

Woodley Town Council

Minutes of a Meeting of the Plans Committee held at the Oakwood Centre on Tuesday 18 February 2014 at 7:45 pm.

Committee Members Present :- Councillor T. Barker
Councillor R. Duncan
Councillor M. Holmes
Councillor R. Neall
Councillor M. Storry
Councillor M. Walker

Also in Attendance :- Councillor K. Baker
L. Matthews, Committee Officer

01 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor J. Cheng, Councillor N. Cox and Councillor M Willson.

02 DECLARATIONS OF INTEREST

Councillor M. Holmes - Prejudicial interest: Agenda item 05.1, planning application F/2013/1985: 37 Highgate Road, as the applicant is known to her.
Councillor Holmes took no part in the decision on this item.

03 MINUTES OF PREVIOUS MEETING

To approve the minutes of the meeting held on 21 January 2014 and for the Chairman to sign them as a true and accurate record.

04 PLANNING DECISIONS

To note information on decision notices received from the planning authority since the last meeting. (Appendix 4)

With regard to application F/2013/2493: Waitrose Ltd, Crockhamwell Road, Councillor Holmes explained that, following a meeting between Waitrose Ltd and the Town Centre Manager, the proposed positions of the external horticulture units had been changed and the application had been approved.

05 CURRENT PLANNING APPLICATIONS

RESOLVED:

To forward comments to the Borough Council as follows:

05- 1	F /2013/1985	Plot Ref :-	Type :-	Full
	Applicant Name :-	Mr Grant Bruce	Date Received :-	20/01/2014
	Location :-	37 Highgate Road Highgate Road Woodley RG5 3ND	Date Returned :-	19/02/2014
	Proposal :	Proposed single storey side extension to form storage shed. (Retrospective)		
	Observations :	The committee agreed to make no comment except to say that it disapproved of retrospective planning applications.		

05- 2 F /2013/2513 Plot Ref :- Type :- Full
Applicant Name :- Mr Alan Collis Date Received :- 05/02/2014
Location :- 176 Loddon Bridge Road Date Returned :- 19/02/2014
Loddon Bridge Road
Woodley
RG5 4AA
Proposal : Proposed erection of a two storey side and front extension with dormers, first floor side extension, part conversion of garage to habitable accommodation, rear juliet balcony and repositioning of front door.
Observations : Three residents were at the meeting to voice their concerns, which related to:
- Loss of privacy, as both side elevations would have windows which overlooked the adjacent properties.
- Loss of light to 174 Loddon Bridge Road.
- Overdevelopment of the plot.
- The extension would extend to the boundary that belongs to No.174 and the foundations would encroach onto land belonging to No.174.
Following the residents' comments the committee discussed the application and recommended the planning application be refused on the following grounds:
- Loss of light.
- Loss of privacy due to the velux windows, the additional side elevation windows and the juliet balcony. If permission is granted, would recommend a condition that the velux windows, additional side elevation windows and the juliet balcony must not overlook the adjacent properties.
- The committee also commented that the description of the proposed development does not mention the rear extension.

05- 3 F /2014/0009 Plot Ref :- Type :- Full
Applicant Name :- Mr Pratt Date Received :- 23/01/2014
Location :- 22b South Lake Crescent Date Returned :- 19/02/2014
South Lake Crescent
Woodley
RG5 3QW
Proposal : Proposed conversion of loft space to create habitable accommodation to dwelling with flat roof dormer to rear elevation.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account as a letter from residents at 15 Pearson Way indicated that they were concerned their property would be overlooked.

05- 4 F /2014/0034 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs R Chand Date Received :- 21/01/2014
Location :- 29 Copse Mead Date Returned :- 19/02/2014
Copse Mead
Woodley
RG5 4RP
Proposal : Proposed erection of part two storey, part single storey rear extension and two storey side extension on west elevation and part first floor side extension on east elevation (including change in roof form from twin rear gable to crown roof design). In addition, proposed front gable extension and integral double garage, demolition of existing detached garage, removal of existing chimney stack and changes to existing fenestration.
Observations : One resident was present at the meeting to voice his concerns,

Councillor K. Baker was present to represent two neighbours and three letters of concern had been received.

