

**Minutes of a Meeting of the Plans Committee held at the Oakwood Centre
on Tuesday 17 March 2015 at 7:45 pm**

Present: *Councillors: J. Cheng (Chairman); T. Barker; P. Challis; M. Holmes;
R. Neall; S. Rahmouni; M. Walker*

Also present: *Councillor K. Haines
8 members of the public*

Officer present: *L. Matthews, Committee Officer*

108. **APOLOGIES**

Apologies for absence were received from Councillor R. Duncan.

109. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

110. **MINUTES OF PREVIOUS MEETING**

RESOLVED:

- ◆ That the minutes of the meeting held on 17 February 2015 be approved and signed by the Chairman as a true and accurate record.

111. **PLANNING DECISIONS**

RESOLVED:

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

112. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

- ◆ To forward comments to the planning authority as follows:

F/2014/1356

Location: Site adjacent to 32 Lismore Close, Woodley, RG5 3RT.

Revised plans

Proposal: Proposed erection of 3 bed detached dwelling with associated works.

Two residents were present at the meeting to voice their concerns, which related to:

- The concerns regarding parking and access problems in the close have not been addressed.
- The design of the proposed house is out of character with the other properties in the close.
- The proximity of the proposed dwelling to No. 32 will cause this part of the close to become very crowded and will be out of keeping with the street scene.
- The proposed 3m high acoustic wall will be unsightly and will cause loss of light to No.33.
- This area is currently part of the garden of No.32 so this development will result in "garden grabbing".

After listening to the residents' concerns, the Committee discussed the proposal and recommended that the application 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 A329(M) will have a negative impact on future residents of the proposed property.
- 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.
- The massing effect of the proposed 3m high acoustic wall will be unsightly and the wall will lead to loss of light to Nos. 32 and 33.

VAR/2015/0093

Location: Bulmershe Campus, Woodlands Avenue, Woodley, RG5 3EU.

Proposal: Application to remove condition 34 of planning consent F/2014/0875.

Observations: The Committee had concerns for the future residents of this development. There had not been any changes to the layout of the development and therefore the reasons for which condition 34 had been imposed had not changed, and the Committee recommended that condition 34 should not be removed.

F/2015/0305

Location: 105 Howth Drive, Woodley, RG5 3DJ.

Proposal: Proposed installation of a dropped kerb for vehicular access to front of dwelling.

Observations: No objections.

F/2015/0314

Location: 53 Quentin Road, Woodley, RG5 3NE.

Proposal: Proposed erection of a single storey extension to form a rear conservatory, including demolition of boundary wall to accommodate conservatory.

The applicant was present at the meeting.

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

F/2015/0315

Location: 64 Fitzroy Crescent, Woodley, RG5 4EX.

Proposal: Proposed erection of a two storey side extension, following demolition and removal of existing extension, conversion of existing loft space to additional habitable accommodation.

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

F/2015/0322

Adjoining parish consultation

Location: Land adjacent to Keepers Cottage, Sonning Golf Club, Duffield Road, RG4 6GJ.

Proposal: Proposed erection of 2No. semi-detached dwellings and associated works.

The planning consultant for the project was present at the meeting.

Observations: The Committee asked that the planning officer considers the implications that this development would have on traffic leaving Woodley via Duffield Road.

F/2015/0326

Location: 11 Buckden Close, Woodley, RG5 4HB.

Proposal: Proposed erection of single storey side and rear extensions to dwelling.

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

F/2015/0363

Location: 9 Fosters Lane, Woodley, RG5 4HH.

Proposal: Proposed erection of a single storey side extension to dwelling.

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

F/2015/0395

Location: 48 Arundel Road, Woodley, RG5 4JT.

Proposal: Proposed erection of a single storey front, rear and side extension and conversion of existing garage to create habitable accommodation to dwelling and demolition of workshop.

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

F/2015/0438

Location: 8 Sunderland Close, Woodley, RG5 4XR.

Proposal: Proposed erection of a single storey front/side extension to dwelling, repositioning of front door with creation of a new gable roof and porch.

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

F/2015/0442

Location: 1 Dunbar Drive, Woodley, RG5 4HA.

Proposal: Proposed conversion of garage to create habitable accommodation to dwelling, plus a single storey front extension to form porch.

Observations: No objections.

F/2015/0452

Location: 3 Corbett Gardens, Woodley, RG5 4JY.

Proposal: Proposed erection of a two storey side extension, single storey front and rear extensions and part conversion of existing garage.

Observations: The Committee had concerns that the proposed driveway parking might be insufficient, as there is limited parking on the street in this small close.

F/2015/0482

Location: 37 Lismore Close, Woodley, RG5 3RT.

Proposal: Proposed erection of single storey side and rear extensions plus single storey front porch extension.

Observations: The Committee had some concerns regarding the impact the proposed side extension would have on the street scene to the side of No.37.

