

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

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

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

Officer present: *L. Matthews, Committee Officer*

53. **APOLOGIES**

Apologies for absence were received from Councillor M. Green.

54. **DECLARATIONS OF INTEREST**

The following declarations of interest were made by Members:

Councillor T. Barker – Possible prejudicial interest: Agenda item 5: planning application 152569: St. John Ambulance Centre, Church Road, as he is a consultant on contract to Vodaphone which is one of the applicants.

Councillor Barker took no part in the discussion or decision on this item.

Councillor C. Dixon – Personal interest: Agenda item 5, planning application 152878: 26 Willowside, as this property is close to her own property.

Councillor Dixon took no part in the discussion or decision on this item.

Councillor P. Wicks – Personal interest: Agenda item 5, planning application 152878: 26 Willowside, as this property is close to his own property.

Councillor Wicks took no part in the discussion or decision on this item.

55. **MINUTES OF PREVIOUS MEETING**

RESOLVED:

- ◆ That the minutes of the meeting held on 20 October 2015 be approved and signed by the Chairman as a true and accurate record.

56. **PLANNING DECISIONS**

RESOLVED:

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

57. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

58. **PLANNING APPEALS**

58.1 **RESOLVED:**

- ◆ To note that the following appeal had been lodged with the Planning Inspectorate:

Application: 151294
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.

58.2 **RESOLVED:**

- ◆ To note the following appeal decision:

Application: F/2015/0765
Location: 10 Malvern Close, Woodley, RG5 4HL
Proposal: Proposed erection of a part 2-storey, part single storey side, front and rear extension including integral garage following demolition of existing conservatory and attached garage.
Decision: Appeal allowed.

59. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note the following:

TPO 3/1951: 3 Livingstone Gardens, Woodley, RG5 3LT.
Consent for the felling and replacement of a sweet chestnut.

TPO 832/1996: Land opposite 12 Highcliffe Close, Woodley, RG5 4RE.
Consent for the selective pruning of an oak.

60. **TREE SURGERY**

RESOLVED:

- ◆ To note receipt of Section 211 notification of work to a tree within the Woodley Green Conservation Area: 7 Church Mews, Woodley, RG5 4RJ:
 - Consent for the removal and replacement of a Tree of Heaven.

61. **STREET NAMING AND NUMBERING**

RESOLVED:

- ◆ To note that notification had been received from Wokingham Borough Council that the street name for the new development off Mohawk Way (opposite Catalina Close) would be Monitor Way.

62. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of one ongoing enforcement matter.

The meeting closed at 8:40 pm

Chairman

Woodley Town Council

PLANNING DECISIONS

Plan No.	Address	Proposal	Decision
150099	80 Beechwood Avenue	Householder application for erection of single storey part rear part side extension and alterations to fenestration.	Approved <i>[WTC: concerns]</i>
152098	61 Comet Way	Proposed erection of a single storey side extension to dwelling.	Approved <i>[WTC: no objections]</i>
152103	22 Bingley Grove	Householder application for the conversion of garage to create habitable accommodation to dwelling.	Approved <i>[WTC: no objections]</i>
152112	29 Alderley Close	Householder application for proposed erection of single storey rear extension to replace existing conservatory plus erection of first floor rear extension.	Approved <i>[WTC: no objections]</i>
152132	26 Tennyson Road	Householder application for the proposed erection of a two storey side and rear extension and a single storey rear extension to dwelling.	Approved <i>[WTC: refuse]</i>
152167	194 Loddon Bridge Road	Full application for proposed erection of a part single storey and part first floor extension. (Amendment to consent F/2014/2291.)	Approved <i>[WTC: no objections]</i>
152301	43 Crockhamwell Road	Change of use application from Use Class B1 (Business) to Use Class A2 (Financial & Professional Services). (Retrospective)	Approved <i>[WTC: no objections]</i>
152313	55 Hanwood Close	Householder application for the proposed conversion of existing garage into habitable accommodation with insertion of window to front elevation.	Approve <i>[WTC: no objections]</i>
152321	3 Kipling Close	Householder application for erection of single storey rear extension to form conservatory.	Approved <i>[WTC: no objections]</i>
152469	14 Brecon Road	Householder application for the proposed erection of a single storey rear extension plus part conversion of garage into habitable accommodation.	Approved <i>[WTC: no objections]</i>
152500	24 Willowside	Householder application for the proposed erection of a single storey front extension to dwelling.	Approved <i>[WTC: no objections]</i>

