

# Woodley Town Council

Minutes of a Meeting of the Plans Committee held at the Oakwood Centre on Tuesday 19 August 2014 at 7:45 pm.

Committee Members Present :- Councillor T. Barker  
Councillor P Challis  
Councillor J. Cheng (Chairman)  
Councillor R. Duncan  
Councillor L. Hayward  
Councillor M. Holmes  
Councillor R. Neall  
Councillor M. Walker  
Councillor M. Willson

Also in Attendance :- L. Matthews, Committee Officer

## **34 COMMITTEE MEMBERSHIP**

It was noted that Councillor P. Challis has replaced Councillor S. Rahmouni on the Plans Committee, following a resolution by the Urgency Committee on 18 August 2014.

The Chairman welcomed Councillor Challis to the committee.

## **35 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

## **36 DECLARATIONS OF INTEREST**

Councillor R. Neall - Personal interest: Agenda item 05.15, planning application F/2014/1723: 39 Hudson Road, as the applicant is known to him.  
Councillor Neall took no part in the discussion or decision on this item.

## **37 MINUTES OF PREVIOUS MEETING**

RESOLVED:

To approve the minutes of the meeting held on 15 July 2014 and for the Chairman to sign them as a true and accurate record.

## **38 PLANNING DECISIONS**

RESOLVED:

To note information on decision notices received from the planning authority since the last meeting. (Appendix 38).

## **39 CURRENT PLANNING APPLICATIONS**

RESOLVED:

To forward comments to the Borough Council as follows:

39- 1	A /2014/1586	Plot Ref :-	Type :-	Advertise
	Applicant Name :-	DPGS Ltd	Date Received :-	18/08/2014
	Location :-	145 Crockhamwell Road Crockhamwell Road Woodley RG5 3JP	Date Returned :-	20/08/2014
	Proposal :	Proposed installation of 1No. internally illuminated fascia sign and 1No. internally illuminated projecting sign.		
	Observations :	No objections, but would recommend that the "switch-off" time coincides with the rest of the precinct.		

39- 2 A /2014/1656 Plot Ref :- Type :- Advertise  
Applicant Name :- Robert Dyas Ltd Date Received :- 04/08/2014  
Location :- 57 Crockhamwell Raod Date Returned :- 20/08/2014  
Crockhamwell Road  
Woodley  
RG5 3SZ  
Proposal : Application for advertisement consent for the proposed erection of 1 No. replacement internally illuminated fascia sign and 1 No. new externally illuminated projecting sign.  
Observations : No objections, but would recommend that the "switch-off" time coincides with the rest of the precinct.

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39- 3 F /2014/1221 Plot Ref :- Type :- Full  
Applicant Name :- Mr S Denby Date Received :- 10/06/2014  
Location :- 9 Ryecroft Close Date Returned :- 23/06/2014  
Ryecroft Close  
Woodley  
RG5 3BP  
Proposal : Proposed erection of two storey rear and side extensions and single storey rear and side extensions to dwelling.  
Revised plans received 29/07/2014: Setting in of first floor extension by 1.5m and the hiping of the roof of the ground floor element.  
Observations : One resident was present at the meeting to voice his concerns and two letters of objection had been received.  
The concerns related to:  
- The proposed extension would be overbearing.  
- The two storey extension is very close to the boundary with the adjacent, attached property.  
- Loss of light to the neighbouring property.  
- A terracing effect would be created at the front of the property.  
Following the residents' concerns the committee discussed the proposals and recommended that the 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.  
Following receipt of revised drawings on 29/07/2014 the committee considered the proposals again on 19/08/2014. Two residents were present at this meeting and one further letter of objection had been received.  
The committee reiterated their previous objections and had one additional concern and therefore recommended that the 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.  
- Concern that this could set a precedent in Ryecroft Close.

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39- 4 F /2014/1559 Plot Ref :- Type :- Full  
Applicant Name :- Mr Ray Proud Date Received :- 16/07/2014  
Location :- 26 Tiger Close Tiger Close Date Returned :- 20/08/2014  
Woodley  
RG5 4UY  
Proposal : Proposed erection of front porch, part garage conversion to habitable accommodation, change back door to window, add side door and window and add rooflight to rear extension.  
Observations : No objections.

