

**Minutes of a Meeting of the Plans Committee held at the Oakwood Centre
on Tuesday 20 January 2015 at 7:45 pm**

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

Also present: *Councillor K. Baker*

Officer present: *L. Matthews, Committee Officer*

88. **APOLOGIES**

Apologies for absence were received from Councillors Walker and Willson.

89. **DECLARATIONS OF INTEREST**

Councillor J. Cheng – Personal interest: Agenda item 5, planning application F/2015/0055: 29 Copse Mead, as she has family connections to the neighbouring property. Councillor Cheng took no part in the discussion or decision on this item.

90. **MINUTES OF PREVIOUS MEETING**

RESOLVED:

- ◆ That the minutes of the meeting held on 16 December 2014 be approved and signed by the Chairman as a true and accurate record.

91. **PLANNING DECISIONS**

RESOLVED:

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

92. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

F/2014/1732

Location: 274 Kingfisher Drive, Woodley, RG5 3LH.

*Proposal: Proposed erection of a single storey outbuilding for ancillary use.
(Retrospective)*

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

F/2014/2105

Location: Former Allied Bakeries Site, Viscount Way, Woodley, RG5 4BJ.

Revised plans

Revised proposal: Proposed erection of 68 dwellings with associated roads, parking, amenity space, landscaping and creation of new access onto Loddon Bridge Road.

Fourteen residents were present at the meeting to voice their concerns, which had not changed since the original proposal was submitted.

The Committee discussed the revised proposal and found that their objections to the original proposal had not been addressed. The Committee therefore recommended that the application be refused on the following grounds:

- There are safety concerns regarding the siting of the access on Loddon Bridge Road. Residents of Loddon Bridge Road in the vicinity of the proposed entrance to the site already find it very difficult and dangerous to exit their driveways due to the amount of traffic and poor visibility caused by a bend in the road. This will also apply to people exiting the proposed development. The Committee did not think it appropriate for there to be any access onto Loddon Bridge Road and felt strongly that the access to the development should be from Viscount Way.
- Many school children use this area of Loddon Bridge Road, on bicycles and on foot, and their safety will be put at risk by traffic using the proposed site entrance.
- As the proposed entrance is next to a blind bend in Loddon Bridge Road, traffic exiting the site will find it difficult to turn right, particularly during rush hours and most will therefore turn left. Much of this traffic will then turn into Vauxhall Drive to avoid the bottleneck at the southern end of Loddon Bridge Road, thereby exacerbating the traffic problems in Vauxhall Drive.
- The Wokingham Borough Managing Development delivery Document (Local Plan), adopted 21 February 2014, identified this site as appropriate for the delivery of around 57 dwellings. This proposal is for 70 dwellings.
- There is insufficient parking provided on the site.
- There appears to be footpath access to the rear of some properties, which does not appear to be in compliance with Safer Homes Initiatives.
- The acoustic fence to the north of the site does not appear to be appropriate for the nature of the business carried out in the industrial estate. The proposed acoustic fence is 2m high, whereas the HGV vehicles using the industrial estate are 4m high.
- The proposed 2m fence to the north of the site will not provide sufficient protection to the industrial units, where high value goods are sometimes stored.
- The noise impact assessment gives the measured noise levels from the 24 hours a day truck movements on the industrial estate, and general traffic noise, and states that in order for acceptable internal levels of noise to be achieved the windows of the dwellings adjacent to the industrial estate must remain closed day and night. This is not acceptable.

If permission is granted for this development the Committee request that the following concerns be addressed:

- High level windows in the industrial units to the north of the site will overlook the adjacent houses and gardens.
- Cctv cameras covering the industrial estate will overlook the adjacent houses and gardens.
- The HGV vehicles using the industrial estate have cabs at a height of 3m, which will overlook the adjacent houses and gardens.
- The existing business operating to the north of the site has to renew its 24 hour HGV operator's licence every 5 years and should be protected against objections by the new residents in order to comply with the Wokingham Borough Managing Development Delivery Document (Local Plan), which for this site specifically states that the proposals must "deliver appropriate measures to safeguard the amenities of the occupants of the dwellings whilst ensuring continued B class activities can continue within adjoining Headley Road Core Employment Area."
- The boundary treatment to the south of the site must provide protection to the historic bridle way in this area.