The residents' concerns related to:

- The proposed extension is very large and would be disproportionate to the scale of the existing house.
- Overdevelopment of the site as the volume of the existing house would be doubled.
- Proposal would be overbearing.
- Loss of light to 27 and 31 Copse Mead.
- Loss of privacy to 27 and 31 Copse Mead.
- Cooking area in the kitchen would vent directly onto the patio of 31 Copse Mead.
- Proposal violates the building line at the front of the property.
- Limited parking would be provided for the size of the property.
- The proposed extension extends to the boundary with No.31 and could not be built without access from No.31 and would cause major disruption to the resident at No.31.

Following the residents' comments the committee discussed the application and recommended that the planning application be refused on the following grounds:

- Overdevelopment of the site.
- Overbearing.
- Loss of light to adjacent properties.
- Loss of privacy to adjacent properties.
- Violation of the building line at the front of the property.

05- 5	F /2014/0065	Plot Ref :-	Type :-	Full
	Applicant Name :-	Mr & Mrs Manser	Date Received :-	29/01/2014
	Location :-	36 Hazel Drive Hazel Drive Woodley RG5 3SA	Date Returned :-	19/02/2014
	Proposal :	Proposed erection of first floor side and single storey rear extensions to dwelling.		
	Observations :	The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.		

05- 6	F /2014/0070	Plot Ref :-	Type :-	Full
	Applicant Name :-	Mrs McCabe	Date Received :-	29/01/2014
	Location :-	29 Glendevon Road Glendevon Road Woodley RG5 4PJ	Date Returned :-	19/02/2014
	Proposal :	Proposed erection of a single storey rear extension to form a conservatory.		
	Observations :	No comment.		

05- 7	F /2014/0071	Plot Ref :-	Type :-	Full
	Applicant Name :-	Mr & Mrs Clements	Date Received :-	31/01/2014
	Location :-	12 Lysander Close Lysander Close Woodley RG5 4ND	Date Returned :-	19/02/2014
	Proposal :	Proposed single storey rear extension to dwelling.		
	Observations :	No comment.		

05- 8 F /2014/0080 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Graham Enright Date Received :- 24/01/2014
Location :- 7 Carrick Gardens Date Returned :- 19/02/2014
Carrick Gardens
Woodley
RG5 3JD
Proposal : Proposed single storey rear extension, first floor side extension and conversion of garage to form habitable accommodation.
Observations : No comment.

05- 9 F /2014/0088 Plot Ref :- Type :- Full
Applicant Name :- Mr Richard Pickles Date Received :- 31/01/2014
Location :- 24 Haddon Drive Date Returned :- 19/02/2014
Haddon Drive
Woodley
RG5 4LU
Proposal : Proposed erection of a part two storey/ part single storey side and front extension to dwelling.
Observations : The committee recommended that the planning application be refused on the following grounds:
- Overdevelopment.
- Unneighbourly.
- Out of keeping with neighbouring properties.
- Insufficient on site / off-road parking provision.

05- 10 F /2014/0092 Plot Ref :- Type :- Full
Applicant Name :- Mr Doug Shepherd Date Received :- 04/02/2014
Location :- 6 Silver Fox Crescent Date Returned :- 19/02/2014
Silver Fox Crescent
Woodley
RG5 3JA
Proposal : Proposed erection of 4 bed dwelling with associated parking. Removal of conservatory to No.6 Silver Fox Crescent.
Observations : Four residents were at the meeting to voice their concerns, which related to:
- Loss of light to 45 Crockhamwell Road.
- The proposed house would be too large for the plot.
- The proposed development would exacerbate the flooding that already occurs at this corner.

Following the residents' comments the committee discussed the application and recommended the planning application be refused on the following grounds:
- Overdevelopment of the plot
- Overbearing in terms of massing and height.
- Loss of light to 45 Crockhamwell Road.
- Unpleasing appearance.
- Exacerbation of flooding which is believed to occur in this area.

05- 11 F /2014/0106 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs M Boulter Date Received :- 24/01/2014
Location :- 55 Nightingale Road Date Returned :- 19/02/2014
Nightingale Road
Woodley
RG5 3LU
Proposal : Proposed erection of a first floor side and rear extension, part single

storey front extension and conversion of existing garage to additional habitable accommodation.

