

Woodley Town Council

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

Committee Members Present :- Councillor T. Barker
Councillor J. Cheng (Chairman)
Councillor N. Cox
Councillor M. Holmes
Councillor R. Neall
Councillor M. Storry
Councillor M. Walker

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

01 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor R. Duncan and Councillor M. Willson.

02 DECLARATIONS OF INTEREST

Councillor M. Holmes - Prejudicial interest: Agenda item 05.14, planning application F/2014/0383: 188 Fairwater Drive, as the applicant is known to her.
Councillor Holmes took no part in the decision on this item.

03 MINUTES OF PREVIOUS MEETING

RESOLVED:

To approve the minutes of the meeting held on 18 February 2014 and for the Chairman to sign them as a true and accurate record.

04 PLANNING DECISIONS

RESOLVED:

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

05 CURRENT PLANNING APPLICATIONS

RESOLVED:

To forward comments to the Borough Council as follows:

05- 1	A /2014/0479	Plot Ref :-	Type :-	Advertise
	Applicant Name :-	Mr M Rasodl	Date Received :-	11/03/2014
	Location :-	43 Crockhamwell Road Crockhamwell Road Woodley RG5 3JZ	Date Returned :-	20/03/2014
	Proposal :	Application for advertisement consent for the proposed erection of 2 No. fascia signs.		
	Observations :	One resident was at the meeting to voice her concerns, which related to: - The sign at the front of the property will be illuminated, which is not appropriate in a residential area. - The sign will be illuminated until 11pm, which neighbours feel will be intrusive. - The number of signs has increased.		
		Following the resident's comments the committee discussed the application and had the following concerns: - The signs, and wiring for illumination, are already in place and therefore this is a retrospective application although it is not described as such.		

- This is mainly a residential area and the illuminated sign will be out of keeping with the area.
- The new sign at the front of the property is significantly larger than the old sign.
- The number of signs has increased.

05- 2 F /2013/2091 Plot Ref :- Type :- Full

Applicant Name :- Justin Wheeler Date Received :- 20/02/2014

Location :- 12 Gainsborough Close Date Returned :- 20/03/2014
Gainsborough Close
Woodley
RG5 4HD

Proposal : Proposed conversion of garage to habitable accommodation to dwelling.

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

05- 3 F /2013/2610 Plot Ref :- Type :- Full

Applicant Name :- Mr Ganesan Sivaramakrishnan Date Received :- 25/02/2014

Location :- 4 Bosworth Gardens Date Returned :- 20/03/2014
Bosworth Gardens
Woodley
RG5 3RS

Proposal : Proposed erection of a two-storey rear extension including balcony and a new pool house and summer house to the rear .

Observations : The committee had the following concerns regarding this application:

- It will be the second large extension to this house.
- The balcony will allow overlooking of neighbouring properties.
- Loss of privacy to neighbouring properties.

05- 4 F /2014/0112 Plot Ref :- Type :- Full

Applicant Name :- Mr K Hussain Date Received :- 12/03/2014

Location :- 7-10 The Parade Date Returned :- 18/03/2014
Brecon Road
Woodley
RG5 4PS

Proposal : REVISED APPLICATION RECEIVED 12/03/2014:
(Revised and additional plans received)
Erection of 2-storey block of 4 x flats (part retrospective, with amendments to the roof form of the single storey side wings).

DETAILS OF APPLICATION RECEIVED 13/12/2014:
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 : COMMENTS ON THE REVISED AND ADDITIONAL PLANS RECEIVED ON 12/03/2014:

Two residents were at the meeting to voice their concerns and Cllr Baker also spoke on behalf of residents. The residents' concerns related to:

- The existing building has not been built in accordance with the original planning permission.
- The distance between the side wall and 30 Glendevon Road does not comply with minimum standards.
- The flats do not comply with the minimum space standards.
- There is too little amenity space provided.
- There is significant loss of light to neighbours.
- The height of the building is exacerbated by the slope of the ground.
- 32 Glendevon Road is overlooked by the windows at the front of the flats.

- There are parking problems caused by insufficient parking provision for the block of flats.

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

- Does not comply with minimum space requirements for dwellings.
- Unacceptable impact on neighbours at 30 Glendevon Road because of close proximity to the boundary. This is not in compliance with minimum standards.
- Insufficient amenity space provided.
- Loss of light to neighbours.
- Loss of privacy to adjacent properties.
- Impact on neighbours is accentuated by the difference in land levels.
- Overdevelopment.
- Overbearing.
- Out of character with the street scene.
- Insufficient parking provision.

THE COMMENTS ON THE ORIGINAL PLANS SUBMITTED FOR THIS APPLICATION (RECEIVED ON 13/02/2014) WERE AS FOLLOWS:

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- 5	F /2014/0198	Plot Ref :-	Type :-	Full
	Applicant Name :-	Mr & Mrs Stainthorpe	Date Received :-	19/02/2014
	Location :-	18 Lismore Close Lismore Close Woodley RG5 3RT 18 Lismore Close Lismore Close Woodley RG5 3RT	Date Returned :-	20/03/2014
	Proposal :-	Proposed single storey side and rear extension following demolition of existing side extension.		
	Observations :-	No comment.		

