

**Minutes of a Meeting of the Plans Committee held at the Oakwood Centre
on Tuesday 21 April 2015 at 7:45 pm**

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

Also present: *8 members of the public*

Officer present: *L. Matthews, Committee Officer*

117. **APOLOGIES**

Apologies for absence were received from Councillor R Neall.

118. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

119. **MINUTES OF PREVIOUS MEETING**

RESOLVED:

- ◆ That the minutes of the meeting held on 17 March 2015 be approved and signed by the Chairman as a true and accurate record.

120. **PLANNING DECISIONS**

It was noted that 11 of the 28 decision notices received from the planning authority since the last meeting had been contrary to the recommendations made by the Town Council.

RESOLVED:

- ◆ To note information on decision notices received from the planning authority since the last meeting. (***Appendix A***)
- ◆ To write to Wokingham Borough Council requesting that an explanation be given when a planning decision is contrary to the recommendation made by the Town Council.

121. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

F/2014/2580

Location: 1 Orville Close, Woodley, RG5 .

Revised plans

Proposal: Proposed erection of a single storey extension to existing garage, conversion of existing garage to additional habitable accommodation and insertion of new window to side elevation.

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

RM/2015/0426

Location: Former Linpac Site, Headley Road East, Woodley, RG5 4SL.

Proposal: Reserved matters application pursuant to outline planning consent O/2013/0668 for residential development of up to 34 dwellings with associated access, car parking, open space and landscaping (appearance, landscaping, layout and scale to be considered).

Observations: The Committee had the following concerns about the proposed layout of this development:

- Plot No.s 1, 7, 13, 20 and 21 are located too close to the industrial units on the adjacent site. These industrial units have the right to work 24 hours a day, often performing noisy operations, and the Committee was concerned that possible complaints from residents of these plots would have an adverse impact on the future of the industrial units.
- The 3m high boundary wall will be overbearing to the residents on plot No.s 1, 7, 13, 20 and 21.
- The Committee felt that the open space currently shown adjacent to Headley Road East would be better located adjacent to the factory unit on the other side of the boundary wall. The open space could then be used as a play area for children as it would not be next to a busy road.

F/2015/0469

Location: 35 Anthian Close, Woodley, RG5 4XA.

Proposal: Proposed erection of a 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.

F/2015/0490

Location: 164 Reading Road, Woodley, RG5 3AA.

Revised plans

Proposal: Proposed erection of a two storey side extension, side dormer extension, single storey rear extension and creation of front canopy and removal of existing chimney stack.

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

F/2015/0603

Location: 11 Copse Mead, Woodley, RG5 4RP.

Proposal: Proposed erection of first floor side extension and alterations to main roof.

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

F/2015/0604

Location: 4 Woodwaye, Woodley, RG5 3HA.

Proposal: Proposed erection of a part single storey/part two storey side extension to dwelling, with front and side dormer windows.

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

F/2015/0605

Location: 18 Lindberg Way, Woodley, RG5 4XE.

Proposal: Proposed conversion of existing garage to additional habitable accommodation with bay window and canopy extension.

Observations: No objections.

F/2015/0606

Location: 3 Ravensbourne Drive, Woodley, RG5 4LH.

Proposal: Proposed erection of a part single/part 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.

F/2015/0617

Location: 126 Howth Drive, Woodley, RG5 3DL.

Proposal: Proposed erection of single storey front extension.

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/2015/0632

Location: 1 Wheble Drive, Woodley, RG5 3DS.

Proposal: Proposed erection of single storey front extension following the demolition of existing front porch.

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

F/2015/0639

Location: Magal Engineering Site, Headley Road East, Woodley, RG5 4SN.

Proposal: Proposed erection of first floor extension above existing storage building.

Observations: No objections.

F/2015/0659

Location: 20 Campbell Road, RG5 3NA.

Proposal: Proposed erection of a part two storey/part single storey rear extension, a first floor side extension, a single storey front extension and conversion of garage to create habitable accommodation to dwelling.

