

**Minutes of a Meeting of the Plans Committee held at the Oakwood Centre
on Tuesday 19 April 2016 at 7:45 pm**

Present: *Councillors: T. Barker (Chairman); S. Brindley; J. Cheng; M. Green;
S. Rahmouni; P. Wicks*

Also present: *4 members of the public*

Officer present: *L. Matthews, Committee Officer*

100. **APOLOGIES**

Apologies for absence were received from Councillors C. Dixon, R. Dolinski and M. Walker.

101. **DECLARATIONS OF INTEREST**

Councillor T. Barker – Prejudicial pecuniary interest: Agenda item 4, planning application 160607: West Warren, Warren Road, as he owns property and lives in Warren Road. Councillor Barker took no part in the discussion or decision on this application.

102. **MINUTES OF PREVIOUS MEETING**

RESOLVED:

- ◆ That the minutes of the meeting held on 15 March 2016 be approved and signed by the Chairman as a true and accurate record.

103. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

104. **PLANNING DECISIONS**

RESOLVED:

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

105. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 160401
Location: Greyholme, Farriers Close, Woodley, RG5 3DD.
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 8.0m, for which the maximum height would be 4.00m and the height of the eaves 2.30m.
- ◆ To note application 160418
Location: 14 Colemans Moor Lane, Woodley.
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 8.0m, for which the maximum height would be 2.7m and the height of the eaves 2.7m.

- ◆ To note application 160450
Location: 22 Fitzroy Crescent, Woodley, RG5 4EU.
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 3.7m, for which the maximum height would be 2.8m and the height of the eaves 2.6m.
- ◆ To note application 160688
Location: 1 Keswick Gardens, Woodley, RG5 3QB.
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 6.0m, for which the maximum height would be 3.0m and the height of the eaves 2.8m.
- ◆ To note application 160784
Location: 77 Haddon Drive, Woodley, RG5 4LY.
Proposal: Application for the prior approval of the erection of a single storey rear extension to form an orangery, which would extend beyond the rear wall of the original house by 6.0m, for which the maximum height would be 3.3m and the height of the eaves 2.3m.
- ◆ To note application 160813
Location: 24 Fitzroy Crescent, Woodley, RG5 4EU.
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 6.0m, for which the maximum height would be 3.0m and the height of the eaves 2.9m.

106. **PLANNING APPEAL**

RESOLVED:

- ◆ To note the following appeal decision:
Location: Land at 60 Headley Road, Woodley, RG5 34JE.
Details: Appeal against an enforcement notice issued by Wokingham Borough Council for a breach of planning control. The alleged breach was that without planning permission there was a material change of use of land and building from a mixed use of B1 office and A2 estate agency use, to a mixed use of A2 estate agency, a sui generis use of a venue décor supplier, a television aerial supply and installation business with associated ancillary storage shed and a C3 residential use.
The requirements of the notice were:
 1. Cease the use of any part of the building as a separate unit of residential accommodation. Permanently remove the kitchen and bathroom fixtures and fittings from the unauthorised dwelling.
 2. Cease the use of the building as a venue décor supplier and remove all items associated with that use from the land.
 3. Cease the use of the land and building as a television aerial supply and installation business and remove all items and equipment associated with that use from the land.
 4. Demolish the storage shed associated with the television aerial supply and installation business and permanently remove from the land the resultant material.
- Decision: The enforcement notice was quashed.
Wokingham Borough Council was ordered to pay the costs of the appeal proceedings.

107. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note the following:

TPO 3/1951: 7 Ashwood, Woodley, RG5 3RX.
Consent for the felling of an oak.

TPO 3/1951: 40 Hazel Drive, Woodley, RG5 3SA.
Consent for the felling of a beech, the felling of a holly and the selective pruning of a pear tree.

TPO 25/1971: 8 Ryecroft Close, Woodley, RG5 3BP.
Consent for the selective pruning of a horse chestnut.

TPO 28/1971: Norris's Copse, East side of Waingels Road, Woodley.
Consent for the felling of an oak.

TPO 1067/2004: Land adjacent to Units 4 & 5, East Reading Retail Centre, Shepherds Hill, Woodley, RG6 1FE.
Consent for the selective pruning of 2 oaks.

108. **CONSULTATION: SHINFIELD DRAFT NEIGHBOURHOOD PLAN**

Members considered the Shinfield Draft Neighbourhood Plan, for which a statutory consultation is being run by Wokingham Borough Council.

RESOLVED:

- ◆ To send a "no comment" response to the Shinfield Draft Neighbourhood Plan consultation.

109. **CONSULTATION ON METHODOLOGY FOR THE BRACKNELL FOREST AND WOKINGHAM BOROUGH COUNCIL GREEN BELT REVIEW**

RESOLVED:

- ◆ To note that Members' views on the methodology for the Bracknell Forest and Wokingham Borough Council Green Belt Review had been sought prior to the meeting, as responses were required by 12 April, and a "no comment" response had subsequently been made.