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39- 5 F /2014/1560 Plot Ref :- Type :- Full  
Applicant Name :- Mr Alex Tarvin Date Received :- 16/07/2014  
Location :- 22 Austin Road Austin Road Date Returned :- 20/08/2014  
Woodley  
RG5 4EJ  
Proposal : Proposed erection of 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.

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39- 6 F /2014/1576 Plot Ref :- Type :- Full  
Applicant Name :- Mr Doug Shepherd Date Received :- 28/07/2014  
Location :- 6 Silver Fox Crescent Silver Fox Crescent Date Returned :- 20/08/2014  
Woodley  
RG5 3JA  
Proposal : Proposed erection of 4 bed house with new access following removal of existing conservatory at No.6 Silver Fox Crescent.  
Observations : One resident was present at the meeting to voice his concerns.  
  
Following the resident's comments the committee discussed the proposal and recommended the planning application be refused on the following grounds:  
- the committee recognised that the proposal was considerably smaller than the previous application, but still felt that it was an 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.  
- Exacerbation of parking problems, particularly with the presence of double yellow lines.  
- Inadequate amenity space for 6 Silver Fox Crescent and for the proposed new dwelling.

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39- 7 F /2014/1589 Plot Ref :- Type :- Full  
Applicant Name :- Mrs Vanessa Little Date Received :- 18/07/2014  
Location :- 25 Vauxhall Drive Vauxhall Drive Date Returned :- 20/08/2014  
Woodley  
RG5 4EA  
Proposal : Proposed erection of a first floor front extension to dwelling.  
Observations : The committee agreed to make no comment but particularly asked that

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any neighbours' concerns be taken into account.

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39- 8 F /2014/1590 Plot Ref :- Type :- Full  
Applicant Name :- Mr James Clark Date Received :- 29/07/2014  
Location :- 29 Manners Road Date Returned :- 20/08/2014  
Manners Road  
Woodley  
RG5 3EA  
Proposal : Proposed erection of front porch following demolition of existing porch.  
Observations : No objections.

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39- 9 F /2014/1608 Plot Ref :- Type :- Full  
Applicant Name :- Miss Leanne Gale Date Received :- 23/07/2014  
Location :- 134 Nightingale Road Date Returned :- 20/08/2014  
Nightingale Road  
Woodley  
RG5 3LZ  
Proposal : Proposed erection of a single storey front, side and rear extension to dwelling.  
Observations : The committee had the following concerns regarding this application:  
- The proposed extension would approximately double the area of the ground floor.  
- From the Block Plan it would appear that the neighbouring property has a conservatory to the rear. The impact of the proposed extension on this conservatory should be assessed.

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39- 10 F /2014/1611 Plot Ref :- Type :- Full  
Applicant Name :- Wokingham Housing Ltd Date Received :- 23/07/2014  
Location :- Fosters Home For The Elderly Date Returned :- 20/08/2014  
Fosters Lane  
Woodley  
RG5 4HH  
Proposal : 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.  
Observations : Four residents were present at the meeting.  
  
Following the residents' comments the committee discussed the proposal and in general supported the application, but had the following concerns:  
- Would like more parking spaces to be provided to meet the needs of staff and visitors.  
- The boundary treatments should be discussed with the immediate neighbours, particularly with regard to the height of fences.  
- The effect of ground level changes on adjacent properties must be considered.

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39- 11 F /2014/1616 Plot Ref :- Type :- Full  
Applicant Name :- Mr M Iqbal Date Received :- 30/07/2014  
Location :- 8 Butts Hill Road Date Returned :- 20/08/2014  
Butts Hill Road  
Woodley  
RG5 4NH  
Proposal : Proposed erection of two storey front extension.

Observations : No objections.

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39- 12 F /2014/1638 Plot Ref :- Type :- Full  
Applicant Name :- Mrs Lisy George Date Received :- 08/08/2014  
Location :- 22 Chequers Way Date Returned :- 20/08/2014  
Chequers Way  
Woodley  
RG5 3EH  
Proposal : Proposed erection of single storey side extension and front porch.  
Observations : No objections.

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39- 13 F /2014/1660 Plot Ref :- Type :- Full  
Applicant Name :- Mr N Bonney Date Received :- 31/07/2014  
Location :- 13 Eastwood Road Date Returned :- 20/08/2014  
Eastwood Road  
Woodley  
RG5 3PY  
Proposal : Proposed erection of two bedroom detached dwelling and garage.  
Observations : One resident was present at the meeting to voice his concerns and two letters of concern had been received.

