

**Minutes of a Meeting of the Plans Committee held at the Oakwood Centre
on Tuesday 18 August 2015 at 7:45 pm**

Present: *Councillors: R. Dolinski (Chairman); S. Brindley; M. Walker; P. Wicks*

Also present: *11 members of the public*

Officer present: *L. Matthews, Committee Officer*

27. **APOLOGIES**

Apologies for absence were received from Councillors T. Barker, J. Cheng, C. Dixon, M. Green and S. Rahmouni.

28. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

29. **MINUTES OF PREVIOUS MEETING**

RESOLVED:

- ◆ That the minutes of the meeting held on 21 July 2015 be approved and signed by the Chairman as a true and accurate record.

30. **PLANNING DECISIONS**

RESOLVED:

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

31. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

150042

Location: 124 Loddon Bridge Road, Woodley, RG5 4AW

Proposal: Householder application for the demolition of existing lean to and the erection of a single storey side/rear extension to dwelling.

Observations: No objections.

150049

Location: 43 Constable Close, Woodley, RG5 4US

Proposal: Householder application for a two storey side extension replacing existing garage.

Observations: No objections, subject to sufficient parking being provided.

150121

Location: 10 Vickers Close, Woodley, RG5 4PA

Proposal: Householder application for conversion of garage to a habitable room.

Observations: No objections.

150130

Location: 164 Reading Road, Woodley, RG5 3AA

Proposal: Householder application for the proposed insertion of both side dormer extensions plus a single storey rear extension with roof extension to create larger habitable accommodation in roof space and a single storey side extension to dwelling.

One resident was present at the meeting to observe the discussion of this application.

Observations: No objections.

150187

Location: 39 Fosters Lane, Woodley, RG5 4HH

Proposal: Householder application for proposed loft conversion with internal alterations and erection of new front porch.

Observations: The Committee had no objections, but particularly asked that any neighbours' concerns be taken into account.

150190

Location: 16 Coppice Road, Woodley, RG5 3QX

Proposal: Householder application for a proposed single storey side and front extension to replace existing flat roof garage.

Observations: The Committee had concerns regarding the development extending beyond the front line of neighbouring properties.

150197

Location: 5 Ambleside Close, Woodley, RG5 4JJ

Proposal: Householder application for proposed single storey rear extension. Demolition of existing conservatory.

Observations: The Committee had no objections, but particularly asked that any neighbours' concerns be taken into account.

150218

Location: 36 Malone Road, Woodley, RG5 3NJ

Proposal: Householder application for a single storey front, side and rear extension and a two storey side and rear extension to dwelling plus conversion of garage to habitable accommodation.

Two residents were present at the meeting to voice their concerns.

Observations: The Committee recommended refusal on the following grounds:

- The proposed extension is not subservient to the existing dwelling.
- Overbearing.
- Insufficient parking provision is proposed.

150222

Location: 14 Bluebell Crescent, Woodley, RG5 4WP

Proposal: Householder application for retention of four outbuildings within residential curtilage (retrospective).

The applicant was present at the meeting.

The Committee had no objections to the application, but would like a condition imposed such that the open, unenclosed part of the summerhouse should remain as an open structure without infill walls.

150230

Location: 20 Campbell Road, Woodley, RG5 3NA

Proposal: Householder application for a proposed double storey side and rear extension.

Observations: The Committee recommended refusal on the following grounds:

- Overbearing – particularly in terms of massing and height.
- Loss of light and privacy – particularly from the two-storey element.

150236

Location: 113 Bruce Road, Woodley, RG5 3DY

Proposal: Householder application for proposed single and second storey extension at the rear of dwelling following demolition of existing conservatory. Velux rooflight on first floor extension.

Two residents were present at the meeting to voice their concerns and one letter of concern had been received.

It appeared that the residents present at the meeting had a revised drawing that had not been received by the Town Council. The Committee could only comment on the drawings it had received from the planning authority.

After listening to the residents' concerns, the Committee discussed the application and had no objections to the two-storey element of the proposal, but recommended that permission should not be given to build the single-storey element right up to the boundary with the neighbouring property at No. 111. The Committee recommended that the single-storey element should be built at a sufficient distance from the boundary to allow access to enable maintenance of the abutment wall and roof above to be carried out. Attention should also be paid to the location of the sewer, or soakaway, adjacent to the abutment wall.