110. **COMMITTEE STRUCTURE**

Members considered the proposal to include additional duties and responsibilities within the remit of the Plans Committee. Changes to the Council's committee structure had been approved by Full Council at a meeting on 9 February 2016 (minute number 62), subject to the subsequent approval of the Plans Committee.

RESOLVED:

- ◆ To approve the proposed changes to the Council's committee structure and the inclusion of additional duties and responsibilities within the remit of the Plans Committee.
- ◆ To review the workload of the Plans Committee after a period of six months and again after twelve months.

111. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of seven ongoing enforcement matters.

The meeting closed at 9:05 pm

Chairman

Woodley Town Council

Date :- 29/04/2016

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;				
160375A	08/04/2016	Pooja Kumar	Mr & Mrs Steve Brown	77 Beechwood Avenue Beechwood Avenue Woodley RG5 3DF
	Proposal : Full application for the proposed demolition of existing dwelling and the erection of a two storey replacement dwelling.			
	REVISED/ADDITIONAL DETAILS RECEIVED 08/04/2016			
	Observations : The Committee had no objections to the amended plans.			
160607	15/03/2016	Brett Beswetherick	Mr John Wild	West Warren Warren Road Woodley RG5 3AR
	Proposal : Householder application for the proposed erection of a detached double garage to include utility room and cycle store, following demolition of existing garage.			
	Observations : No objections.			
160623	15/03/2016	Laura Callan	Mr K Nice	147 Colemans Moor Road Colemans Moor Road Woodley RG5 4DB
	Proposal : Householder application for the proposed single storey side and rear extension to dwelling plus alterations to front porch extension.			
	Observations : No objections.			
160638	15/03/2016	Stephen Thwaites	Mr R Ridout	17 Farriers Close Farriers Close Woodley RG5 3DD
	Proposal : Householder application for the proposed erection of single storey side and rear extensions to dwelling following demolition and removal of existing summer room.			
	Observations : No objections.			
160647	21/03/2016	David Maguire	Mr & Mrs Andrew Preecy	6 Nightingale Road Nightingale Road Woodley RG5 3LP
	Proposal : Householder application for proposed erection of single storey side and rear extensions plus proposed front entrance canopy to dwelling.			
	Observations : No objections.			
160692	21/03/2016	Pooja Kumar	Mr David Poulter	93 Colemans Moor Road Colemans Moor Road Woodley RG5 4DG
	Proposal : Householder application for the proposed conversion of existing garage to additional habitable accommodation, plus internal alterations.			

Date :- 29/04/2016

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>
Observations : No objections.				
160699	31/03/2016	Daniel Ray	Mr Jonathan Cook	179 Colemans Moor Road Colemans Moor Road Woodley RG5 4DD
Proposal : Householder application for the proposed conversion of existing garage to create habitable accommodation.				
Observations : No objections.				
160725	21/03/2016	David Maguire	Mrs Sharon Jhheent	68 Norton Road Norton Road Woodley RG5 4AJ
Proposal : Householder application for the proposed erection of a first floor side extension and part conversion of existing garage to habitable accommodation.				
Observations : No objections.				
160750	31/03/2016	Charlie Snell	Mr & Mrs Les Marshall	55 Walmer Road Walmer Road Woodley RG5 4PN
Proposal : Householder application for a proposed single storey rear conservatory.				
Observations : No objections.				
160751	06/04/2016	Charlie Snell	Mr Gregg Mason	47 Cypress Road Cypress Road Woodley RG5 4BD
Proposal : Householder application for a proposed single storey front extension and a rear first floor extension to the dwelling.				
Observations : No objections.				
160760	31/03/2016	Nuno Fernandes	Mr Kenneth Bray	53 Lysander Close Lysander Close Woodley RG5 4ND
Proposal : Householder application for the proposed erection of a single storey rear extension to form conservatory.				
Observations : No objections.				
160772	31/03/2016	Stefan Fludger	Mr Anil Shika	15 Cartmel Drive Cartmel Drive Woodley RG5 3NG
Proposal : Householder application for the proposed erection of a part two storey rear and two storey side extension to dwelling, following demolition and removal of existing garage and utility room.				
Observations : No objections.				