F/2015/0490

Location: 164 Reading Road, Woodley, RG5 3AA.

Proposal: Proposed erection of a two storey side extension, side dormer extension, single storey rear extension and creation of front canopy and removal of existing chimney stack.

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

F/2015/0529

Location: 130 Antrim Road, Woodley, RG5 3NZ.

Proposal: Proposed erection of part two storey/part single storey side, single storey front and first floor rear extensions.

The applicant was present at the meeting.

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

F/2015/0534

Location: 12 Arundel Road, Woodley, RG5 4JL.

Proposal: Proposed erection of 1No. semi-detached dwelling attached to No.12 Arundel Road.

The applicant was present at the meeting.

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

F/2015/0535

Location: 64 Fawcett Crescent, Woodley, RG5 3HU.

Proposal: Proposed erection of a single storey rear extension, first floor rear extension and conversion of existing loft space to additional habitable accommodation.

The Committee recommended that this application be refused on the following grounds:

- Overdevelopment of the plot.
- Unneighbourly development.
- Out of keeping with neighbouring properties.
- Loss of light and privacy, particularly from the two-storey element.
- Insufficient on-site/off-road parking provision for the size of the proposed house.

F/2015/0540

Location: 21 Harris Close, Woodley, RG5 4XH.

Proposal: Proposed erection of single storey side and rear extension.

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

113. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note the following:

TPO 25/1971: 9 Ryecroft Close, Woodley.
Consent for the felling and replacement of an oak.

TPO 1307/2009: 29 Warren Road, Woodley.
Consent for the selective pruning of an oak.

114. **LOCAL PLANNING ENFORCEMENT PLAN CONSULTATION**

Members discussed the draft Local Planning Enforcement Plan received from Wokingham Borough Council and

RESOLVED:

- ◆ To notify Wokingham Borough Council that the Committee had no comments on the draft Local Planning Enforcement Plan.

115. **COMMUNITY INFRASTRUCTURE LEVY**

RESOLVED:

- ◆ To note that Wokingham Borough Council will adopt the Community Infrastructure Levy (CIL) Charging Structure with effect from 6 April 2015

116. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of one ongoing enforcement matter.

The meeting closed at 9:30 pm

Chairman

Woodley Town Council

PLANNING DECISIONS

Plan No.	Address	Proposal	Decision
F/2014/1912	Woodford Park Leisure Centre, Haddon Drive	Proposed construction of an external 3G artificial turf pitch with fencing, floodlighting and a storage container, surrounded by a bund to the south and west. In addition, proposed extension of existing car park over tennis courts to provide additional 59 parking spaces.	Approved
F/2014/2315	147 Headley Road	Erection of a rear single storey timber framed building, following removal of existing timber framed single storey building. (Retrospective)	Approved <i>[WTC: no objections]</i>
O/2014/2318	24 South Lake Crescent	Outline application for the proposed erection of 1No. dwelling (appearance and landscaping to be considered).	REFUSED <i>[WTC: no objections]</i>
F/2014/2545	7 Malvern Close	Proposed erection of single storey side and rear extension with part conversion of garage to habitable accommodation.	Approved <i>[WTC: no objections]</i>
F/2014/2558	53 Howth Drive	Proposed erection of a first floor side extension to dwelling.	Approved <i>[WTC: no objections]</i>
F/2014/2575	86 Loddon Bridge Road	Retention of beauty and medical aesthetics practice (D1) of previous application number F/2012/0213. (Condition 1)	Approved <i>[WTC: no objections]</i>
F/2014/2714	93 Loddon Bridge Road	Proposed part garage conversion to a garden room with covered pergola, and the erection of a replacement front porch.	Approved <i>[WTC: no objections]</i>
F/2014/2773	14 Harris Close	Proposed conversion of garage to habitable accommodation.	Approved <i>[WTC: no objections]</i>
F/2014/2798	59 Butts Hill Road	Proposed erection of a two storey side/rear extension, first floor side and single storey rear extension with front pitched roof to bay window and creation of a new front entrance porch.	Approved <i>[WTC: no objections]</i>
F/2015/0066	27 Fairwater Drive	Proposed erection of detached double garage following the demolition of existing detached garage. (Retrospective)	REFUSED <i>[WTC: refuse]</i>

PLANNING DECISIONS continued

Plan No.	Address	Proposal	Decision
CLE/2015/0094	53 Howth Drive	Application for a certificate of lawful existing development for the construction of a front porch and single storey side extension to dwelling.	Approved <i>[WTC: no comment]</i>
F/2015/0203	37 Wallace Close	Proposed erection of a single storey rear extension to dwelling.	Approved <i>[WTC: no objections]</i>
CLP/2015/0378	1 Duncan Road	Application for a certificate of lawful proposed development for the erection of a garden wall to the front/side of the property.	Approved