

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

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

Also present: *4 members of the public*

Officer present: *L. Matthews, Committee Officer*

45. **APOLOGIES**

Apologies for absence were received from Councillors S. Brindley and C. Dixon.

46. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

47. **MINUTES OF PREVIOUS MEETING**

RESOLVED:

- ◆ That the minutes of the meeting held on 22 September 2015 be approved and signed by the Chairman as a true and accurate record.

48. **PLANNING DECISIONS**

RESOLVED:

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

49. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

50. **PLANNING APPEALS**

50.1 **RESOLVED:**

- ◆ To note that the following appeal had been lodged with the Planning Inspectorate:

Application: 141982 (formerly 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).

50.2 **RESOLVED:**

- ◆ To note the following appeal decision:

Application: 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)
Decision: Appeal dismissed.

51. **STREET NAMING AND NUMBERING**

RESOLVED:

- ◆ To forward to Wokingham Borough Council the following suggested street names for the Sandford Farm Phase 3 development:
 - Blackberry
 - Buttercup
 - Jasmine

52. **ENFORCEMENT ISSUES**

No enforcement notifications had been received since the last meeting.

The meeting closed at 8:40 pm

Chairman

Woodley Town Council

PLANNING DECISIONS

Plan No.	Address	Proposal	Decision
F/2015/0801	123 Loddon Bridge Road	Proposed demolition of existing bungalow and erection of one detached, two storey dwelling.	REFUSED <i>[WTC: refuse]</i>
150049	43 Constable Close	Householder application for a two storey side extension replacing existing garage.	Approved <i>[WTC: no objections]</i>
150105	22 Chequers Way	Householder application for the erection of a single storey rear extension to form conservatory/storage. (Retrospective)	Approved <i>[WTC: no objections]</i>
150115	The Bulmershe School, Chequers Way	Full application for proposed formation of new vehicle and pedestrian access from Bulmershe School onto Grays Crescent for use of Bulmershe Gymnastics Club.	Approved <i>[WTC: no objections]</i>
150187	39 Fosters Lane	Householder application for proposed loft conversion with internal alterations and erection of new front porch.	Approved <i>[WTC: no objections]</i>
150268	110 Haddon Drive	Householder application for proposed demolition of existing conservatory and utility room and erection of single storey rear extension.	Approved <i>[WTC: no objections]</i>
150306	Land at Sandford Farm, Mohawk Way	Full application for the proposed change of use of retail floorspace on the ground floor of C Block 1 (G1A 209, 13m2) as consented under planning permission F/2011/1629 (not yet constructed) to 3 No. 2 bedroom flats.	<i>Withdrawn</i>
150318	32 Copse Mead	Householder application for proposed erection of a single storey side garage to replace existing carport.	Approved <i>[WTC: no objections]</i>
151108	6 Orville Close	Application for certificate of lawfulness for the erection of a single storey rear extension.	Approved
152028	27 Catalina Close	Householder application for the proposed erection of a single storey rear extension to dwelling following the demolition of existing conservatory.	Approved <i>[WTC: no objections]</i>
152050	12 Redwood Avenue	Householder application for part single storey extension to rear and side elevation and part two storey extension to rear and side elevation.	Approved <i>[WTC: no objections]</i>

PLANNING DECISIONS continued

Plan No.	Address	Proposal	Decision
152093	21 Duffield Road	Householder application for the proposed erection of pool house building following demolition of existing pool house building.	Approved <i>[WTC: no objections]</i>
152142	27 Blanchard Close	Householder application for conversion of garage to kitchen to create habitable accommodation.	Approved <i>[WTC: no objections]</i>
152144	19 Rowan Drive	Application for certificate of lawfulness for the erection of a rear dormer extension.	REFUSED
152147	32 Rowan Drive	Application for certificate of lawfulness for the proposed erection of a new summer house/shed to replace existing.	Approved
152172	15 Beechwood Avenue	Householder application for the proposed addition of a single storey porch addition, 1st floor extension over existing side/rear single storey section, and single storey rear infill extension.	Approved <i>[WTC: no objections]</i>
152274	11 Maxwell Close	Householder application for the proposed erection of a single storey rear extension and conversion of garage to create habitable accommodation to dwelling.	Approved <i>[WTC: no objections]</i>

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Date :- 21/10/2015

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>
152405	07/10/2015	Daniel Ray	Hicks Developments Ltd	Land at 15 Ladbroke Close Ladbroke Close Woodley RG5 4DX
Proposal : Reserved matters application pursuant to planning consent O/2015/0027 (dated 30/03/2015) for the erection of 4 x apartments & 5 x dwellings, following demolition and removal of commercial buildings - landscaping to be considered.				
Observations : No objections.				
152439	09/10/2015	Rosie Rogers	Miss Elizabeth Linton	Bulmershe Manor 105 Reading Road Woodley RG5 3AE
Proposal : Application for Listed Building consent for the installation of a boiler on an external rear wall, boxed in a wooden, insulated surround, supported on a small brick pillar.				
Observations : No objections.				
152469	07/10/2015	Rosie Rogers	Mr John Calutas	14 Brecon Road Brecon Road Woodley RG5 4PR
Proposal : Householder application for the proposed erection of a single storey rear extension plus part conversion of garage into habitable accommodation.				
Observations : No objections.				
152506	09/10/2015	David Islip	Mr & Mrs M Killick	89 Antrim Road Antrim Road Woodley RG5 3NY
Proposal : Householder application for the proposed erection of a single storey rear extension to dwelling, two storey side extension and new front porch.				
Observations : Two residents were present at the meeting but did not wish to speak. The Committee considered the application and had no objections to the proposal.				
152512	06/10/2015	Daniel Hay	Mr Garry Barnes	9 Master Close Master Close Woodley RG5 4UB
Proposal : Householder application for the proposed loft conversion to dwelling.				
Observations : No objections.				
152536	15/10/2015	Rosie Rogers	Mr Stuart Miller	21 Master Close Master Close Woodley RG5 4UB
Proposal : Householder application for the proposed erection of a double-storey side extension to dwelling.				
Observations : The Committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.				

Date :- 21/10/2015

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>
152577	23/09/2015	Pooja Kumar	Mr & Mrs W Owen	36 Arundel Road Arundel Road Woodley RG5 4JT

Proposal : Householder application for the proposed erection of a side and rear extension to dwelling.
Observations : The applicant was present at the meeting.

The Committee considered the application and had no objections to the proposal.

152800	15/10/2015	David Islip	Mr & Mrs G Duff	39 Colemans Moor Lane Colemans Moor Lane Woodley RG5 4BT
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Proposal : Householder application for the proposed erection of a two storey side extension to dwelling with front and rear dormer windows.
Observations : The Committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

Date :- 21/10/2015

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;**152372**

06/10/2015	David Islip	Mr Nanda Chevukuru	The Gables Shepherds Walk Woodley RG6 1BS
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Proposal : Householder application for the proposed conversion of existing garage to habitable space and erection of first floor extension to form four bedrooms.

Observations : Following consideration of this proposal the Committee recommended that the application be refused on the following grounds:

- Overdevelopment of the plot.
- Out of keeping with neighbouring properties.
- Out of character in terms of design and size.
- Out of character with the street scene.
- Detrimental to the character of the area.