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

- Overdevelopment.
- Out of keeping with neighbouring properties.
- Out of character with the street scene.
- Detrimental to the character of the area.
- Massing effect on the neighbouring property at No.18 Campbell Road.
- Unacceptable impact on neighbours because of close proximity to the boundary – less than 1m at 1st floor level, which is contrary to the Wokingham Borough Council design guidelines.
- Impact on neighbours accentuated by difference in land levels.

- Could create a possible terrace effect if a neighbour constructed a similar extension.
- Could set a precedent.

F/2015/0678

Location: 9 Bibury Close, Woodley, RG5 3PE.

Proposal: Proposed erection of single storey rear extension.

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/2015/0680

Location: 9 Woodlands Avenue, Woodley, RG5 3HN.

Proposal: Proposed erection of a flat roof side dormer window extension to dwelling.

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

- Overbearing
- Loss of light and privacy to the neighbouring property.

F/2015/0704

Location: 9 South Lake Crescent, Woodley, RG5 3QW.

Proposal: Proposed erection of a single storey rear extension and renovation of existing single storey side extension.

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

F/2015/0731

Location: 331 Headley Road East, Woodley, RG5 4SE.

Proposal: Proposed erection of single storey front extension to create porch.

Observations: The Committee had concerns that this would create a new building line at the front of the property.

F/2015/0738

Location: 48 Cottesmore Road, Woodley, RG5 3NX.

Proposal: Proposed erection of single storey side and rear extensions following demolition of existing rear extension.

The applicants were present at the meeting.

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

F/2015/0749

Location: 93 Loddon Bridge Road, Woodley, RG5 4AE.

Proposal: Proposed erection of first floor rear extension.

Observations: No objections.

F/2015/0765

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

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

One letter of concern had been received regarding this application.

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

- Loss of light to the neighbouring property at No.9 Malvern Close, particularly to the ground floor living space.

F/2015/0792

Location: 144 Loddon Bridge Road, Woodley, RG5 4AB.

Proposal: Proposed erection of single storey side and rear extension with side car port following the demolition of existing conservatory.

Observations: The Committee had concerns that the proposed extension would be visually unacceptable.

F/2015/0797

Location: 18 Dartington Avenue, Woodley, RG5 3PD.

Proposal: Proposed erection of a single storey front extension, conversion of existing garage to additional habitable accommodation, following demolition of existing porch.

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/2015/0801

Location: 123 Loddon Bridge Road, Woodley, RG5 4AG.

Proposal: Proposed demolition of existing bungalow and erection of one detached, two storey dwelling.

The applicant was present at the meeting. Two residents were present at the meeting, but did not wish to speak. One letter of concern had been received.

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

- Loss of light and privacy to the neighbouring property – both to the living space and to the garden.
- The proposed house is very large and will be overbearing.
- Out of character with other dwellings in the road in terms of size.
- Concern that there will be insufficient parking provision for a 5 bedroom house.

F/2015/0867

Location: 80 Beechwood Avenue, Woodley, RG5 3DG.

Proposal: Proposed erection of part two storey, part single storey rear and side extension to dwelling plus alterations to fenestration.

One letter of concern had been received regarding this application.

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

A/2015/875

Location: 73 Crockhamwell Road, Woodley, RG5 3JP.

Proposal: Application for advertisement consent for the proposed erection of one fascia sign and one hanging sign.

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

F/2015/0889

Location: 13 Welford Road, Woodley, RG5 4QS.

Proposal: Proposed part conversion of garage and erection of a single storey rear extension to garage to form a study.

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

F/2015/0934

Location: 4 Scott Close, Woodley, RG5 4UP.

Proposal: Householder application for a single storey rear extension and conversion of garage to habitable room.

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

122. **PLANNING APPEAL**

RESOLVED:

- ◆ To note the following appeal decision:

Application: F/2014/1917

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

Proposal: Proposed erection of 1 No. detached dwelling with formation of access.