PLANNING DECISIONS continued

Plan No.	Address	Proposal	Decision
152536	21 Master Close	Householder application for the proposed erection of a double-storey side extension to dwelling.	Approved <i>[WTC: no objections]</i>
152544	105 Howth Drive	Application for a certificate of lawfulness for the proposed alterations to existing rear extension to dwelling.	Approved
152576	24 Bodmin Road	Application for a certificate of lawfulness for the erection of a single storey rear extension.	Approved
152577	36 Arundel Road	Householder application for the proposed erection of a side and rear extension to dwelling.	Approved <i>[WTC: no objections]</i>

Woodley Town Council

Page 1

Date :- 02/12/2015

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;				
152359	04/11/2015	Justin Turvey	Persimmon Homes and Bovis	Land at Hatch Farm Dairies Incl 42 & 44 King Street Lane Winnersh
Proposal : ADJOINING PARISH CONSULTATION				
Reserved matters application (appearance, landscaping, layout and scale to be considered) pursuant to outline planning consent O/2006/8687 relating to the erection of 433 dwellings, associated amenity space, car parking including garaging, internal access roads (accessed from approved Phase 1 Winnersh Relief Road between King Street Lane and Lower Earley Way) and private drives, pedestrian and cycle links, hard and soft landscaping including public open space, infrastructure provision including provision of surface water drainage and foul drainage (including foul water pumping station), undergrounding of power lines and other associated works.				
Observations : No comment.				
152551	20/10/2015	Brett Beswetherick	Mr Matthew Thatcher	126 Kingfisher Drive Kingfisher Drive Woodley RG5 3LQ
Proposal : Proposed first floor extension above existing kitchen and dining room.				
Observations : No objections.				
152589	20/10/2015	Stephen Thwaites	Mr & Mrs Sykes	109 Butts Hill Road Butts Hill Road Woodley RG5 4NT
Proposal : Householder application for alterations to existing roof for conversion of existing loft to provide first floor, to include 2 No. dormer window extensions to dwelling.				
Observations : The applicant was present at the meeting.				
The Committee discussed the application and had no objections to the proposals.				
152641	21/10/2015	David Islip	Mr Alex Lewendon	17 Concorde Way Concorde Way Woodley RG5 4NF
Proposal : Householder application for the proposed erection of a first floor side extension, a single storey front extension and conversion of garage to create habitable accommodation to dwelling.				
Observations : The applicant was present at the meeting.				
One letter of concern had been received.				
The Committee discussed the application and looked at the concerns that had been raised, but had no objections to the proposals.				

Date :- 02/12/2015

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>
152648	22/10/2015	Katie Herrington	Mr & Mrs Taylor	19 Rowan Drive Rowan Drive Woodley RG5 4LN
Proposal : Householder application for proposed loft conversion to create habitable accommodation plus rear dormer roof extension to dwelling.				
Observations : No objections.				
152699	23/10/2015	David Islip	Mr & Mrs Durrant	116 Fairwater Drive Fairwater Drive Woodley RG5 3JB
Proposal : Householder application for the proposed erection of a single storey side extension to dwelling.				
Observations : No objections.				
152769	09/11/2015	Brett Beswetherick	Mr Trevor Benstock	4 Ashwood Ashwood Woodley RG5 3RX
Proposal : Householder application for proposed single storey front, side and rear extension to existing dwelling.				
Observations : No objections.				
152817	12/11/2015	David Islip	Miss Z Abramkina	15 Norwich Drive Norwich Drive Woodley RG5 3EX
Proposal : Householder application for proposed single storey rear and side extension to existing dwelling.				
Observations : No objections.				
152853	21/10/2015	Katie Herrington	Mr & Mrs Andrews	30 Arundel Road Arundel Road Woodley RG5 4JL
Proposal : Householder application for the proposed erection of a single storey front and rear extension to dwelling. Erection of a proposed second storey side extension.				
Observations : No objections.				
152861	21/10/2015	Katie Herrington	Mrs J Kite	91 Reading Road Reading Road Woodley RG5 3AE
Proposal : Householder application for the proposed erection of a new boundary wall to replace existing fence.				
Observations : No objections.				

