

**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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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. 				