

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

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

**Officer present:** *L. Matthews, Committee Officer*

68. **APOLOGIES**

Apologies for absence were received from Councillor Duncan.

69. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

70. **MINUTES OF PREVIOUS MEETING**

**RESOLVED:**

- ◆ That the minutes of the meeting held on 21 October 2014 be approved and signed by the Chairman as a true and accurate record.

71. **PLANNING DECISIONS**

**RESOLVED:**

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

72. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

**F/2014/2057**

*Location: 21 Selsdon Avenue, Woodley, RG5 4PQ.*

*Revised plans*

*Revised Proposal: Proposed erection of a single storey side and rear extension plus conversion of garage to habitable accommodation.*

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

**A/2014/2107**

*Location: Marks & Spencer plc, 406-412 London Road, Earley, RG6 1BJ.*

*Proposal: Application for advertisement consent for the proposed erection of two x illuminated fascia signs and one x non illuminated sign.*

Observations: No objections.

**F/2014/2129**

*Location: 81 Quentin Road, Woodley, RG5 3NE.*

*Proposal: Proposed erection of a two storey side extension and a single storey rear extension, following demolition and removal of existing conservatory.*

Observations: The Committee recommended refusal on the following grounds:

- Unacceptable impact on neighbours because of close proximity to the boundary.
- Massing effect on the neighbouring property at 83 Quentin Road.
- Could create a possible terrace effect.

**F/2014/2169**

*Location: Marks & Spencer plc, 406-412 London Road, Earley, RG6 1BJ.*

*Proposal: Proposed alterations to shop frontage.*

Observations: No objections.

**F/2014/2178**

*Location: Farriers, Farriers Close, Woodley, RG5 3DD.*

*Proposal: Proposed erection of single storey side and rear extension plus a rear dormer extension to dwelling, following demolition of existing rear extensions.*

The applicant was present at the meeting to explain the proposals.

Observations: No objections.

**F/2014/2200**

*Location: 3 Harris Close, Woodley, RG5 4XH.*

*Proposal: Proposed erection of a first floor side extension to dwelling and conversion of existing loft space to additional habitable accommodation, to include a rear dormer extension.*

One letter of concern had been received from a neighbour.

Observations: The Committee recommended refusal on the following grounds:

- Overbearing – particularly in terms of massing and height.
- Overlooking of neighbours in Blanchard Close and Harris Close due to the dormer windows in the roof.
- Insufficient on site/off-road parking.

The proposed use of the attic room is not stated and if permission is granted there should be a condition that obscure glass should be used in the roof dormer in perpetuity.

**F/2014/2212**

*Location: 97 Crockhamwell Road, Woodley, RG5 3JP.*

*Proposal: Proposed change of use from Class A1 (shops) to Class A5 (hot food takeaway) with installation of ventilation and extraction equipment.*

Observations: No comment.

**A/2014/2221**

*Location: 143 Crockhamwell Road, Woodley, RG5 3JP.*

*Proposal: Application for advertisement consent for the proposed installation of 2No. internally illuminated fascia signs and 1No. internally illuminated projecting sign.*

Observations: No comment.

**O/2014/2242**

*Adjoining Parish Consultation*

*Location: Land at Matthews Green Farm, Matthews Green Road, Wokingham, RG41 1JX*

*Proposal: Outline application (access to be considered) for a phased development of approximately 760 dwellings, including 60 units of assisted living homes/older person accommodation, a local centre (including retail), a primary school, community facilities and associated areas of open space and drainage/attenuation, parking etc. Accesses from Twyford Road, Matthews Green Road and Toutley Road. Development would also incorporate the demolition of outdoor storage, buildings in employment use and 2 x dwellings. (Matters reserved – layout, landscaping, scale, appearance.)*

Observations: No comment.

**F/2014/2257**

*Location: The Chalet, Shepherds Walk, Woodley, RG6 1BS.*

*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.

**F/2014/2277**

*Location: 74 Beechwood Avenue, Woodley, RG5 3DG.*

*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.

**F/2014/2291**

*Location: 194 Loddon Bridge Road, Woodley, RG5 4BS.*

*Proposal: Proposed erection of a part single storey and part first floor extension, following demolition and removal of existing single storey extension.*

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

- The proposed extension is very large and would be overbearing for the neighbouring property.
- Loss of light to the neighbouring property.