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

05- 12 F /2014/0112 Plot Ref :- Type :- Full
Applicant Name :- Mr K Hussain Date Received :- 12/03/2014
Location :- 7-10 The Parade Brecon Road Date Returned :- 18/02/2014
Woodley
RG5 4PS
Proposal : Application for the demolition of existing two storey block of 4 No. flats and erection of replacement two storey block of 4 No. flats.
Observations : Four residents were at the meeting to voice their concerns, which related to:
- Overdevelopment of the site.
- The development would lead to increased traffic congestion in the area.
- The development would exacerbate the parking problems in the area.
- Loss of privacy to the rear gardens of all the neighbouring properties.
Following the residents' comments, the committee discussed the application and recommended the planning application be refused on the following grounds:
- Overdevelopment.
- Overbearing.
- Out of character with the street scene.
- Insufficient parking provision.
- Loss of privacy to adjacent properties.

05- 13 F /2014/0120 Plot Ref :- Type :- Full
Applicant Name :- Mr Z Shehu Date Received :- 27/01/2014
Location :- 35 Selsdon Avenue Selsdon Avenue Date Returned :- 19/02/2014
Woodley
RG5 4PQ
Proposal : Proposed erection of single storey rear and side extensions plus 2 x side flat roofed dormers. (Retrospective)
Observations : The committee recommended that the planning application be refused on the following grounds:
- The development is in contravention of the original planning permission.
- Additional windows in the side elevation lead to loss of privacy to the adjacent property.
- Additional height of the dormers leads to additional loss of light to the adjacent properties.

05- 14 F /2014/0121 Plot Ref :- Type :- Full
Applicant Name :- Mr Z Shehu Date Received :- 27/01/2014
Location :- 35 Selsdon Avenue Selsdon Avenue Date Returned :- 19/02/2014
Woodley
RG5 4PQ
Proposal : Application for the erection of boundary wall and pillars. (Retrospective)
Observations : No comment, assuming that enforcement is not an option.

05- 15 F /2014/0123 Plot Ref :- Type :- Full
Applicant Name :- Mr S Denby Date Received :- 27/01/2014
Location :- 9 Ryecroft Close Date Returned :- 19/02/2014
Ryecroft Close
Woodley
RG5 3BP
Proposal : Proposed erection of a two storey rear and side extension and single storey rear and side extensions to dwelling.
Observations : Two residents were at the meeting to voice their concerns and a letter of concern had also been received.
Their concerns related to:
- Ryecroft Close is a small development of 14 semi-detached houses and this proposal would be out of character.
- It would create a terracing effect.
- Loss of light to 10 Ryecroft Close.
- Loss of privacy to 10 Ryecroft Close.
- The drawings imply that No.10 has a rear extension adjacent to No.9, which it does not.
Following the residents' comments, the committee discussed the application and recommended the planning application be refused on the following grounds:
- Out of keeping with the street scene.
- Would create a terracing effect.
- Out of scale and character.
- Loss of light to No.10.
- Loss of privacy to No.10.

05- 16 F /2014/0129 Plot Ref :- Type :- Full
Applicant Name :- Mrs S Bingham Date Received :- 31/01/2014
Location :- 20 Copse Mead Date Returned :- 19/02/2014
Copse Mead
Woodley
RG5 4RP
Proposal : Proposed erection of a rear roof dormer extension and single storey rear extension in place of existing conservatory, to be demolished.
Observations : No comment.

05- 17 F /2014/0160 Plot Ref :- Type :- Full
Applicant Name :- Mr Jadvinder Sidhu Date Received :- 05/02/2014
Location :- 5 Buccaneer Close Date Returned :- 19/02/2014
Buccaneer Close
Woodley
RG5 4XP
Proposal : Proposed erection of a single storey rear extension to dwelling.
Observations : The committee had no objections, but commented that the extension should have a visually acceptable finish, compatible with the house.

05- 18 F /2014/0170 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Hainsworth Date Received :- 04/02/2014
Location :- 74 Ravensbourne Drive Date Returned :- 19/02/2014
Ravensbourne Drive
Woodley
RG5 4LJ

Proposal : Proposed erection of a single storey rear extension to dwelling.
Demolition of existing rear extension.

Observations : No objections.

05- 19 F /2014/0172 Plot Ref :- Type :- Full
Applicant Name :- Mr Ivan Avery Date Received :- 04/02/2014
Location :- 55 Woodway Woodway Woodley RG5 3HB Date Returned :- 19/02/2014
Proposal : Proposed single storey rear extension to dwelling plus extension of roofline at rear to form gable roof to enlarge first floor accommodation. Change flat roof to pitched roof on front elevation dormer window.
Observations : The committee had no objections, but commented that the extension should have a finish that was visually compatible with the house.