Decision: Appeal dismissed.

123. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application HH/2015/0815

Location: 39 Western Avenue, Woodley, RG5 3BJ

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 8m, for which the maximum height would be 3.415m and the height of the eaves would be 2.565m.

124. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note the following:

TPO 3/1951: 3 Larch Drive, Woodley, RG5 3LW
Consent for the selective pruning of three sweet chestnuts.

TPO 3/1951: 5 Bibury Close, Woodley, RG5 3PE.
Consent for the selective pruning of an oak.

125. **ARBOURFIELD & NEWLAND VILLAGE DESIGN STATEMENT SUPPLEMENTARY PLANNING DOCUMENT**

RESOLVED:

- ◆ To note that the Arborfield & Newland Village Design Statement Supplementary Planning Document was adopted by Wokingham Borough Council on 26 March 2015.

126. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of three ongoing enforcement matters and one enforcement notice that had been served.

The meeting closed at 9:50 pm

Chairman

Woodley Town Council

PLANNING DECISIONS

Plan No.	Address	Proposal	Decision
F/2012/1570	60 Headley Road, Woodley, RG5 4JE	Proposed change of use from B1 (office) to 1 x residential unit.	REFUSED <i>[WTC: no objections]</i>
O/2012/1863	Sandford Farm, Mohawk Way, Woodley	Outline application for 27 residential dwellings with associated access, parking, landscaping and open space. (Access and layout to be considered.) Demolition of existing buildings.	Approved <i>[WTC: refuse]</i>
F/2014/1356	Site adjacent to 32 Lismore Close	Proposed erection of 3 bed detached dwelling with associated works.	Approved <i>[WTC: refuse]</i>
F/2014/1576	6 Silver Fox Crescent	Proposed erection of 3 bed house with new access following removal of existing conservatory at No.6 Silver Fox Crescent.	REFUSED <i>[WTC: refuse]</i>
F/2014/1732	274 Kingfisher Drive	Proposed erection of single storey outbuilding for ancillary use. (Retrospective)	Approved <i>[WTC: no objections]</i>
F/2014/2105	Former Allied Bakeries Site, Viscount Way	Proposed erection of 68 dwellings with associated roads, parking, amenity space, landscaping and creation of new access onto Loddon Bridge Road.	Approved <i>[WTC: refuse]</i>
F/2014/2457	88 Vauxhall Drive	Proposed erection of a two storey side extension to dwelling.	Approved <i>[WTC: refuse]</i>
F/2014/2684	Sandford Manor Cottage, Sandford Lane	Proposed erection of a two storey side and a single storey rear extension to dwelling, to include erection of a new chimney.	Approved <i>[WTC: no objections]</i>
F/2014/2580	1 Orville Close	Proposed erection of single storey extension to existing garage, conversion of existing garage to additional habitable accommodation and insertion of new window to side elevation.	Approved <i>[WTC: no objections]</i>
CLP/2014/2690	35 Anthian Close	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension to dwelling.	REFUSED
F/2014/2747	168 Crockhamwell Road	Proposed change of use from (A1) to (A2) use.	REFUSED <i>[WTC: no objections]</i>

