

Woodley Town Council

Minutes of a Meeting of the Plans Committee held at the Oakwood Centre on Tuesday 20 May 2014 at 7:45 pm.

Committee Members Present :- Councillor J. Cheng (Chairman)
Councillor R. Duncan
Councillor M. Holmes
Councillor R. Neall

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

01 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors T. Barker, L. Hayward and M. Walker.

02 DECLARATIONS OF INTEREST

Councillor J. Cheng - Personal interest: Agenda item 06.4, planning application F/2014/0713: 29 Copse Mead, as she used to live in the neighbouring property and still has family connections to that property.
Councillor Cheng took no part in the discussion or decision on this item.

03 MINUTES OF PREVIOUS MEETING

RESOLVED:

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

04 TO APPOINT THE VICE-CHAIRMAN OF THE PLANS COMMITTEE

Councillor R. Duncan was nominated by Councillor J. Cheng, seconded by Councillor M. Holmes and it was

RESOLVED:

To appoint Councillor R. Duncan as the Vice-Chairman of the Plans Committee.

05 PLANNING DECISIONS

RESOLVED:

To note information on decision notices received from the planning authority since the last meeting. (Appendix 5).

06 CURRENT PLANNING APPLICATIONS

Councillor R. Duncan took the chair for item 06.4, planning application F/2014/0713: 29 Copse Mead.

RESOLVED:

To forward comments to the Borough Council as follows:

06- 1	F /2014/0693	Plot Ref :-	Type :-	Full
	Applicant Name :-	Kevin Alden	Date Received :-	15/04/2014
	Location :-	94 Butts Hill Road Butts Hill Road Woodley RG5 4NR 94 Butts Hill Road Butts Hill Road Woodley RG5 4NR	Date Returned :-	21/05/2014
	Proposal :	Proposed erection of a single storey rear and side extension to dwelling.		

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

06- 2 F /2014/0695 Plot Ref :- Type :- Full
Applicant Name :- Mrs Julie Critchley Date Received :- 15/04/2014
Location :- 60 Butts Hill Road Date Returned :- 21/05/2014
Butts Hill Road
Woodley
RG5 4NP
Proposal : Proposed erection of a single storey rear and side extension plus front porch extension.
Observations : No objections and no comments.

06- 3 F /2014/0711 Plot Ref :- Type :- Full
Applicant Name :- Mr J Hall Date Received :- 22/04/2014
Location :- 28 Nimrod Close Date Returned :- 21/05/2014
Nimrod Close
Woodley
RG5 4UW
28 Nimrod Close
Nimrod Close
Woodley
RG5 4UW
Proposal : Proposed erection of two storey side and single storey rear extension to dwelling.
Observations : No objections and no comments.

06- 4 F /2014/0713 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs R Chand Date Received :- 06/06/2014
Location :- 29 Copse Mead Date Returned :- 21/05/2014
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 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, demolition of existing detached garage, removal of existing chimney stack and changes to existing fenestration.
Observations : One resident was present at the meeting to voice his concerns and three letters of concern had been received. Cllr Baker was present to speak on behalf of residents. The residents' concerns related to:
- Gross overdevelopment of the plot.
- Overbearing
- Loss of light to adjacent properties.
- The large number of bedrooms and bathrooms suggest a high occupancy, which could result in parking problems.
- There are no waste pipes or vents shown to the bathrooms situated on the boundary wall so it is not possible to ascertain whether these will be intrusive to the neighbouring property.
- The new roof appears to overhang the neighbouring property.
Following the residents' comments, the Committee discussed the application and recommended the planning 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.

06- 5 F /2014/0716 Plot Ref :- Type :- Full

Applicant Name :- Mr Rajiv Kakar Date Received :- 22/04/2014

Location :- 25 Crockhamwell Road Date Returned :- 21/05/2014
 Crockhamwell Road
 Woodley
 RG5 3LE
 25 Crockhamwell Road
 Crockhamwell Road
 Woodley
 RG5 3LE

Proposal : Proposed erection of single storey extension and conservatory to dwelling, part demolition of existing roof and replacement with new 45 degree pitched roof and erection of rear dormer.

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

- The proposed gable wall on the boundary will result in extreme loss of light to the kitchen in the neighbouring property.
- The loss of light will be exacerbated by the proposed rear extension.

Following the residents' comments the Committee discussed the application and recommended that the application be refused on the following grounds:

- Unneighbourly development.
- Loss of light to 23 Crockhamwell Road.
- Out of keeping with neighbouring properties.