F/2014/2684

Location: Sandford Manor Cottage, Sandford Lane, Woodley, RG5 4TA.

Proposal: Proposed erection of a two storey side and a single storey rear extension to dwelling, to include erection of a new chimney.

The applicant was present at the meeting.

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

F/2014/2689

Location: 169 Colemans Moor Road, Woodley, RG5 4DD.

Proposal: Proposed erection of a single storey extension with flat roof to dwelling.

Two residents were present at the meeting to voice their concerns, which related to the increased noise that would result from the proposed music room.

The Committee discussed the proposal and had concerns that the neighbours would be affected by the noise from the proposed music room. The Committee therefore requested that soundproofing be installed to the room and an acoustic test be carried out after construction to ensure that the soundproofing is effective.

F/2014/2722

Location: 2 Foxglove, Woodley, RG5 4WN.

Proposal: Proposed conversion of garage to habitable accommodation.

The applicant was present at the meeting.

Observations: No objections.

F/2014/2735

Location: 5 Selsdon Avenue, Woodley, RG5 4PQ.

Proposal: Proposed erection of a part two storey/part single storey side and rear extension to dwelling with integral garage, following demolition of existing attached garage.

Observations: The Committee had concerns that the proposal was unneighbourly and recommended that obscure glass should be used in the windows located in the side wall. The Committee also asked that any neighbours' concerns be taken into account.

F/2014/2747

Location: 168 Crockhamwell Road, Woodley, RG5 3JH.

Proposal: Proposed change of use from A1 (shops) to A2 (Financial and Professional Services).

Observations: No objections.

F/2014/2765

Location: Former Allied Bakeries Site, Viscount Way, Woodley, RG5 4BJ.

Proposal: Application for the erection of 70 dwellings with associated roads, parking, amenity space and landscaping.

Fourteen residents were present at the meeting to voice their concerns, which were the same as for the previous application for this site.

The Committee considered the plans and found the proposal to be the same as the original proposal for application F/2014/2105, submitted in October 2014. The Committee therefore recommended that the application be refused on the following grounds:

- There are safety concerns regarding the siting of the access on Loddon Bridge Road. Residents of Loddon Bridge Road in the vicinity of the proposed entrance to the site already find it very difficult and dangerous to exit their driveways due to the amount of traffic and poor visibility caused by a bend in the road. This will also apply to people exiting the proposed development. The Committee did not think it appropriate for there to be any access onto Loddon Bridge Road and felt strongly that the access to the development should be from Viscount Way.
- Many school children use this area of Loddon Bridge Road, on bicycles and on foot, and their safety will be put at risk by traffic using the proposed site entrance.
- As the proposed entrance is next to a blind bend in Loddon Bridge Road, traffic exiting the site will find it difficult to turn right, particularly during rush hours and most will therefore turn left. Much of this traffic will then turn into Vauxhall Drive to avoid the bottleneck at the southern end of Loddon Bridge Road, thereby exacerbating the traffic problems in Vauxhall Drive.
- The Wokingham Borough Managing Development delivery Document (Local Plan), adopted 21 February 2014, identified this site as appropriate for the delivery of around 57 dwellings. This proposal is for 70 dwellings.
- There is insufficient parking provided on the site.
- There appears to be footpath access to the rear of some properties, which does not appear to be in compliance with Safer Homes Initiatives.
- The acoustic fence to the north of the site does not appear to be appropriate for the nature of the business carried out in the industrial estate. The proposed acoustic fence is 2m high, whereas the HGV vehicles using the industrial estate are 4m high.
- The proposed 2m fence to the north of the site will not provide sufficient protection to the industrial units, where high value goods are sometimes stored.
- The noise impact assessment gives the measured noise levels from the 24 hours a day truck movements on the industrial estate, and general traffic noise, and states that in order for acceptable internal levels of noise to be achieved the windows of the dwellings adjacent to the industrial estate must remain closed day and night. This is not acceptable.