05- 6	F /2014/0199	Plot Ref :-	Type :-	Full
	Applicant Name :-	Mr & Mrs MG & K Cock	Date Received :-	28/02/2014
	Location :-	65 Malone Way Malone way Woodley RG5 3NL	Date Returned :-	20/03/2014
	Proposal :-	Proposed erection of single storey front extension to form porch following demolition of existing porch.		
	Observations :-	The committee agreed to make no comment but particularly asked that		

any neighbours' concerns be taken into account.

05- 7 F /2014/0200 Plot Ref :- Type :- Full
Applicant Name :- Miss L Brown Date Received :- 28/02/2014
Location :- 63 Malone Road Date Returned :- 20/03/2014
Malone Road
Woodley
RG5 3NL
Proposal : Proposed erection of single storey front extension to form porch following demolition of existing porch.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 8 F /2014/0234 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs M Bennett Date Received :- 28/02/2014
Location :- 221 Loddon Bridge road Date Returned :- 20/03/2014
Loddon Bridge Road
Woodley
RG5 4BP
221 Loddon Bridge road
Loddon Bridge Road
Woodley
RG5 4BP
Proposal : Proposed single storey front extensions to form bay windows.
Observations : No objections.

05- 9 F /2014/0304 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs A Newton Date Received :- 24/02/2014
Location :- 25 Glendevon Road Date Returned :- 20/03/2014
Glendevon Road
Woodley
RG5 4PJ
25 Glendevon Road
Glendevon Road
Woodley
RG5 4PJ
Proposal : Proposed erection of a single storey rear extension to dwelling, following demolition and removal of existing conservatory.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 10 F /2014/0346 Plot Ref :- Type :- Full
Applicant Name :- Mrs K Bahra Date Received :- 28/02/2014
Location :- 41 Hawker Way Date Returned :- 20/03/2014
Hawker Way
Woodley
RG5 4PF
41 Hawker Way
Hawker Way
Woodley
RG5 4PF
Proposal : Application for the part conversion of garage to create downstairs cloakroom to dwelling. (Retrospective)

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

05- 11 F /2014/0355 Plot Ref :- Type :- Full
Applicant Name :- Mr C Redman Date Received :- 07/03/2014
Location :- 4 Frampton Close Date Returned :- 20/03/2014
Frampton Close
Woodley
RG5 3BS
4 Frampton Close
Frampton Close
Woodley
RG5 3BS
Proposal : Proposed 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.

05- 12 F /2014/0362 Plot Ref :- Type :- Full
Applicant Name :- Mr D Vowell Date Received :- 07/03/2014
Location :- 5 Mitchell Way Date Returned :- 20/03/2014
Mitchell Way
Woodley
RG5 4NQ
Proposal : Proposed conversion of garage to create habitable accommodation to dwelling, plus a single storey side extension to form garage/utility room.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 13 F /2014/0381 Plot Ref :- Type :- Full
Applicant Name :- Miss Sally Goodworth Date Received :- 07/03/2014
Location :- Farriers Date Returned :- 18/03/2014
Farriers Close
Woodley
RG5 3DD
Proposal : Proposed erection of a single storey rear extension and first floor rear bathroom extension to dwelling following removal of existing extension. Installation of front and rear dormer windows to outbuilding, plus repositioning of chimney and farrier's kiln.
Observations : Eleven residents were present at the meeting to voice their concerns and two letters of concern had been received. Cllr Baker was present to speak on behalf of residents. Cllr Lawley spoke in a personal capacity as he is a local resident. The residents' concerns related to:
- The dormer windows will overlook neighbouring properties. Previously permission was given for velux windows, not dormers, and at the front of the building only.
- Dormer windows will give the opportunity for a mezzanine floor to be inserted in future, which will lead to more overlooking.
- The provision of a music studio in the outbuilding will lead to increased noise levels and will be intrusive in the neighbouring properties due to their close proximity.
- Moving the chimney and kiln will create a large open space which could hold a number of musicians and an audience and these would lead to parking problems in the area.
- The character of an historic blacksmith's forge and farrier's cottage should be maintained.

Following the residents' comments, the committee discussed the application and recommended that the proposals for the outbuilding should be refused on the following grounds:

- Noise pollution from the music room, particularly if it is to be used for teaching and concerts. This is exacerbated by the close proximity of adjacent properties.
- Loss of privacy to adjacent properties due to overlooking from the dormer windows. If permission is given, it should be for velux windows on the road-side of the building only.
- Concern that there will be a change of use of the outbuilding and it may be used for business purposes.
- Use of the outbuilding as a music centre could lead to parking problems in the area, particularly if it is to be used for concerts.