Date :- 29/04/2016

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>
160905	12/04/2016	Stefan Fludger	Mr A Burger	43 Buccaneer Close Buccaneer Close Woodley RG5 4XP
Proposal : Householder application for the proposed conversion of existing garage to additional habitable accommodation.				
Observations : No objections.				
160954	14/04/2016	Chris Kempster	Mrs L Bushnell & Mr A Grimsey	46 Redwood Avenue Redwood Avenue Woodley RG5 4DR
Proposal : Householder application for the proposed erection of a two storey front and single storey rear extension to dwelling.				
Observations : No objections.				
160957	12/04/2016	Graham Vaughan	H3G Ltd & EE Ltd	Land at A329 sliproad A329 sliproad Winnersh
Proposal : Application for prior approval for the proposed replacement of 15m high monopole with new 15m high phase 5 monopole and installation of 1 No. equipment cabinet.				
Observations : No objections.				
160964	12/04/2016	Charlie Snell	Mr & Mrs Edwards	22 Western Avenue Western Avenue Woodley RG5 3BH
Proposal : Householder application for the proposed erection of a single storey rear extension to form a conservatory.				
Observations : No objections.				

Date :- 29/04/2016

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>
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Refused on the following applications;**160658**

21/03/2016	Charlie Snell	Mr Martin Sandfield	110 Wheble Drive Wheble Drive Woodley RG5 3DU
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Proposal : Householder application for proposed erection of single storey rear extension including 3 roof lights to dwelling.

Observations : The Committee recommended that this application should be refused due to the excessive depth of the extension extending into the back garden.

Date :- 29/04/2016

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>
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Concerns on the following applications;**160617**

15/03/2016	Stefan Fludger	Mr Sanjay Sankla	74 Crockhamwell Road Crockhamwell Road Woodley RG5 3LD
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Proposal : Householder application for the proposed erection of a part single part two storey front/side extension, to include conversion of garage to habitable accommodation with single storey extension to existing garage.

Observations : One letter of concern had been received regarding this application.

The Committee discussed the application and had the following concerns:

- The ground floor extension is shown as being built right up to the boundary fence with the property at No.72 and the applicant must ensure that no part of the extension overhangs the boundary.
- The neighbour reports that there have been drainage and flooding problems in the back gardens and these could be exacerbated by the extension.
- The proposed extension is a significant increase in size and is not subservient to the existing property.

160675

15/03/2016	Stefan Fludger	Mr Alan Parker	38 Cartmel Drive Cartmel Drive Woodley RG5 3NG
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Proposal : Householder application for the proposed erection of a single storey front extension to dwelling.

Observations : The Committee was concerned that the proposed extension appears to breach the building line.

160879

07/04/2016	David Maguire	Mr Adie Davis	11 Pitford Road Pitford Road Woodley RG5 4QF
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Proposal : Householder application for the proposed erection of a single storey rear/side extension to dwelling.

Observations : The Committee had no objections to the proposed extension, but noted that the ownership of the land to the side of the existing property needed to be clarified.

160882

08/04/2016	David Maguire	Mr Adie Davis	11 Pitford Road Pitford Road Woodley RG5 4QF
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Proposal : Application for a certificate of existing lawful use of land as residential garden.

Observations : The Committee commented that the ownership of this land should be clarified.

160948

12/04/2016	Stephen Thwaites	Mr William Hookey	Greyholme Farriers Close Woodley RG5 3DD
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Proposal : Householder application for a proposed erection of a single storey rear and side extension with roof lights.

Observations : The Committee was saddened that this proposal would remove one of Woodley's landmarks and was surprised that this is not a listed building.

Date :- 29/04/2016

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>
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The Committee had concerns that the proposal was out of character with the existing building.

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council**Minute Ref 5**

Thu 14 April 2016

District Ref

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

GRANTED PLANNING PERMISSIONS

E 152869	Approved	21 Marathon Close
E 153029	Approved	39 Stonehaven Drive
E 153233	Approved	17 Caldbeck Drive
E 153412	Approved	63 Loddon Bridge Road
E 160078	Approved	50 Coppice Road
E 160113	Approved	12 Denmark Avenue
E 160114	Approved	12 Denmark Avenue
E 160167	Approved	44 Tippings Lane
E 160190	Approved	73 Woodwaye
E 160206	Approved	30 Manners Road
E 160229	Approved	5 Linden Road
E 160238	Approved	281 Loddon Bridge Road
E 160276	Approved	56 Haddon Drive
E 160308	Approved	15 Gardenia
E 160309	Approved	First floor, 6 Library Parade
E 160312	Approved	18 Coppice Road
E 160316	Approved	52 Crockhamwell Road
E 160339	Approved	12 Master Close
E 160463	Approved	204 Hurricane Way

REFUSED PLANNING PERMISSIONS

E 160122	Refused	Pumping Station
C 160128	Refused	17 Master Close
District COMMENT		Local COMMENT No objections.

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Minute Ref 5

Thu 14 April 2016

District Ref

' C ' Contrary to District 'CD' Contrary Delegated
' D ' Delegated
' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 2

REFUSED PLANNING PERMISSIONS

E 160344	Refused	5 Corbett Gardens
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OTHER PLANNING DETAILS

152589	Withdrawn	109 Butts Hill Road
153416	Withdrawn	123 Loddon Bridge Road
160186	Withdrawn	40 Mannock Way