If permission is granted for this development the Committee request that the following concerns be addressed:

- High level windows in the industrial units to the north of the site will overlook the adjacent houses and gardens.
- Cctv cameras covering the industrial estate will overlook the adjacent houses and gardens.
- The HGV vehicles using the industrial estate have cabs at a height of 3m, which will overlook the adjacent houses and gardens.
- The existing business operating to the north of the site has to renew its 24 hour HGV operator's licence every 5 years and should be protected against objections by the new residents in order to comply with the Wokingham Borough Managing Development Delivery Document (Local Plan), which for this site specifically states

that the proposals must “deliver appropriate measures to safeguard the amenities of the occupants of the dwellings whilst ensuring continued B class activities can continue within adjoining Headley Road Core Employment Area.”

- The boundary treatment to the south of the site must provide protection to the historic bridle way in this area.

F/2014/2766

Location: 10 Malvern Close, Woodley, RG5 4HL.

Proposal: Proposed erection of a part two storey, part single storey, erection of a single front and rear extension including integral garage following demolition and removal of existing conservatory and attached garage.

This application was withdrawn before the meeting and was not considered by the Committee.

F/2014/2773

Location: 14 Harris Close, Woodley, RG5 4XH.

Proposal: Proposed 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.

F/2014/2798

Location: 59 Butts Hill Road, Woodley, RG5 4NJ.

Proposal: Proposed erection of a two storey side/rear extension, first floor side and single storey rear extension with front pitched roof to bay window and creation of a new front entrance porch.

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

F/2014/2805

Location: 61 Quentin Road, Woodley, RG5 3NE.

Proposal: Proposed erection of a single storey front extension to dwelling.

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

F/2014/2863

Location: Land to the rear of 6 Phillips Close, Woodley, RG5 4XD.

Proposal: Proposed erection of 1 No. detached dwelling with formation of access following the demolition of existing brick structure.

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

- Overdevelopment of the part of the plot that is outside the flood plain.
- Overbearing.
- Out of character with the countryside location.
- Flood risk in this location.
- Potential risk to trees covered by a Tree Preservation Order.

F/2015/0012

Location: 1 Addington Gardens, Woodley, RG5 3EW.

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

Observations: No objections.

O/2015/0027

Location: Land at 15 Ladbroke Close, Woodley, RG5 4DX.

Proposal: Outline application for the erection of 9No. residential units, comprising four apartments and 5No. dwellings, together with access, appearance, layout and scale to be considered, following demolition and removal of existing commercial buildings.

Twelve residents were present at the meeting to voice their concerns, which related to exacerbation of the already poor access along Ladbroke Close, the cramped development proposal and overlooking of existing properties.

The Committee discussed the proposal and could see no difference from the previous application and therefore reiterated their previous comments, strongly recommending that the application be refused on the following grounds:

- Loss of privacy and overlooking of neighbouring properties in both Ladbroke Close and Vauxhall Drive.
- Loss of light.
- Overflow car parking onto the road would result in lack of access for emergency vehicles.
- Highways issues relating to the single entry/exit point into Ladbroke Close.
- There are already existing safety issues with parents parking in Ladbroke Close to drop off and pick up children from school.
- The development is cramped.

F/2015/0055

Location: 29 Copse Mead, Woodley, RG5 4RP.

Proposal: Proposed erection of part two storey, part single storey rear extension; single storey side extension on west elevation; change of roof form from twin rear gable to crown roof design; raising of roof to create habitable accommodation in roof space and two storey front gable extension. Demolition of existing detached garage, removal of existing chimneys and changes to existing fenestration.

Councillor Baker was present to speak on behalf of residents and put their concerns to the Committee and one resident was present to voice his concerns in person. Two letters of concern had been received. The applicant was also present at the meeting.

