Park Estate Date Returned :- 17/07/2014
59 Reading Road
Woodley
RG5 3AW

Proposal : Application to insert 3 No. high level obscure glazed windows on rear elevation.

Observations : 2 letters of objection had been received for this application.

The committee supported the residents' concerns that the neighbouring gardens would be overlooked, resulting in a loss of privacy, and if planning permission is granted would request that obscure glass should be mandatory and the windows should not be openable.

It should be noted that one resident claims that a previous condition imposed on the existing windows that they should not be opened by more than 125mm has not been adhered to.

29- 8 F /2014/1405 Plot Ref :- Type :- Full

Applicant Name :- Mr A Shambrook Date Received :- 25/06/2014

Location :- 26 Walmer Road Date Returned :- 17/07/2014
Walmer Road
Woodley
RG5 4PN

Proposal : Proposed erection of a part two storey/part single storey rear extension and single storey front extension to dwelling, plus replacement of existing roof tiles and render to front elevation.

Observations : One letter of concern had been received for this application.
The concerns related to:
- The size of the extension will make it overbearing.
- The integrity of the walls and roof of the adjacent linked garage must be maintained.
- The extension extends over a drain at the rear of the property and this must not be damaged.

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

29- 9 F /2014/1418 Plot Ref :- Type :- Full

Applicant Name :- Mr & Mrs David Duvall Date Received :- 27/06/2014

Location :- 39 Hudson Road Date Returned :- 17/07/2014
Hudson Road
Woodley
RG5 4EN

Proposal : Proposed sub division of existing dwelling house into two dwellings.

Observations : The Committee recommended that planning permission be refused on the following grounds:
- Sub-division of the existing dwelling would create a terrace of houses.
- Not in keeping with the street scene.

- Parking spaces for the middle house would be in front of the new end house.
 - Planning permission has previously been granted to extend the original property and this should not now be allowed to be turned into a separate dwelling.
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29- 10 F /2014/1421 Plot Ref :- Type :- Full
Applicant Name :- Ms G Sloan Date Received :- 27/06/2014
Location :- 191 Colemansmoor Road Date Returned :- 17/07/2014
Colemans Moor Road
Woodley
RG5 4DD
Proposal : Proposed 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.

29- 11 F /2014/1436 Plot Ref :- Type :- Full
Applicant Name :- Mr Mark Briggs Date Received :- 03/07/2014
Location :- 25 Fosters Lane Date Returned :- 17/07/2014
Fosters Lane
Woodley
RG5 4HH
Proposal : Proposed erection of single storey side and rear extensions, plus conversion of roofspace to create habitable accommodation to dwelling.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

29- 12 F /2014/1458 Plot Ref :- Type :- Full
Applicant Name :- Mr D Dudman Date Received :- 02/07/2014
Location :- 2 Oban Gardens Date Returned :- 17/07/2014
Oban Gardens
Woodley
RG5 3RG
Proposal : Proposed erection of a flat roof side dormer extension to dwelling.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

29- 13 F /2014/1490 Plot Ref :- Type :- Full
Applicant Name :- Miss Tiffany Wallington Date Received :- 08/07/2014
Location :- 11 Western Avenue Date Returned :- 17/07/2014
Western Avenue
Woodley
RG5 3BJ
Proposal : Proposed erection of two storey side extension with pitched roof.
Observations : The Committee had no objections to this proposal, but would like there to be a condition that the finish of the brickwork should match the original brickwork, as shown on the submitted illustrations.

29- 14 F /2014/1493 Plot Ref :- Type :- Full
Applicant Name :- Church Council Date Received :- 09/07/2014
Location :- Christ Church Crockhamwell Road Date Returned :- 17/07/2014
Woodley
RG5 3LA
Proposal : Proposed relocation of fire exit, increase size of existing windows and add additional window to upper hall.
Observations : No objections.

29- 15 F /2014/1503 Plot Ref :- Type :- Full
Applicant Name :- Ms Gemma Rawlings Date Received :- 08/07/2014
Location :- 33 Selcourt Close Date Returned :- 17/07/2014
Selcourt Close
Woodley
RG5 3AS
Proposal : Proposed single storey front extension, raising of roof with side dormer extension to create first floor accommodation to dwelling. Removal of chimney stack.
Observations : One resident was present at the meeting to voice his concerns regarding this application.

The Committee discussed the application and recommended that the application should be refused on the following grounds:
- The dormer window will overlook the neighbouring property leading to loss of privacy.

If planning permission is granted there should be a condition that obscure glass must be used in this window.