06- 6 F /2014/0724 Plot Ref :- Type :- Full

Applicant Name :- Mr Ron Hayes Date Received :- 17/04/2014

Location :- 111 Haddon Drive Date Returned :- 21/05/2014
 Haddon Drive
 Woodley
 RG5 4LY

Proposal : Proposed erection of single storey front extension, single storey rear extension and new garage following demolition of existing garage.

Observations : One letter of objection had been received, relating to loss of light to the neighbouring property.

The Committee discussed the application and had the following concerns:

- Unneighbourly development.
- Unclear drawings.
- Loss of light to the property at 113 Haddon Drive if the proposed garage is larger than the present one, but this cannot be ascertained from the drawings.

06- 7 F /2014/0730 Plot Ref :- Type :- Full

Applicant Name :- Ms S Goodworth Date Received :- 23/04/2014

Location :- Farriers Date Returned :- 22/05/2014
 Farriers Close
 Woodley
 RG5 3DD

Proposal : Proposed erection of a new detached 2-bay garage.

Observations : Two letters of concern had been received and two residents were present at the meeting. Cllr Baker was present to speak on behalf of residents and Cllr Lawley was present to voice his concerns as a resident of Farriers Close.
The residents' concerns related to:
- The size of the proposed garage, particularly the height of the roof, will be overbearing for the neighbours whose gardens back onto it.
- Loss of light to neighbouring properties.
- Concern that the iconic feeling of the Farriers site will be marred.
- Would like to ensure that the adjacent holly tree is protected as it will mask part of the garage.

Following the residents' concerns, the Committee discussed the plans and recommended that the planning application be refused on the following grounds:

- Overbearing.
- Loss of light.
- Out of character with the property.

If planning permission is granted, would like a condition that the adjacent holly tree must be preserved.

Cllr Cheng will speak on behalf of Woodley Town Council if this application is considered by the Wokingham Borough Council Planning Committee.

06- 8	F /2014/0746	Plot Ref :-	Type :-	Full
	Applicant Name :-	Derek Parsons	Date Received :-	28/04/2014
	Location :-	12 The Ridgeway The Ridgeway Woodley RG5 3QD	Date Returned :-	22/05/2014
	Proposal :	Proposed erection of single storey extension to side of dwelling plus a loft conversion with front and rear dormers.		
	Observations :	One resident was present at the meeting to voice his concerns which related to: - The proposed extension is very close to the boundary wall. - The proposed extension is very extensive. - 2 large trees will need to be removed.		
		Following the resident's comments, the Committee discussed the plans and recommended that the planning application be refused on the following grounds: - Extension will be out of scale with the existing dwelling. - Unneighbourly development. - Out of character with the street scene.		
		If planning permission is granted, the Committee would like there to be a condition that the extension must not be used as a separate dwelling.		

06- 9	F /2014/0756	Plot Ref :-	Type :-	Full
	Applicant Name :-	Mr Khawar Hussain	Date Received :-	23/04/2014
	Location :-	85 Bruce Road Bruce Road Woodley RG5 3DY	Date Returned :-	22/05/2014
	Proposal :	Proposed erection of a two storey rear extension to dwelling.		
	Observations :	The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.		

06- 10 F /2014/0758 Plot Ref :- Type :- Full
Applicant Name :- Mrs K Hallisey Date Received :- 25/04/2014
Location :- 11 Pearson Way Date Returned :- 22/05/2014
Pearson Way
Woodley
RG5 3QH
11 Pearson Way
Pearson Way
Woodley
RG5 3QH
Proposal : Proposed erection of single storey rear extension, changes to existing fenestration and provision of new ramped access to rear/side of dwelling.
Observations : No objections and no comments.

06- 11 F /2014/0775 Plot Ref :- Type :- Full
Applicant Name :- Mr R Kakar Date Received :- 25/04/2014
Location :- 31 Crockhamwell Road Date Returned :- 21/05/2014
Crockhamwell Road
Woodley
RG5 3LE
Proposal : Proposed erection of two storey rear extension, single storey side extension, single storey porch and loft conversion with side facing dormers. Demolition of existing garage and conservatory.
Observations : One resident was present at the meeting and one letter of concern had been received. Two representatives of the applicant were present. The resident's concern related to the loss of light that would be caused to the neighbouring property.

The Committee discussed the application and recommended the planning application be refused on the following grounds:
- Loss of light to the neighbouring property.