Councillor Baker explained that the previous application for this property had been refused on the grounds that the proposal was not in keeping with the character of the area and would cause loss of light to the neighbouring property at No.27 Copse Mead; the subsequent appeal had been dismissed only on the grounds of loss of light. The only issue on which an objection could therefore be made to the current proposal was the loss of light to No.27. Councillor Baker informed the meeting that he would ask for this application to be listed for determination by the Wokingham Borough Council Planning Committee, as requested by local residents.

The applicant informed the Committee that the current proposal had reduced the extent of the first floor extension by 1m to allow more light into No.27.

The Committee discussed the proposal and felt that insufficient change had been made from the previous application and therefore recommended that the application be refused on the following grounds:

- Overdevelopment of the plot.
- Overbearing.
- Massing effect on neighbouring properties.
- Loss of light to adjacent properties.
- Loss of privacy to adjacent properties.

If planning permission is granted, the Committee would like there to be a condition stating that the house cannot be used as a house of multiple occupation.

F/2015/0066

Location: 27 Fairwater Drive, Woodley, RG5 3JG.

Proposal: Proposed erection of detached double garage following the demolition of existing detached garage. (Retrospective)

Two residents were present at the meeting to voice their concerns, which related to the size of the building, both on plan and in height, the overbearing nature of the building and the loss of light from adjacent properties.

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

- The building is oversized for use as a domestic garage, both on plan and in height.
- The building is intrusive and overbearing.
- The building has caused loss of light to the properties at No.25 and No.29 Fairwater Drive, at different times of the day.
- The building has greatly reduced the amenity space at No.27 Fairwater Drive.
- The submitted plans do not show the location as currently constructed – the garage doors currently open directly onto the footpath at the rear of the property.

93. **PLANNING APPEALS**

RESOLVED:

- ◆ To note that the following appeals have been lodged with the Planning Inspectorate:

1. Application: F/2014/1589
Location: 25 Vauxhall Drive, Woodley
Proposal: Proposed erection of a first floor front extension to dwelling.

2. Application: F/2014/1917
Location: Land to the rear of 6 Phillips Close, Woodley
Proposal: Proposed erection of 1No. detached dwelling with formation of access.

94. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application HH/2014/2806
Location: 2 Fitzroy Crescent, Woodley, RG5 4EU.
Proposal: Application for the prior approval of the erection of a single storey rear extension to form a conservatory, which would extend beyond

the rear wall of the original house by 3.5m for which the maximum height would be 3.077m and the height of the eaves 2.09m.

95. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note the following:

TPO 256/1984: 7 Lindberg Way, Woodley.
Consent for the felling of an oak.

96. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of two enforcement investigation closure notices and two ongoing enforcement matters.

The meeting closed at 9:55 pm

Chairman

Woodley Town Council

PLANNING DECISIONS

Plan No.	Address	Proposal	Decision
O/2013/0993	15 Ladbroke Close	Outline application for the erection of nine residential units (4 apartments and 5 dwellings, with access, parking and landscaping.) (Access, appearance, layout and scale to be considered.) Demolition of existing buildings.	Approved <i>[WTC: refuse]</i>
F/2014/1742	35 Selsdon Avenue	Retrospective application for the installation of 3No. windows to side dormers.	Approved <i>[WTC: no objections]</i>
F/2014/2057	21 Selsdon Avenue	Proposed erection of a single storey side and rear extension plus conversion of garage to habitable accommodation.	Approved <i>[WTC: no objections]</i>
F/2014/2089	9 Woodlands Avenue	Proposed erection of first floor rear extension to dwelling with new rooms in the roof space and roof windows on both side elevations. Demolition of garage and erection of single storey rear extension to form conservatory.	Approved <i>[WTC: refuse]</i>
CLP/2014/2092	26 Beechwood Avenue	Application for a certificate of lawful proposed development for the erection of a single storey rear extension to dwelling	Approved
A/2014/2107	Marks and Spencer plc 406-412 London Road	Application for advertisement consent for the proposed erection of two illuminated fascia signs and one non-illuminated sign.	Approved <i>[WTC: no objections]</i>
F/2014/2129	81 Quentin Road	Proposed erection of a two storey side extension and a single storey rear extension, following demolition and removal of existing conservatory.	Approved <i>[WTC: refuse]</i>
F/2014/2169	Marks and Spencer plc 406-412 London Road	Proposed alterations to shop frontage.	Approved <i>[WTC: no objections]</i>
F/2014/2178	Farriers, Farriers Close	Proposed erection of single storey side and rear extension plus a rear dormer extension to dwelling, following demolition of existing rear extensions.	Approved <i>[WTC: no objections]</i>
F/2014/2186	14 Reading Road	Proposed conversion of roof space to habitable accommodation plus raising of ridge and erection of three dormers and alterations to the fenestration to the front and rear elevations.	Approved <i>[WTC: concerns]</i>