05- 20 F /2014/0190 Plot Ref :- Type :- Full
Applicant Name :- Mr T Haydon Date Received :- 13/02/2014
Location :- 55 Church Road Church Road Woodley RG5 4QG Date Returned :- 19/02/2014
Proposal : Proposed erection of a first floor side extension and single storey rear extension to dwelling following demolition of existing rear conservatory.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 21 F /2014/0194 Plot Ref :- Type :- Full
Applicant Name :- Mr Barrie Willoughby Date Received :- 13/02/2014
Location :- 7 Clivedale Road Clivedale Road Woodley RG5 3RR Date Returned :- 19/02/2014
Proposal : Proposed erection of a single storey rear extension to dwelling.
Observations : No comment.

05- 22 F /2014/0225 Plot Ref :- Type :- Full
Applicant Name :- Mr David Chapman Date Received :- 07/02/2014
Location :- 199 Hurricane Way Hurricane Way Woodley RG5 4UH Date Returned :- 19/02/2014
Proposal : Proposed conversion of loft space to create habitable accommodation to dwelling with rear dormers and front velux roof window.
Observations : The committee had concerns regarding the velux window to the front of the property and felt that this was visually unacceptable.

06 NEIGHBOUR CONSULTATION SCHEME

RESOLVED:
To note the following:

Application HH/2014/0068.
Location: 18 Cornfield Road, Woodley, RG5 4QA

Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.6m, for which the maximum height would be 3.6m, and for which the height of the eaves would be 2.8m.

Application HH/2014/0256.

Location: 8 Master Close, Woodley, RG5 4UB

Proposal: Application for the prior approval of the erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 2.2m

07 TREE SURGERY

RESOLVED:

To note that the following tree works will be carried out in the public park area in Pitford Road, Woodley:

- Felling and stump grinding of a cherry tree.
- Removal of deadwood greater than 25mm to a cherry tree and an oak tree.

08 WOKINGHAM DRAFT STATEMENT OF COMMUNITY INVOLVEMENT

Members considered the draft Statement of Community Involvement received from Wokingham Borough Council and it was

RESOLVED:

To inform Wokingham Borough Council that the draft Statement of Community Involvement had been noted.

09 ENFORCEMENT ISSUES

The Chairman informed the meeting of three ongoing enforcement matters in the parish.

The Meeting closed at : 9:55pm

Signed : _____ Chairman Date: _____

On behalf of :- Woodley Town Council

Woodley Town Council

PLANNING DECISIONS

Plan No.	Address	Proposal	Decision
F/2013/2197	Sonning Golf Club, Duffield Road	Proposed construction of a new vehicular access onto Pound Lane to allow access onto the site for emergency vehicles and green keeping vehicles.	REFUSED
VAR/2013/2269	5 Seaford Gardens	Application to vary condition 10 of planning consent F/2003/0865 to allow one lodger to live within the property.	Approved
A/2013/2315	53a Crockhamwell Road	Application for advertisement consent for the installation of 1 x non-illuminated fascia sign.	Approved
F/2013/2352	9 Penrose Avenue	Proposed single storey, part first floor and part two storey side/rear extension, new pitched roof to garage and insertion of roof light.	Approved
F/2013/2408	18 Carlton Close	Proposed removal of two existing detached sheds and erection of single storey detached outbuilding.	Approved
F/2013/2416	22 Nimrod Close	Proposed erection of a single storey rear/part side extension to dwelling, following demolition of existing conservatory, plus conversion of existing garage/store to additional habitable accommodation with changes to existing fenestration.	Approved
F/2013/2438	Marks and Spencer, 406 London Road	Proposed erection of an acoustic fence as plant enclosure to the side elevation of the store.	Approved
F/2013/2478	30 Tippings Lane	Proposed conversion of garage to create habitable accommodation with bay window and erection of single storey front entrance porch extension with pitched roof over. Demolition of existing porch.	Approved
F/2013/2480	12 Jerome Road	Proposed erection of a two storey side and rear extension to dwelling plus new front porch with integral wc.	Approved
F/2013/2493	Waitrose Ltd, Crockhamwell Road	Proposed installation of external horticulture units to the front of the store and associated works.	Approved
F/2013/2510	6 Rushmere Cottages	Proposed erection of a replacement double length garage to side of house, following demolition and removal of existing timber garage.	Approved
CLP/2013/2520	44 Wyndham Crescent	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension to dwelling.	Approved