06- 12 F /2014/0803 Plot Ref :- Type :- Full
Applicant Name :- Mr Daniel Bandhu Date Received :- 13/05/2014
Location :- 83 Colemans Moor Road Date Returned :- 22/05/2014
Colemans Moor Road
Woodley
RG5 4DG
Proposal : Proposed erection of new monopitch roof to replace flat roof on existing outbuilding and alterations to openings.
Observations : No objections and no comments.

06- 13 F /2014/0816 Plot Ref :- Type :- Full
Applicant Name :- Mr Ahmed Aleshaiker Date Received :- 02/05/2014
Location :- 16 Duffield Road Date Returned :- 22/05/2014
Duffield Road
Woodley
RG5 4RN
Proposal : Proposed erection of first floor side extension and single storey front extension and conversion of existing garage to habitable accommodation.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

06- 14 F /2014/0819 Plot Ref :- Type :- Full
Applicant Name :- Alan Collis Date Received :- 28/04/2014
Location :- 176 Loddon Bridge Road Date Returned :- 22/05/2014
Loddon Bridge Road
Woodley
RG5 4AA
Proposal : Proposed erection of a part single/part two storey front, side and rear extension with front and rear dormers and roof lights, plus part conversion of garage to habitable accommodation, rear juliet balcony and repositioning of front door.
Observations : The Committee recommended the planning application be refused on the following grounds;
- Loss of light.
- Loss of privacy due to the velux windows and the juliet balcony.
- If permission is granted, would recommend a condition that obscure glazing should be used in the velux windows to the side elevation.

06- 15 F /2014/0860 Plot Ref :- Type :- Full
Applicant Name :- Ms Sally Goodworth Date Received :- 01/05/2014
Location :- Farriers Date Returned :- 22/05/2014
Farriers Close
Woodley
RG5 3DD
Proposal : Proposed erection of part two storey part single storey extension to rear following demolition of existing rear extensions.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

06- 16 F /2014/0874 Plot Ref :- Type :- Full
Applicant Name :- DPGS Ltd Date Received :- 07/05/2014
Location :- 145 Crockhamwell Road Date Returned :- 22/05/2014
Crockhamwell Road
Woodley
RG5 3JP
Proposal : Proposed change of use from Use Class A2 (Financial and Professional Services) to Use Class A5 (Hot Food Takeaway); and installation of extraction/ventilation equipment.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

06- 17 F /2014/0875 Plot Ref :- Type :- Full
Applicant Name :- CALA Homes (South) Ltd Date Received :- 06/05/2014
Location :- Bulmershe Campus Date Returned :- 22/05/2014
Woodlands Avenue
Earley
RG6 1HY
Proposal : 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.
Observations : One resident was present at the meeting but did not wish to speak. Cllr Gilder was present at the meeting to speak on behalf of local residents. Cllr Gilder had received two letters of concern from residents, which she

read out at the meeting.

The residents' concerns related to:

- Increased traffic on Woodlands Avenue.
- Lack of affordable housing.
- The effect on local GP surgeries, schools, buses and the leisure centre.
- Loss of green spaces.
- Concerns regarding heavy plant and construction traffic.
- Protection of the adjacent woods and associated wildlife.
- Concern that the historic wall, which is listed and must be protected, is not shown on the drawings.

The Committee discussed the residents' concerns and considered the plans, and had the following observations:

- Concern that the historic, listed wall is not shown on the drawings as this must be protected.
- Ensure there is an effective barrier to prevent access to the woods, to protect the woods and the wildlife. Both a fence and a prickly hedge should be provided.
- There should only be one access point into the woods, to protect the woods and the wildlife.
- Ensure there is adequate surface water drainage from the development into the woods, to maintain the water table in the woods and prevent flooding on the development.
- There should be a condition that heavy plant must not use the local roads during the rush hour.
- There should be a condition that construction traffic must use recommended routes.
- The Committee would like consideration to be given to the use of Section 106 money for improvement and upgrading of Woodlands Avenue and the junction of Woodlands Avenue with Church Road.
- Ensure that Section 106 money is still to be made available to Highwood.

CLr Duncan will speak on behalf of Woodley Town Council when this application is considered by the Wokingham Borough Council Planning Committee.

06- 18	F /2014/0897	Plot Ref :-	Type :-	Full
	Applicant Name :-	Mr & Mrs Simon Amos	Date Received :-	12/05/2014
	Location :-	19 Blanchard Close Blanchard Close Woodley RG5 4XQ	Date Returned :-	22/05/2014
	Proposal :	Proposed erection of rear conservatory following demolition of existing conservatory.		
	Observations :	The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.		