The Committee discussed the proposals and recommended that the application be refused on the following grounds:

- Overbearing for the neighbouring property.
- The proposed gable end reinforces the overbearing nature of the extension.

- Loss of light to the living room and conservatory at 192 Loddon Bridge Road.
- The proposed extension would be too close to the boundary at 1<sup>st</sup> floor level, contrary to the Wokingham Borough Council design guide.

#### **F/2014/2306**

*Location: 32 Rose Close, Woodley, RG5 4UR.*

*Proposal: Proposed erection of two storey side extension with conversion of garage to habitable accommodation.*

Observations: The Committee had concerns about the proximity of the proposed extension to the boundary.

#### **O/2014/2318**

*Location: 24 South Lake Crescent, Woodley, RG5 3QJ.*

*Proposal: Outline application for the proposed erection of 1 No. dwelling (appearance and landscaping to be considered).*

The applicant was present at the meeting to explain the proposals.

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

#### **F/2014/2326**

*Location: 157 Colemans Moor Road, Woodley, RG5 4DB.*

*Proposal: Proposed erection of a single storey rear extension to form a conservatory.*

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

#### **F/2014/2328**

*Location: 9 Woodlands Avenue, Woodley, RG5 3HN.*

*Proposal: Proposed erection of single storey rear extension to form conservatory, erection of dormer to front elevation and roof extension to rear with the conversion of loft to habitable accommodation plus the demolition of existing detached garage.*

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

- Un-neighbourly.
- Out of keeping with neighbouring properties.
- Overbearing.
- Loss of light and privacy – particularly from the two-storey element.
- Visually unacceptable.
- Loss of amenity for neighbours.

If approval is granted there should be a condition that obscure glazing should be used.

**F/2014/2386**

*Location: 25 Duffield Road, Woodley, RG5 4RL*

*Proposal: Proposed erection of a single storey rear extension to dwelling with new pitched roof extending over existing garage. Demolition of existing conservatory.*

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

**F/2014/2434**

*Location: 142 Reading Road, Woodley, RG5 3AA.*

*Proposal: Proposed erection of single storey rear extension to dwelling.*

Observations: The Committee had concerns about the design of the proposed extension and the lack of access to the rear of the property.

**F/2014/2457**

*Location: 88 Vauxhall Drive, Woodley, RG5 4EH.*

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

Three residents were present at the meeting to voice their concerns and two letters of concern had been received. Their concerns related to:

- Loss of light to the gardens and rooms at the rear of the properties in Renault Road that back on to the proposed extension.
- The proposed extension will be overbearing.
- The extension will be un-neighbourly.
- There will only be a 15cm gap between the extension and the existing fence and garage and it will not be possible to keep this gap clear of rubbish.
- The garage that will be demolished is attached to two other garages belonging to neighbours and the integrity of the remaining garages could be compromised.

The Committee discussed the proposals and recommended the application be refused on the following grounds:

- Not in keeping with the street scene as the extension will unbalance the semi-detached nature of the existing properties.
- Overbearing.
- There will be a reduction in the gap between 88 Vauxhall Drive and the rear of the properties at 10 and 12 Renault Road.
- The existing garage is attached to two others and should not be demolished without consulting the neighbours at 8 and 10 Renault Road.

**F/2014/2467**

*Location: 45 Hazel Drive, Woodley, RG5 3JP.*

*Proposal: Proposed extension to existing front dormer to dwelling.*

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

73. **PLANNING APPEALS**

**RESOLVED:**

- ◆ To note the following appeal decision:

Application: F/2013/0713  
Location: 29 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 (including change in roof form from twin rear gable to crown roof design). In addition, proposed front gable extension, demolition of existing detached garage, removal of existing chimney stack and changes to existing fenestration.  
Decision: Appeal dismissed.

74. **NEIGHBOUR CONSULTATION SCHEME**

**RESOLVED:**

- ◆ To note application HH/2014/2388  
Location: 6 Rochester Avenue, Woodley, RG5 4NA.  
Proposal: Application for the prior approval of the erection of a single storey conservatory, which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.1m and the height of the eaves 2.1m

75. **TREE PRESERVATION ORDERS**

**RESOLVED:**

- ◆ To note the following:
  - TPO 3/1951: 112 Nightingale Road, Woodley.  
Consent for the selective pruning of a silver birch.
  - TPO 1307/2009: 31a Warren Road, Woodley.  
Consent for the selective pruning of an oak.