05- 14 F /2014/0383 Plot Ref :- Type :- Full
Applicant Name :- Mr R Dalby Date Received :- 28/02/2014
Location :- 188 Fairwater Drive Date Returned :- 20/03/2014
Fairwater Drive
Woodley
RG5 3JF
Proposal : Proposed erection of part two storey and part first floor side extension, plus pitched roof to replace flat roof on front elevation of dwelling at ground floor level.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 15 F /2014/0386 Plot Ref :- Type :- Full
Applicant Name :- Mr D White Date Received :- 28/02/2014
Location :- 76 Vauxhall Drive Date Returned :- 20/03/2014
Vauxhall Drive
Woodley
RG5 4EE
Proposal : Proposed erection of a single storey rear extension to dwelling.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 16 F /2014/0396 Plot Ref :- Type :- Full
Applicant Name :- Mrs D King Date Received :- 12/03/2014
Location :- 27 Tennyson Road Date Returned :- 20/03/2014
Tennyson Road
Woodley
RG5 3RH
Proposal : Proposed single storey side & rear extension to dwelling.
Observations : The committee recommended that the application should be refused on the following grounds:
- Out of keeping with neighbouring properties.
- Out of character with the street scene.
- Visually unacceptable.

05- 17 F /2014/0433 Plot Ref :- Type :- Full
Applicant Name :- Mr Brian Bentman Date Received :- 10/03/2014
Location :- 34 Hawker Way Date Returned :- 20/03/2014
Hawker Way
Woodley
RG5 4PF

Proposal : Proposed conversion of garage to create habitable accommodation to dwelling, plus widening of driveway.

Observations : The committee had the following concerns regarding this application:
- Insufficient on site / off-road parking provision.
- Permission would be required from Highways to widen the access drive.

06 TREE PRESERVATION ORDERS

RESOLVED:

To note the following:

TPOs 3/1951 and 4/1961, 124 Antrim Road, Woodley.
Consent for the selective pruning of an oak tree.

07 WOKINGHAM MANAGING DEVELOPMENT DELIVERY LOCAL PLAN

RESOLVED:

To note that the Managing Development Delivery Local Plan was adopted by Wokingham Borough Council on 21 February 2014.

08 ENFORCEMENT ISSUES

The Chairman informed the meeting of one enforcement investigation closure notice received and three ongoing enforcement matters in the parish.

[Town Clerk's Note: Following the end of the meeting, Councillor Cheng noted that if applications F/2014/0112 (7-10 The Parade, Brecon Road) and F/2014/0381 (Farriers, Farriers Close) are considered by the Planning Committee at Wokingham Borough Council, she will attend the meetings, as ward councillor, to present the Town Council's views on the applications.]

The Meeting closed at : 9:20pm

Signed : _____ Chairman Date: _____

On behalf of :- Woodley Town Council

Woodley Town Council

PLANNING DECISIONS

Plan No.	Address	Proposal	Decision
F/2013/0838	Land at Sandford Farm, Mohawk Way	Application for the erection of a temporary marketing suite.	Approved
F/2013/1136	Former Linpac Site, Headley Road East	Application for the erection of 93 dwellings with associated parking, vehicular and pedestrian access, open space, landscaping and associated infrastructure works. Demolition of remaining buildings on site.	Approved
F/2013/1985	37 Highgate Road	Proposed single storey side extension to form storage shed. (Retrospective)	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/2013/2511	Woodley House, 65-73 Crockhamwell Road	Proposed change of use of second floor from B1 (office use) to C3 (dwellings) to provide 6 self contained flats with associated parking, bin store and cycle storage.	Withdrawn
F/2013/2574	1 Alderley Close	Proposed erection of single storey rear extension to dwelling, replacement of window with door in rear elevation and insertion of window to side elevation.	Approved
F/2014/0011	119 Headley Road	Proposed erection of a single storey rear extension to dwelling.	Approved
F/2014/0034	29 Copse Mead	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.	REFUSED
F/2014/0070	29 Glendevon Road	Proposed erection of a single storey rear extension to form a conservatory.	Approved
F/2014/0071	12 Lysander Close	Proposed single storey rear extension to dwelling.	Approved
F/2014/0120	35 Selsdon Avenue	Application for the erection of single storey rear and side extension plus 2 x side flat roofed dormers.(Retrospective)	REFUSED
F/2014/0121	35 Selsdon Avenue	Application for the erection of boundary wall and pillars. (Retrospective)	REFUSED

Plan No.	Address	Proposal	Decision
F/2014/0129	20 Copse Mead	Proposed erection of a rear roof dormer extension and single storey rear extension in place of existing conservatory, to be demolished.	Approved
CLP/2014/0047	11 Sycamore Close	Relocation of rear fence and gate towards the rear elevation of the dwelling, creation of a new access to the site and creation of additional hardstanding to provide a car parking area to the rear of the dwelling.	Approved