

**Minutes of a Meeting of the Plans Committee held at the Oakwood Centre
on Tuesday 15 March 2016 at 7:45 pm**

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

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

Officer present: *L. Matthews, Committee Officer*

92. **APOLOGIES**

Apologies for absence were received from Councillors C. Dixon and M. Green.

93. **DECLARATIONS OF INTEREST**

Councillor T. Barker – Prejudicial pecuniary interest: Agenda item 4, planning application 160530: 34 Warren Road, as he owns property and lives in Warren Road.
Councillor Barker took no part in the discussion or decision on this application.

94. **MINUTES OF PREVIOUS MEETING**

RESOLVED:

- ◆ That the minutes of the meeting held on 16 February 2016 be approved and signed by the Chairman as a true and accurate record.

95. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

96. **PLANNING DECISIONS**

RESOLVED:

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

97. **PLANNING APPEAL**

RESOLVED:

- ◆ 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.

98. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note the following:

TPO 3/1951: 41 Malone Road, Woodley, RG5 3NL.
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.
Consent for the selective pruning of an oak.

99. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of six ongoing enforcement matters.

The meeting closed at 9:45 pm

Chairman

Woodley Town Council

Date :- 16/03/2016

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;				
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 : No objections.				
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 : One letter of concern had been received about this application.				
The Committee considered the application and had no objections to the proposal.				
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 : No objections.				
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 : No objections.				
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 : No objections.				
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 : No objections.				

Date :- 16/03/2016

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>
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 : No objections.				
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 : No objections.				
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 : No objections.				
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 : No objections.				
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 : No objections.				
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 : No objections.				

Date :- 16/03/2016

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>
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 : No objections.				
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 : No objections.				
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 : No objections.				
160530	07/03/2016	Stefan Fludger	Mr & Mrs Michael Graham	34 Warren Road Warren Road Woodley RG5 3AR
Proposal : Householder application for proposed single storey side extension following demolition of existing garage plus single storey rear extension to dwelling.				
Observations : No objections.				

Signed _____ Date _____

Deborah Mander Town Clerk

Date :- 16/03/2016

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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Refused on the following applications;**160122**

19/02/2016	Pooja Kumar	Mr P Portch & Mr C Tagg	Pumping Station Tippings Lane Woodley RG5 4RY
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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 : Six residents were present at the meeting to voice their concerns and three letters of concern had been received.

After listening to the residents' concerns, the Committee considered the proposal and recommended that the application be refused on the following grounds:

- Proximity to ancient woodland.
- There is a stream within 20m of the site.
- Highway safety: the site is situated between two bends in the road, giving inadequate sight lines.
- There is a bus stop almost opposite the site, leading to increased risk as cars pull out to pass the bus whilst out of site of the proposed development.
- Out of keeping with the current street scene, which is almost uninterrupted woodland along the eastern side of Tippings Lane.
- The development would be detrimental to local rare and protected plant and animal species, such as yellow wagtail, grey wagtail, willow tit, Loddon lily and bats.
- The proposed development would increase the size of the existing building by approximately 200%.
- The necessary bat survey, biodiversity survey and watercourse statement have not been included with the application.
- Previous investigations suggest that the site could be contaminated and that the land housed a sewage pump. This should be investigated.

The Committee was also very concerned that the site had already been cleared and trees had been cut down.

Signed _____ Date _____

Deborah Mander Town Clerk

Date :- 16/03/2016

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;**160299**

23/02/2016	Brett Beswetherick	Mr Tim Potter	96 Haddon Drive Haddon Drive Woodley RG5 4LT
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Proposal : Householder application for a proposed two storey side and rear extension with roof lights.**Observations :** Two residents were present at the meeting to voice their concerns and two letters of concern had been received.

The Committee considered the proposal and had the following concerns:

- Concern that insufficient parking provision has been made. The proposed garage is not large enough to house a car.
- The 1st floor windows to the side elevation overlook the property at 2 Rowan Drive. If approval is given, these windows should have obscure glass.
- The proposed roof line shown on the front and rear elevations is inconsistent.

160375

26/02/2016	Pooja Kumar	Mr & Mrs Steve Brown	77 Beechwood Avenue Beechwood Avenue Woodley RG5 3DF
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Proposal : Full application for the proposed demolition of existing dwelling and the erection of a two storey replacement dwelling.**Observations :** Two residents were present at the meeting to voice their concerns and two letters of concern had been received.

The Committee considered the proposal and had the following concerns:

- The double doors shown to the rear wall of the master bedroom would provide access to the flat roof of the single storey rear extension, which could be used as a balcony and would result in loss of privacy for the neighbours.
- If approval is given there should be a condition that the flat roof to the single storey rear extension cannot be used as a balcony.
- Loss of light to the neighbouring property at No. 79.
- Loss of privacy to the property at No. 79 due to the windows in the side elevation.

160509

07/03/2016	Pooja Kumar	Ms Lijuan Chen	61 - 63 Crockhamwell Road Crockhamwell Road Woodley RG5 3JW
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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 :** The Committee had concerns about the proposed 24 hour opening because of the disturbance that could be caused to residents in the surrounding dwellings. If approval is given, the Committee would like the opening hours restricted to between 6am and midnight.**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 :** One resident was present at the meeting to voice his concerns.

The Committee considered the proposal and had the following concerns:

Date :- 16/03/2016

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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- The proposal is out of keeping with the other hipped-roof bungalows surrounding the property.
 - Visually unacceptable.
 - Would set a precedent.
 - The gable end would be overbearing for the neighbouring property.
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Signed _____ Date _____

Deborah Mander Town Clerk

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough CouncilMinute Ref

Thu 10 March 2016

District Ref

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

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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

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