29- 16 F /2014/1510 Plot Ref :- Type :- Full
Applicant Name :- Mr Chris Hickey Date Received :- 14/07/2014
Location :- 143 Crockhamwell Road Date Returned :- 17/07/2014
Crockhamwell Road
Woodley
RG5 3JP
Proposal : Proposed erection of a single storey extension and new shop front and installation of two air conditioning units.
Observations : No comment.

29- 17 O /2014/1249 Plot Ref :- Type :- Outline
Applicant Name :- London & Cambridge Properties Date Received :- 27/06/2014
Location :- Part of Former Linpac Site Date Returned :- 17/07/2014
Headley Road East
Woodley
RG5 4HY
Proposal : Outline applicaton for residential development of up to 29 dwellings with associated access, car parking, open space and landscaping (means of access to be considered).
Observations : The Committee considered that this proposal was an improvement on the previous application for this site, but strongly felt that the interests of Woodley would be better served by providing the light industrial units that were originally agreed.

The Committee therefore recommended that this application be refused.

30 PLANNING APPEALS

RESOLVED:

a) To note the following appeal decision:

Appeal Ref: APP/X0360/D/14/2218769
Location: 35 Selsdon Avenue, Woodley, RG5 4PQ
Proposed development: Erection of single storey rear and side extensions plus 2 x side flat roof dormers (extended) retrospective planning permission F/2013/0961.
Decision: Appeal dismissed

b) To note that a Public Inquiry is to be held into the following appeal:

Application No: O/2013/0668
Location: Former Linpac Metal Packaging Site, Headley Road East, Woodley.
Proposed development: 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).

31 NEIGHBOUR CONSULTATION SCHEME

RESOLVED:

To note application OFF/2014/1306.
Location: Lodden Vale House, Hurricane Way, Woodley, RG5 4UX
Proposal: Prior approval submission for the conversion of ground and first floor of existing offices (Use Class B1) to 12 residential units (Use Class C3).

To note application HH/2014/1520
Location: 17 Tennyson Road, Woodley, RG5 3RH
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 3.17m, for which the maximum height would be 3.00m, and for which the height of the eaves would be 2.20m.

32 TREE PRESERVATION ORDERS

RESOLVED:

To note the following:

Woodland 3 of TPO 3/1951: 15 Highgate Road, Woodley.
Consent for the selective pruning of a Scots pine.

33 ENFORCEMENT ISSUES

The Chairman informed the meeting of two enforcement investigation closure notices received and four ongoing enforcement matters.

The Meeting closed at : 9:25pm

Signed : _____ Chairman Date: _____

On behalf of :- Woodley Town Council

Woodley Town Council

PLANNING DECISIONS

Plan No.	Address	Proposal	Decision
CLP/2014/1109	108 Loddon Bridge Road	Erection of a single storey side extension to form an enclosed porch.	Approved
F/2014/0276	55 Hawker Way	Proposed erection of first floor side extension to dwelling.	<i>Withdrawn</i>
F/2014/0616	Shop Unit 4 Loddon Vale Centre	Application for proposed change of use from sandwich bar (A1) use to (A3) use.	Approved
F/2014/0724	111 Haddon Drive	Proposed erection of single storey front extension , single storey rear extension and demolition of existing garage.	Approved
F/2014/0730	Farriers Farriers Close	Proposed erection of a new detached 2-bay garage.	Approved
F/2014/0746	12 The Ridgeway	Proposed erection of single storey extension to side of dwelling plus a loft conversion with front and rear dormers.	Approved
F/2014/0874	145 Crockhamwell Road	Proposed change of use from Use Class A2 (Financial and Professional Services) to Use Class A5 (Hot Food Takeaway); and installation of extraction/ventilation equipment.	Approved
F/2014/0897	19 Blanchard Close	Proposed erection of rear conservatory following demolition of existing conservatory.	Approved
F/2014/0980	21 Sherbourne Drive	Proposed erection of single storey side extension to dwelling, plus insertion of first floor side window.	Approved
F/2014/1074	13 Eastwood Road	Proposed erection of a detached dwelling, following demolition and removal of existing garage, and creation of additional car parking spaces off Keswick Gardens.	REFUSED
F/2014/1017	88 Antrim Road	Proposed erection of single storey front extension and conversion of garage to additional habitable accommodation.	Approved
F/2014/1026	7 Chard Close	Proposed erection of a single storey front extension to dwelling	Approved
F/2014/1206	7 Beaufield Close	Proposed erection of single storey rear extension and single storey front extension to the existing garage.	<i>Withdrawn</i>
HH/2014/1223	40 Austin Road	Determination as to whether prior approval is required for the erection of a single storey extension to the rear of the dwelling.	Prior approval not required
OFF/2014/0974	2 Southlake Parade Kingfisher Drive	Prior approval submission for the proposed change of use from a retail (Use Class A1) use to a self contained residential flat (Use Class C3).	Prior approval granted