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

- The drawings are inconsistent, with the plan indicating a detached property and the front elevation showing a terrace.
  - Violation of the building line in Keswick Gardens.
  - Loss of amenity space.
  - The proposed building will create a blind spot for traffic turning in and out of Keswick Gardens.
  - Provision of a garage entrance in Keswick Gardens will reduce the parking available in Keswick Gardens and exacerbate the current parking problems.
  - Exacerbation of parking problems and the creation of a blind spot will lead to problems for emergency vehicles trying to access Keswick Gardens.
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39- 14 F /2014/1683 Plot Ref :- Type :- Full  
Applicant Name :- Mr & Mrs T Ormiston Date Received :- 01/08/2014  
Location :- 3 Godstow Close Date Returned :- 20/08/2014  
Godstow Close  
Woodley  
RG5 4LE  
Proposal : Proposed erection of single storey rear extension to dwelling.  
Observations : No objections.

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39- 15 F /2014/1705 Plot Ref :- Type :- Full  
Applicant Name :- Mrs Thomas Date Received :- 07/08/2014  
Location :- 19 Woodlands Avenue Date Returned :- 20/08/2014  
Woodlands Avenue  
Woodley  
RG5 3HN  
Proposal : Proposed erection of a single storey rear extension to form a conservatory.  
Observations : No objections.

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39- 16 F /2014/1708 Plot Ref :- Type :- Full  
Applicant Name :- Mr V Sthalekar Date Received :- 11/08/2014  
Location :- 7 Beaufield Close Date Returned :- 20/08/2014  
Beaufield Close  
Woodley  
RG5 3DH  
Proposal : Proposed erection of single storey rear extension to dwelling and front extension to garage. Plus erection of front car port and conversion of garage to habitable accommodation.  
Observations : No objections.

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39- 17 F /2014/1723 Plot Ref :- Type :- Full  
Applicant Name :- Mr & Mrs David Duvall Date Received :- 06/08/2014  
Location :- 39 Hudson Road Date Returned :- 20/08/2014  
Hudson Road  
Woodley  
RG5 4EN  
Proposal : Proposed sub division of existing dwelling house into two dwellings.  
Observations : The committee recommended that planning permission be refused on the following grounds:  
- Sub-division of the existing dwelling would create a terrace of houses.  
- Not in keeping with the street scene.  
- Parking spaces for the middle house would be in front of the new end house.  
- Planning permission has previously been granted to extend the original property and this should not now be allowed to be turned into a separate dwelling.

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39- 18 F /2014/1742 Plot Ref :- Type :- Full  
Applicant Name :- Mr Z Shehu Date Received :- 12/08/2014  
Location :- 35 Selsdon Avenue Date Returned :- 20/08/2014  
Selsdon Avenue  
Woodley  
RG5 4PQ  
Proposal : Retrospective application for the installation of 3No. windows to side dormers.  
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

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39- 19 F /2014/1800 Plot Ref :- Type :- Full  
Applicant Name :- DPGS Ltd Date Received :- 18/08/2014  
Location :- 145 Crockhamwell Road Date Returned :- 20/08/2014  
Crockhamwell Road  
Woodley  
RG5 3JP  
Proposal : Proposed construction of a new shop front.  
Observations : No objections.  
Proposal : Proposed construction of a new shop front.  
Observations : No objections.

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39- 20 VA/2014/1655 Plot Ref :- Type :- Variation  
Applicant Name :- Miss Lisa Lee Date Received :- 01/08/2014  
Location :- 145 Crockhamwell Road Date Returned :- 20/08/2014  
Crockhamwell Road  
Woodley  
RG5 3JP  
Proposal : 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/ventillation equipment, to allow deliveries only on Fridays and Saturdays until 01:00  
Observations : The committee recommended that this application be refused as the resultant noise and light pollution caused by deliveries after 23:00 would have an unacceptable impact on nearby residential properties.

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#### **40 NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

To note application HH/2014/1671.

Location: 60 Tippings Lane, Woodley, RG5 4RY.

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 5.5m, for which the maximum height would be 3.45m, and for which the height of the eaves would be 2.1m.

To note application HH/2014/1789.

Location: 255 Loddon Bridge Road, Woodley, RG5 4BL.

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 2.8m, and for which the height of the eaves would be 2.4m.