150239

Location: 68 Antrim Road, Woodley, RG5 3NY

Proposal: Householder application for a garage conversion to habitable room.

Observations: No objections.

150240

Location: 31 Ravensbourne Drive, Woodley, RG5 4LH

Proposal: Householder application for a proposed single storey side extension and single storey front extension to form a porch.

Observations: The Committee had concerns regarding the extension of the front porch beyond the building line of neighbouring properties.

150244

Location: 113 Headley Road, Woodley, RG5 4JD

Proposal: Householder application for proposed addition of dormer with rooflight over to side elevation.

Observations: No objections.

150249

Location: 20 Wingate Road, Woodley, RG5 4JU

Proposal: Householder application for a proposed extension to front, side and rear of dwelling plus a garage conversion.

The applicant was present at the meeting.

Observations: No objections.

150268

Location: 110 Haddon Drive, Woodley, RG5 4LL

Proposal: Householder application for a proposed demolition of existing conservatory and utility room and erection of single storey rear extension.

Observations: No objections.

150290

Location: 91 Reading Road, Woodley, RG5 3AE

Proposal: Householder application for proposed combining of two existing front dormers into one new dormer.

The applicant was present at the meeting.

Observations: No objections.

150293

Location: 37 Wallace Close, Woodley, RG5 3HW

Proposal: Full application for a proposed formation of vehicular access and permeable hardstanding to front of property.

One letter of concern had been received for this application.

Observations: The Committee recommended refusal on the following grounds:

- Unneighbourly.
- Out of keeping with neighbouring properties.
- Out of character with the street scene.
- Visually unacceptable.
- Concern regarding loss of green space.

150595

Location: Courtyard Offices, Sandford Farm, Mohawk Way, Woodley

Proposal: Outline application for the demolition of existing buildings and construction of up to 21 dwellings with associated open space and new vehicular access.

Observations: No objections.

151514

Location: Bulmershe Campus, Woodlands Avenue, Earley, RG6 1HY
Proposal: Application to vary conditions 1 (specifically relating to rear elevation plans for Plots 158-208, 239-272) and 2 (materials) of planning consent F/2014/0875 (dated 17/10/2014) for the erection of 257 dwellings with associated garaging and parking, 60 x 1 & 2 bed Extra Care unit and A1 retail shop, including public open space, children's play area, accesses from Woodlands Avenue, tree protection, affordable housing and landscaping.

Observations: No objections.

152030

Location: 10 Victor Way, Woodley, RG5 4UZ
Proposal: Householder application for proposed erection of two storey side extension, single storey front extension with porch.

The applicant was present at the meeting.

Observations: No objections.

152046

Location: 18 Fawcett Crescent, Woodley, RG5 3HU
Proposal: Householder application for erection of single storey and two storey rear and side extension incorporating new garage.

One letter of concern had been received for this application.

Observations: The Committee recommended refusal on the following grounds:

- Out of character in terms of design and size.
- Overbearing – particularly in terms of massing and height.
- Loss of light and privacy – particularly from the two-storey element.
- Massing effect on the neighbouring property at No.16.

152050

Location: 12 Redwood Avenue, Woodley, RG5 4DR
Proposal: Householder application for part single storey extension to rear and side elevation and part two storey extension to rear and side elevation.

Observations: No objections.

152077

Location: 9 Freshers Grove, Woodley, RG6 1FA
Proposal: Householder application for proposed conservatory to rear of dwelling.

Observations: No objections.

32. **PLANNING APPEALS**

RESOLVED:

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

- a) Application: F/2015/0322 (Adjacent parish consultation)
Location: Land adjacent to Keepers Cottage, Sonning Golf Club, Duffield Road, Sonning.

- Proposal: Proposed erection of 2 No. semi-detached dwellings and associated works and change of use of land from golf course to residential.
- b) Application: F/2015/1080 (Adjacent parish consultation)
 Location: Land to rear of 411-413 Wokingham Road, Earley.
 Proposal: Proposed erection of 4No. four bedroom detached dwellings with access and parking.
- c) Application: F/2015/0765
 Location: 10 Malvern Close, Woodley.
 Proposal: Proposed erection of part two storey, part single storey side, front and rear extension including integral garage following demolition of existing conservatory and attached garage.

33. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note the following application:

Application: 152148
 Location: 27 Victor Way, Woodley, RG5 4UZ.
 Proposal: Application for the prior approval of the erection of single storey rear extension which would extend beyond the rear wall of the original house by 3.65m, for which the maximum height would be 3.37m and the height of the eaves would be 2.25m.

34. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note the following:

TPO 1374/2011: 142 Loddon Bridge Road, Woodley, RG5 4AB.
 Consent for the selective pruning of an oak.

35. **COMMUNITY INFRASTRUCTURE LEVY TRAINING SESSION**

The Chairman gave a report on the Community Infrastructure Levy (CIL) training session, which had been run by Wokingham Borough Council, and which he and Councillor Barker had attended on 29 July 2015. In particular he highlighted the possibility that town and parish councils could pool the money they received from CIL to benefit cross-community infrastructure projects.

36. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of six ongoing enforcement matters.

The meeting closed at 10:00 pm

Chairman

Woodley Town Council

PLANNING DECISIONS

Plan No.	Address	Proposal	Decision
CLP/2015/1260	31 Wroxham Road	Certificate of Lawfulness application for the conversion of flat roof to pitched on side dormer extension.	REFUSED
150004	Land adjacent to 88 Hearn Road	Full application for the erection of a 3 bedroom detached dwelling with associated parking and amenity space.	REFUSED <i>[WTC: concerns]</i>
150083	Woodley C of E School, Hurricane Way	Full application for the proposed erection of modular building to provide facilities for school meals following the relocation of the existing bin store.	Approved <i>[WTC: no objections]</i>
150111	26 Fawcett Crescent	Householder application for the proposed erection of a single storey front extension to form front entrance porch and ramp.	Approved <i>[WTC: no objections]</i>
150191	Shop Unit 4, Loddon Vale Centre	Change of Use application from Use Class A3 (Food and Drink) to Use Class A5 (Hot Food Takeaways) for the proposed operation of a take away food service between 5:30pm to 10:00pm.	Approved <i>[WTC: refuse]</i>
150194	9 Master Close	Certificate of Lawfulness application for the proposed conversion of loft to create habitable accommodation to dwelling.	Approved
150503 (F/2015/1092)	39 Beechwood Avenue	Proposed erection of a single storey front extension to dwelling.	Approved <i>[WTC: no objections]</i>
150548 (F/2015/1469)	1 Wheble Drive	Proposed erection of two storey side extension and single storey front/side extension following demolition of existing porch and removal of existing chimney.	Approved <i>[WTC: no comments]</i>
150698 (F/2015/1039)	Little Ducklings Day Nursery, Campbell Road	Application for the recladding and retention of portacabin and erection of two extensions, in use as a private day nursery, for a further temporary period of 10 years.	Approved <i>[WTC: no objections]</i>
150812 (F/2015/0265)	35 Copse Mead	Proposed erection of first floor front and side extension with additional roof light to existing rear single storey pitched roof.	Approved <i>[WTC: no objections]</i>

PLANNING DECISIONS continued

Plan No.	Address	Proposal	Decision
150831 (VAR/2015/1312)	Woodley House 65-73 Crockhamwell Road	Application to remove condition 4 of planning consent F/2014/2778 (proposed construction of mansard roof extension to form 4 x one bedroom flats and 2 x two bedroom flats) to remove the requirement to comply with the Code for Sustainable Homes.	Approved <i>[WTC: no objections]</i>
151036 (F/2015/1344)	6 Selsdon Avenue	Householder application for the proposed erection of first floor side and ground floor front extension to dwelling (resubmission of F/2012/0967). (Amendment to planning consent F/2013/1374.)	Approved <i>[WTC: refuse]</i>
151079 (F/2015/1346)	21 Harris Close	Householder application for the erection of a single storey side/rear extension plus part conversion of garage to create habitable accommodation to dwelling.	Approved <i>[WTC: no objections]</i>
151196 (F/2015/1239)	25 Bodmin Road	Householder application to extend existing garage to increase width and change roof from flat to pitch (part retrospective).	Approved <i>[WTC: no objections]</i>
151294 (VAR/2015/0093)	Bulmershe Campus, Woodlands Avenue	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.	REFUSED <i>[WTC: refuse]</i>
151381 (F/2015/1316)	46 Duffield Road	Householder application for proposed enlargement of existing garage to provide first floor habitable space, proposed single storey rear extension to dwelling and proposed single storey side extension to link dwelling to garage.	Approved <i>[WTC: no objections]</i>