06- 19	F /2014/0936	Plot Ref :-	Type :-	Full
	Applicant Name :-	Mr K Murray, Woodley T C	Date Received :-	06/05/2014
	Location :-	Memorial Ground, Woodford Park Haddon Drive Woodley RG5 4JZ Memorial Ground, Woodford Park Haddon Drive Woodley RG5 4JZ	Date Returned :-	22/05/2014
	Proposal :	Proposed creation of a paved area with central war memorial on existing		

pathway, resurfacing of existing tarmac path with bonded gravel and stone set paving around the proposed memorial, erection of replacement gate posts, one pedestrian gate and double vehicular gates.

Observations : Woodley Town Council is the applicant and therefore made no comment.

06- 20 F /2014/0984 Plot Ref :- Type :- Full
Applicant Name :- Wokingham Borough Council Date Received :- 02/05/2014
Location :- Beechwood Primary School Date Returned :- 22/05/2014
Ambleside Close
Woodley
RG5 4JJ
Proposal : Proposed erection of enclosed PE store to the rear of existing garage facilities.
Observations : One resident was present to speak at the meeting and had also sent a letter.
The resident had been concerned that intruders would be able to gain access to her property from the roof of the proposed building, but had been informed by the Site Controller at Beechwood Primary School that the building was to be located 1 metre away from the garden fence, although this was not shown on the drawing. She had also been assured that the fascia below the roof would be green or brown, so as not to be visually intrusive.
Following the resident's comments, the Committee discussed the application and had no objections to the proposal, but made the following observations:
- There should be a condition that the building must be 1 metre away from the fence to the rear of the neighbouring gardens.
- The fascia below the roof should be green or brown to minimise the visual effect on the neighbours.

06- 21 VA/2014/0889 Plot Ref :- Type :- Variation
Applicant Name :- Taylor Wimpey West London Date Received :- 13/05/2014
Location :- Land at Sandford Farm Date Returned :- 22/05/2014
Mohawk Way
Woodley
Proposal : Application to vary conditions 8, 10, 13 and 18 of planning consent F/2011/1278 (remediation works to remove contaminated material from former landfill site) to enable the re-use of materials on the site as part of the remediation of the site.
Observations : Two residents were present at the meeting, but did not wish to speak.
The Committee discussed the proposals and had the following observations:
- Concern that re-used material may be contaminated.

07 NEIGHBOUR CONSULTATION SCHEME

RESOLVED:

To note application HH/2014/0841.

Location: 77 Arundel Road, Woodley, RG5 4JR.

Proposal: Application for the prior approval for the erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.8m, for which the maximum height would be 3.72m, and for which the height of the eaves would be 2.25m.

To note application OFF/2014/0974.

Location: 2 Southlake Parade, Kingfisher Drive, Woodley.

Proposal: Prior approval submission for the proposed change of use from a retail (Use Class A1) use to a self-contained residential flat (Use Class C3).

To note application HH/2014/0982.

Location: 10 Wyndham Crescent, Woodley, RG5 3AZ.

Proposal: Application for the prior approval for the erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5m, for which the maximum height would be 2.50m, and for which the height of the eaves would be 3.80m.

08 TREE PRESERVATION ORDERS

RESOLVED:

To note the following:

TPO 213/1982, 94 Walmer Road, Woodley.

Consent for the felling and replacement of a silver birch.

09 STREET NAMING AND NUMBERING

a) RESOLVED:

To forward to Wokingham Borough Council the following suggestions for street names for the development at Bulmershe Campus:

The Orangery (for the north west area of the site)
Campus
Collegiate
Diploma
Freshers
Graduation
Semester
Student
Thesis
Tutor

b) RESOLVED:

To note that the following street names:

Gemini Road
Martinet Road
Messenger Road

have passed screening by Royal Mail and will be used in the new development on the former Linpac Metal Packaging Site.

10 POWERS AND DUTIES OF THE PLANS COMMITTEE

Members considered the draft Powers and Duties of the Plans Committee document and amended references to "the planning authority" to "the local planning authority".

RESOLVED:

To recommend the amended draft Powers and Duties of the Plans Committee document be adopted.

11 ADDITIONAL ITEM: APPEALS

RESOLVED:

To note that the appeal against refusal of planning permission for the following application has been dismissed:

F/2013/2274: 10 Radcot Close

Proposed erection of two storey rear and first floor side extensions to dwelling plus part conversion of garage to habitable accommodation.