#### **41 TREE PRESERVATION ORDERS**

RESOLVED:

To note the following:

TPO 3/1951: 6 Highgate Road, Woodley.  
Consent for the selective pruning of a Scots pine.

TPO 170/1980: 6 Mollison Close, Woodley.  
Consent for the selective pruning of an oak.

TPO 1135/2006: 14-32 School Drive, Woodley.  
Consent for the selective pruning of three Norway maples.

TPO 1246/2008: 71 Western Avenue, Woodley.  
Consent for the selective pruning of one sycamore and the felling of two sycamores.

TPO 1246/2008: 75 Western Avenue, Woodley.  
Consent for the selective pruning of an oak.

TPO 1307/2009: 27 Warren Road, Woodley.  
Consent for the selective pruning of an oak.

TPO 1307/2009: 31 Wroxham Road, Woodley.  
Consent for the selective pruning of an oak.

#### **42 STREET NAMING AND NUMBERING**

RESOLVED:

To note correspondence received from Wokingham Borough Council regarding the street naming and numbering of part of the development at the former Bulmershe Campus, Woodlands Avenue, Woodley.

The street names chosen for this part of the development are:

The Orangery  
Freshers Grove

**43 WOKINGHAM BOROUGH DEVELOPMENT PLAN PROPOSALS MAP**

RESOLVED:

To note receipt of the Wokingham Borough Development Plan Proposals Map, incorporating the Core Strategy adopted 29 January 2010 and the Managing Development Delivery Local Plan (MDD) adopted 21 February 2014.

**44 BULMERSHE PARK PROPOSAL**

RESOLVED:

To note correspondence received from Dominic Lawson Bespoke Planning Ltd regarding a proposal for Bulmershe Park, which could be provided if planning approval is granted for an elderly care facility at 34 and land rear of 36-50 Pitts Lane, Earley.

To pass on to the Strategy and Resources Committee, when it considers this item, the observation that this proposal would have an urbanising effect on the Site of Urban Landscape Value.

**45 ENFORCEMENT ISSUES**

The Chairman informed the meeting of two enforcement investigation closure notices, three ongoing enforcement matters and one enforcement notice that had been issued.

The Meeting closed at : 9:40pm

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Signed : \_\_\_\_\_ Chairman Date: \_\_\_\_\_

On behalf of :- Woodley Town Council



**PLANNING DECISIONS**

<b>Plan No.</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
F/2014/0595	62 School Drive	Proposed conversion of loft space to habitable rooms, adding a pitched dormer to the front elevation, with a flat roof dormer to the rear elevation.	Approved
F/2014/0816	16 Duffield Road	Proposed erection of first floor side extension and single storey front extension and conversion of existing garage to additional habitable accommodation.	Approved
F/2014/1081	6 Carlton Close	Proposed erection of two storey side and rear extension, single storey rear extension and enclosed front porch. Plus demolition of occupant's side of paired garage.	Approved
F/2014/1127	St John Bosco RC Church, 56 Western Avenue	Proposed new church entrance screen, formation of disabled toilet and proposed erection of single storey infill extension linking the church with the parish centre.	Approved
F/2014/1147	47 Rochester Avenue	Proposed erection of two storey side extension to dwelling to include replacement garage following removal of existing garage.	REFUSED
F/2014/1193	190 Loddon Bridge Road	Proposed conversion of garage to create habitable accommodation to dwelling.	Approved
F/2014/1238	58 Ravensbourne Drive	Proposed erection of a single storey side extension to include replacement garage, and single storey extension to create entrance porch, following demolition of existing garage and conservatory.	Approved
F/2014/1280	19 Wingate Road	Proposed erection of rear conservatory.	Approved
F/2014/1322	8 Blossom Grove	Proposed part conversion of garage to create habitable accommodation to dwelling.	Approved
F/2014/1418	39 Hudson Road	Proposed sub division of existing dwelling house into two dwellings.	<i>Withdrawn</i>
F/2014/1421	191 Colemans Moor Road	Proposed conversion of garage to additional habitable accommodation.	Approved
O/2013/1212	Land opposite Catalina Close, Mohawk way	Outline planning permission for 16 residential dwellings with associated open space, car parking and new vehicular access with Mohawk Way. (Means of access to be considered.)	Approved
OFF/2014/1306	Loddon Vale House, Hurricane Way	Prior approval application for the conversion of ground and first floor existing offices (Use Class B1a) to 12 residential units (Use Class C3).	Prior approval granted