Date :- 02/12/2015

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>
152866	12/11/2015	Pooja Kumar	Malins Group	Woodley House, 65-73 Crockhamwell Road Woodley RG5 3JP
Proposal : Full application for the installation of a key cutting kiosk (Use Class A2) in foyer.				
Observations : No objections.				
152869	22/10/2015	Stephen Thwaites	Mr & Mrs Fahy	21 Marathon Close Marathon Close Woodley RG5 4UN
Proposal : Householder application for the proposed erection of a first floor side/rear extension over existing garage and single storey rear extension to dwelling.				
Observations : No objections.				
152878	10/11/2015	Brett Beswetherick	Mr Craig Hiscock	26 Willowside Willowside Woodley RG5 4HJ
Proposal : Householder application for the proposed erection of a single storey rear extension and a first floor side extension to dwelling with front dormer window.				
Observations : No objections				
152883	11/11/2015	Stephen Thwaites	Mr John Hall	71 Nightingale Road Nightingale Road Woodley RG5 3LU
Proposal : Householder application for the proposed erection of a single storey side extension to dwelling.				
Observations : The Committee had no objections to the proposals, but commented that adequate car parking provision should be maintained on site.				
152884	12/11/2015	Pooja Kumar	Mr Martin Gonzalez	2 Livingstone Gardens Livingston Gardens Woodley RG5 3LT
Proposal : Householder application for the proposed erection of a two storey side and a single storey rear extension to dwelling, following demolition and removal of existing garage.				
Observations : The applicant was present at the meeting.				
The Committee discussed the application and had no objections to the proposals, but commented that the proposed extension was very large for the size of the existing house.				
152909	28/10/2015	Stephen Thwaites	Mr W Thomas	240 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4BS
Proposal : Householder application for the proposed conversion of existing garage to additional habitable accommodation.				
Observations : No objections.				

Date :- 02/12/2015

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>
152918	28/10/2015	Stephen Thwaites	Mr & Mrs Weller	249 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4BL

Proposal : Householder application for proposed two storey side and rear extension to dwelling.

Observations : The applicants were present at the meeting.

The Committee discussed the application and had no objections to the proposals.

Signed _____ Date _____

Deborah Mander Town Clerk

Date :- 02/12/2015

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>
-----------------------	------------------	---------------------	-----------------------	-----------------

Refused on the following applications;**152569**

20/10/2015	Pooja Kumar	CTIL Ltd & Vodafone Ltd	St John Ambulance Centre Church Road Woodley RG5 4PQ
------------	-------------	-------------------------	---

Proposal : Full application for the proposed upgrade and alteration works to existing tele-communications base station.

Observations : Thirteen residents were present at the meeting to voice their concerns and two letters of concern had been received. A copy of a petition sent to Wokingham Borough Council was handed to the Committee. The petition had been signed by 169 local residents who were opposed to the proposals.

After listening to the residents' concerns the Committee discussed the proposals and recommended that this application be refused on the following grounds:

- The additional height of the mast and the additional massing caused by the additional antennas and extra dish aerials would be intrusive to local residents.
- The proposed additional height and additional massing would not be appropriate as this is a conservation area.

Signed _____ Date _____

Deborah Mander Town Clerk