PLANNING DECISIONS continued

Plan No.	Address	Proposal	Decision
F/2014/2778	Woodley House, 65-73 Crockhamwell Road	Proposed construction of mansard roof extension to form 4 x one bedroom flats and 2 x two bedroom flats.	Approved <i>[WTC: concerns]</i>
O/2015/0027	Land at 15 Ladbroke Close	Outline application for the erection of 4 x apartments and 5 x dwellings, following demolition and removal of commercial buildings. (Access, appearance, layout and scale to be considered)	Approved <i>[WTC: refuse]</i>
F/2015/0055	29 Copse Mead	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.	Approved <i>[WTC: refuse]</i>
F/2015/0064	45 Wroxham Road	Proposed erection of a single storey rear extension, conversion of garage and roof space to additional habitable accommodation with one rear and two front dormers and a replacement pitch roof over existing garage.	Approved <i>[WTC: refuse]</i>
F/2015/0102	84 Beechwood Avenue	Proposed erection of single storey side extension and new 1.8m high close boarded fence to eastern boundary. Widening of vehicular access dropped kerb by 3.7 metres. (Retrospective)	Approved <i>[WTC: no objections]</i>
F/2015/0144	4 Holly Road	Proposed erection of first floor front and single storey rear extensions following the demolition of existing rear extension.	Approved <i>[WTC: no objections]</i>
A/2015/0145	131 Crockhamwell Road	Advertisement application for the proposed erection of 3 No. fascia signs, 1 No. hanging sign, 2 No. ATM surround signs, 1 No. nameplate panel and 1 No. entrance sign.	Approved <i>[WTC: no objections]</i>
F/2015/0180	18 Duffield Road	Proposed erection of single storey front, side and rear extensions to dwelling, plus addition of juliet balcony to front elevation. Demolition of existing side garage and rear conservatory.	Approved <i>[WTC: no objections]</i>
F/2015/0184	14 Harrier Close	Proposed erection of a single storey rear extension and part conversion of garage to create habitable accommodation to dwelling.	Approved <i>[WTC: no objections]</i>

PLANNING DECISIONS continued

Plan No.	Address	Proposal	Decision
CLP/2015/0197	46 Fairwater Drive	Application for a certificate of lawfulness for the proposed conversion of existing garage to additional habitable accommodation.	Approved
F/2015/0236	41 Reading Road	Proposed erection of two storey front/side extension, single storey front and rear extensions to dwelling plus alterations to front porch.	Approved <i>[WTC: no objections]</i>
CLP/2015/0256	51 Comet Way	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension to dwelling.	Approved
F/2015/0274	33 Austin Road	Proposed erection of a single storey rear extension and insertion of a new side window.	Approved <i>[WTC: no objections]</i>
F/2015/0275	179 Headley Road	Proposed construction of dropped kerb to the front of property.	REFUSED <i>[WTC: no objections]</i>
CLP/2015/0301	4 Catalina Close	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension.	Approved
F/2015/0305	105 Howth Drive	Proposed installation of a dropped kerb for vehicular access to front of dwelling.	Approved <i>[WTC: no objections]</i>
F/2015/0314	53 Quentin Road	Proposed erection of a single storey extension to form a rear conservatory, including demolition of boundary wall to accommodate conservatory.	Approved <i>[WTC: no objections]</i>
F/2015/0315	64 Fitzroy Crescent	Proposed erection of a two storey side extension to dwelling, following demolition and removal of existing extension, conversion of existing loft space to additional habitable accommodation.	REFUSED <i>[WTC: no objections]</i>
F/2015/0326	11 Buckden Close	Proposed erection of single storey side and rear extensions to dwelling.	Approved <i>[WTC: no objections]</i>
F/2015/0363	9 Fosters Lane	Proposed erection of a single storey side extension to dwelling.	Approved <i>[WTC: no objections]</i>
CLP/2015/0377	22 Glendevon Road	Application for a certificate of lawfulness for the proposed erection of a single storey side extension following demolition and removal of existing garage.	Approved

PLANNING DECISIONS continued

Plan No.	Address	Proposal	Decision
F/2015/0395	48 Arundel Road	Proposed erection of a single storey front, rear and side extension and conversion of existing garage to create habitable accommodation to dwelling and demolition of workshop.	Approved <i>[WTC: no objections]</i>
CLP/2015/0404	82 Crockhamwell Road	Application for a certificate of lawfulness for the proposed conversion of garage to habitable accommodation.	Approved
CLP/2015/0732	2 Colemansmoor Lane	Application for a certificate of lawfulness for the use of the dwelling house to operate one vehicle for use as private hire on the front driveway of the dwelling with the owner as sole driver.	Approved