12 ADDITIONAL ITEM: NON-MATERIAL AMENDMENT OF PLANNING CONSENT

RESOLVED:

To note that the following proposed amendments to planning consent F/2013/1136, Former Linpac Site, Headley Road East, have been accepted as non-material amendments:

1. Affordable housing units increased in size to comply with s106 Lifetime Homes requirement.

2. House type on Plot 39 amended to a Shaftesbury with a double garage between 39 & 40 instead of 2 x single garages.
3. Relocation of 3 visitor car parking spaces as requested by the highway authority.

13 ENFORCEMENT ISSUES

The Chairman informed the meeting of four ongoing enforcement matters in the parish.

The Meeting closed at : 10:25pm

Signed : _____ Chairman Date: _____

On behalf of :- Woodley Town Council

Woodley Town Council

PLANNING DECISIONS

Plan No.	Address	Proposal	Decision
CLP/2014/0556	1 st Woodley Scout Group Hut, The Close	Application for a certificate of lawfulness for the use of one storage room within the Scout Hut as a Scout Shop for 6 hours per week.	Approved
DEM/2014/0588	Fosters home for the Elderly, Fosters Lane	Application for a determination as to whether prior approval is required for the method of demolition and any proposed restoration of the site.	Not required
F/2013/2610	4 Bosworth Gardens	Proposed erection of a two-storey rear extension including balcony and a new pool house and summer house to the rear.	Approved
F/2014/0009	22b South Lake Crescent	Proposed conversion of loft space to create habitable accommodation to dwelling with flat roof dormer to rear elevation.	Approved
F/2014/0028	Beechwood Primary School, Ambleside Close	Proposed erection of a covered concrete PE store.	<i>Withdrawn</i>
F/2014/0080	7 Carrick Gardens	Proposed single storey rear extension, first floor side extension and conversion of garage to form habitable accommodation.	Approved
F/2014/0106	55 Nightingale Road	Proposed erection of a first floor side and rear extension, part single storey front extension, two storey rear extension and conversion of existing garage to additional habitable accommodation.	Approved
F/2014/0112	7-10 The Parade, Brecon Road	Erection of 2-storey block of 4 x flats (part retrospective, with amendments to the roof form of the single storey side wings).	REFUSED
F/2014/0166	340 Kingfisher Drive	Proposed erection of a front porch and canopy with brick pillars (part retrospective)	REFUSED
F/2014/0362	5 Mitchell Way	Proposed conversion of garage to create habitable accommodation to dwelling, plus a single storey side extension to form garage/utility room.	Approved
F/2014/0381	Farriers, Farriers Close	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.	<i>Withdrawn</i>
F/2014/0396	27 Tennyson Road	Proposed single storey side & rear extension to dwelling.	Approved

Plan No.	Address	Proposal	Decision
F/2014/0433	34 Hawker Way	Proposed conversion of garage to create habitable accommodation to dwelling, plus widening of driveway.	Approved
F/2014/0498	12 Harris Close	Proposed erection of a two storey side and rear extension to dwelling, plus conversion of existing garage to create habitable accommodation with replacement roof.	Approved
F/2014/0500	52 Campbell Road	Proposed erection of a single storey rear extension to dwelling.	Approved
F/2014/0513	8 Brecon Road	Proposed erection of a single storey rear extension to dwelling.	Approved
F/2014/0519	64 Haddon Drive	Proposed erection of a single storey side extension and first floor side extension to dwelling	Approved
F/2014/0520	42 Rowan Drive	Proposed erection of single storey rear and side extensions to dwelling and partial conversion of garage to habitable accommodation.	Approved
F/2014/0525	32 Wyndham Crescent	Proposed erection of a part ground floor rear and side extension, first floor side extension and conversion of existing loft with a rear dormer extension to additional habitable accommodation. (Amendment to planning consent F/2013/1670)	Approved
F/2014/0532	10 Willowside	Proposed erection of a single storey rear extension, single storey front extension and conversion of existing garage to additional habitable accommodation, changes to existing flat roof on dormer to pitched roof, installation of new roof light and changes to existing fenestration.	Approved
F/2014/0567	93 Loddon Bridge Road	Proposed erection of a single storey building in rear garden to form home office.	Approved
NMT/2014/0852	110 Colemans Moor Road	Application for a non-material amendment to planning consent F/2013/0460 to allow a change of rear window on kitchen extension to bi-fold doors, reduction in the number of rooflights and removal of side door of kitchen extension.	Approved
TL/2014/0384	Junction of Waingels Road and Beggars Hill Road	Application for prior determination for the proposed base station upgrade.	Permitted Development