76. **CONSULTATION ON DRAFT ARBORFIELD AND NEWLAND VILLAGE DESIGN STATEMENT**

Members noted that Wokingham Borough Council was consulting on the Arborfield and Newland Village Design Statement.

77. **TRAINING ON PLANNING AND ENFORCEMENT MATTERS**

**RESOLVED:**

- ◆ That Councillors Barker and Walker attend the Wokingham Borough Council training sessions on planning and enforcement matters, starting on 26 November 2014.

78. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of one enforcement notice, five enforcement investigation closure notices and one ongoing enforcement matter.

The meeting closed at 9:40 pm

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Chairman

**PLANNING DECISIONS**

<b>Plan No.</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
F/2013/0761	Land at Sandford Farm, Mohawk Way	Application for the erection of 73 residential units with associated access, parking and landscaping.	Approved
F/2014/0860	Farriers, Farriers Close	Proposed erection of part two storey part single storey extension to rear following demolition of existing rear extensions.	<i>Withdrawn</i>
F/2014/0875	Bulmershe Campus, Woodlands Avenue	Application 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.	Approved
F/2014/1117	126 Loddon Bridge Road	Proposed erection of single storey front and rear extension with roof lights plus part single storey part two storey side extension following demolition of garage.	Approved
F/2024/1221	9 Ryecroft Close	Proposed erection of a two-storey side and single-storey side and rear extension to dwelling following demolition of existing single-storey rear conservatory.	Approved
F/2014/1324	37 Nimrod Close	Proposed first floor side extension.	Approved
F/2014/1493	Christ Church, Crockhamwell Road	Proposed relocation of fire exit, increase size of existing windows and add additional window to upper hall.	Approved
F/2014/1501	119 Colemans Moor Road	Proposed erection of single storey rear extension with first floor extension over existing ground floor construction following demolition of conservatory	Approved
F/2014/1589	25 Vauxhall Drive	Proposed erection of a first floor front extension to dwelling.	REFUSED
F/2014/1611	Fosters Home for the Elderly, Fosters Lane	Proposed erection of 34 No. one bedroom flats with ancillary communal facilities for the frail elderly and dementia extra care with new access and parking.	Approved
VAR/2014/1655	145 Crockhamwell Road	Application to vary conditions 3 & 4 of planning consent F/2014/0874 for the change of use from Use Class A2 (Financial and Professional Services) to Use Class A5 (Hot Food Takeaway) and installation of extraction/ventilation equipment, to allow deliveries only on Fridays & Saturdays until 01:00.	REFUSED

## PLANNING DECISIONS continued

<b>Plan No.</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
F/2014/1762	9 Harris Close	Erection of a brick shed (outbuilding) in rear garden. (Retrospective)	Approved
CLP/2014/1788	14 Woodlands Avenue	Application for a certificate of lawfulness for the proposed erection of single storey rear and side extensions. Plus side roof dormers and loft conversion to create habitable accommodation.	Approved
F/2014/1850	5 Cody Close	Proposed conversion of existing garage into a habitable room.	Approved
F/2014/1904	1a Colemans Moor Lane	Proposed single storey side extension following demolition of existing detached garage.	Approved
F/2014/1917	Land to rear of 6 Phillips Close	Proposed erection of 1No. detached dwelling with formation of access.	REFUSED
F/2014/1985	1 Duncan Road	Proposed erection of new boundary wall. (Part retrospective)	REFUSED
CLP/2014/1997	51 Nightingale Road	Application for a certificate of proposed lawful development for the demolition of existing single storey rear extension and erection of a single storey rear extension to dwelling.	REFUSED
CLP/2014/2027	98 Vauxhall Drive	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension to dwelling to form conservatory. Removal of existing conservatory	Approved
TL/2014/2141	Adopted grass verge, Woodlands Avenue	Application for prior approval of the upgrade of existing telecommunications base station comprising the removal of the existing 12m high column, replacement with a 17.5m high column (height including shrouded antennas), with minor relocation and ancillary development.	Permitted development. Prior approval not required.
NMT/2014/2188	32 Duncan Road	Application for a non-material amendment to planning consent F/2014/1881 to allow reduction in size to proposed window and changes to front door side panel and addition of small window to right of front door.	Approved
A/2014/2217	Leightons Opticians, 118 Crockhamwell Road	Application for advertisement consent for the erection of replacement fascia signage.	Approved