PLANNING DECISIONS continued

Plan No.	Address	Proposal	Decision
F/2014/2200	3 Harris Close	Proposed erection of a part two storey and part first floor side extension to dwelling and conversion of garage.	Approved <i>[WTC: refuse]</i>
A/2014/2221	143 Crockhamwell Road	Application for advertisement consent for the proposed installation of 2No. internally illuminated fascia signs and 1No. internally illuminated projecting sign	Approved <i>[WTC: no objections]</i>
F/2014/2232	24 Oak Drive	Proposed erection of two storey rear extension following demolition of existing conservatory.	Approved <i>[WTC: no objections]</i>
F/2014/2267	22 Hurricane Way	Proposed erection of a two storey side extension and part two storey and part single storey rear extension.	Approved <i>[WTC: no objections]</i>
F/2014/2291	194 Loddon Bridge Road	Proposed erection of a part single storey and part first floor extension, following demolition and removal of existing single storey extension.	Approved <i>[WTC: refuse]</i>
F/2014/2306	32 Rose Close	Proposed erection of two storey side extension with conversion of garage to habitable accommodation and insertion of bifolding doors to west side elevation.	Approved <i>[WTC: concerns]</i>
F/2014/2326	157 Colemans Moor Road	Proposed erection of a single storey rear extension to form a conservatory.	Approved <i>[WTC: no objections]</i>
F/2014/2328	9 Woodlands Avenue	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.	Approved <i>[WTC: refuse]</i>
F/2014/2434	142 Reading Road	Proposed erection of single storey rear extension to dwelling.	Approved <i>[WTC: concerns]</i>
F/2014/2467	45 Hazel Drive	Proposed extension to existing front dormer to dwelling.	Approved <i>[WTC: no objections]</i>
F/2014/2486	Unit 16, Headley Park Ten	Proposed change of use from B8 with ancillary office space to D2 (specialised gym).	Approved <i>[WTC: no objections]</i>

PLANNING DECISIONS continued

Plan No.	Address	Proposal	Decision
F/2014/2506	6 Carlton Close	Proposed erection of two storey side and rear extension, single storey rear extension and enclosed front porch. Plus demolition of occupants' side of paired garage.	Approved <i>[WTC: no objections]</i>
CLP/2014/2512	1 Addington Gardens	Application for a certificate of lawful proposed development for the erection of a single storey rear extension to form a conservatory.	REFUSED
F/2014/2542	37 Nimrod Close	Proposed erection of single storey rear extension following the demolition of existing conservatory. Plus conversion of garage to habitable accommodation.	Approved <i>[WTC: no objections]</i>
F/2014/2590	172a Reading Road	Proposed erection of single storey rear extension following the demolition of existing rear conservatory.	Approved <i>[WTC: no objections]</i>
F/2014/2766	10 Malvern Close	Proposed erection of a part two storey, part single storey, erection of a single front and rear extension including integral garage following demolition and removal of existing conservatory and attached garage.	<i>Withdrawn</i>