

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

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

**Also present:** *2 members of the public*

**Officer present:** *L. Matthews, Committee Officer*

16. **APOLOGIES**

Apologies for absence were received from Councillors J. Cheng and C. Dixon.

17. **DECLARATIONS OF INTEREST**

Councillor M. Walker – Personal interest: Agenda item 5, planning application 150111:  
26 Fawcett Crescent, as the applicant is known to her.  
Councillor Walker took no part in the discussion or decision on this application.

18. **MINUTES OF PREVIOUS MEETING**

**RESOLVED:**

- ◆ That the minutes of the meeting held on 23 June 2015 be approved and signed by the Chairman as a true and accurate record.

19. **PLANNING DECISIONS**

**RESOLVED:**

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

20. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

**VAR/2015/1312**

*Location: Woodley House, 65-73 Crockhamwell Road, Woodley, RG5 3JP.*

*Proposal: Application to remove condition 4 of planning consent F/2014/2778  
(proposed construction of mansard roof extension to form 4 x one bedroom  
flats and 2 x two bedroom flats) to remove the requirement to comply with  
the Code for Sustainable Homes.*

Observations: No comments.

**F/2015/1316**

*Location: 46 Duffield Road, Woodley, RG5 4RN.*

*Proposal: Householder application for proposed enlargement of existing garage to provide first floor habitable space, proposed single storey rear extension to dwelling and proposed single storey side extension to link dwelling to garage.*

Observations: No objections.

**F/2015/1469**

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

*Proposal: Proposed erection of two storey side extension and single storey front/side extension following demolition of existing porch and removal of existing chimney.*

Observations: No objections.

**150004**

*Location: Land adjacent to 88 Hearn Road, Woodley, RG5 3QQ.*

*Proposal: Full application for the erection of 1 x three bedroom house with associated parking and amenity space.*

Three letters of concern had been received for this application.

Observations: The Committee had no objections to the proposed new property, but had concerns that the proposal would result in insufficient amenity space for the existing property at 88 Hearn Road.

**150083**

*Location: Woodley C of E Primary School, Hurricane Way, Woodley, RG5 4UX.*

*Proposal: Full application for the proposed erection of modular building to provide facilities for school meals following the relocation of the existing bin store.*

Observations: No objections.

**150094**

*Location: 12-28 Fosters Lane, Woodley, RG5 4HH.*

*Proposal: Application to vary condition 2 of planning consent F/2014/1611 (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) to substitute approved plans.*

Observations: No objections.

**150105**

*Location: 22 Chequers Way, Woodley, RG5 3EH.*

*Proposal: Householder application for the erection of a single storey rear extension to form conservatory/storage. (Retrospective)*

Observations: No objections.

**150111**

*Location: 26 Fawcett Crescent, Woodley, RG5 3HU.*

*Proposal: Householder application for the proposed erection of a single storey front extension to form front entrance porch and ramp.*

Observations: No objections.

**150191**

*Location: Shop Unit 4, Loddon Vale Centre, Woodley, RG5 4UL.*

*Proposal: Change of Use application from Use Class A3 (Food & Drink) to Use Class A5 (Hot Food Takeaways) for the proposed operation of a take away food service between 5:30pm to 10pm.*

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

After listening to the residents' concerns, the Committee discussed the proposal and recommended that the application be refused on the following grounds:

- The proposed extractor system will cause disturbance to the residents above due to the noise and odour produced. The proposed location of the flue is adjacent to bedroom windows. It should be noted that the drawing of the existing rear elevation shows the extractor flue, but there is currently no extractor flue in this location.
- The additional traffic due to customers and delivery vehicles will cause disturbance to local residents and particularly to those living in the flats located in the same building as the shop unit.
- The increased opening hours will cause disturbance to local residents.
- The drawings submitted with the application are inaccurate and insufficient. In addition to the existing rear elevation showing a flue that does not currently exist, there is no proposed side elevation showing how the proposed flue will be positioned to avoid the roof soffit.

**21. PLANNING APPEALS****RESOLVED:**

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

Application: F/2015/0066

Location: 27 Fairwater Drive, Woodley.

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

**22. NEIGHBOUR CONSULTATION SCHEME****RESOLVED:**

- ◆ To note the following application:

Application: 150279

Location: 92 Rochester Avenue, Woodley, RG5 4NB.

Proposal: Prior Approval application for the erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.7m, and for which the height of the eaves would be 2.1m.

23. **TREE PRESERVATION ORDERS**

**RESOLVED:**

- ◆ To note the following:

TPO 3/1951: 70, 72 and 74 Antrim Road, Woodley.  
Consent for the selective pruning of an oak at 70 Antrim Road.  
Consent for the selective pruning of a birch at 72 Antrim Road.  
Consent for the trimming of a leylandii at 72 Antrim Road.  
Consent for the selective pruning of an oak at 74 Antrim Road.

24. **CONSULTATION: SHINFIELD DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN**

Members considered the Shinfield Draft Neighbourhood Development Plan.

**RESOLVED:**

- ◆ To respond to Shinfield Parish Council with no comments on the proposals.

Notification of the following item was received after the agenda had been issued:

25. **STREET NAMING AND NUMBERING**

**RESOLVED:**

- ◆ To forward to Wokingham Borough Council the following suggestions for four street names for the development at the former Allies Bakeries Site:
  - Lilly-May or LillyMay
  - Poppy
  - Sunflower
  - Honeysuckle
- ◆ To request that an exception be made to the street naming protocol, which states that if a street is named after a deceased person only the surname is to be used. This request to be made due to the enormous support in Woodley for fundraising in memory of Lilly-May Page, which has resulted in defibrillators being provided for all Woodley schools and other public places in Woodley.

26. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of two ongoing enforcement matters.

The meeting closed at 8:50 pm

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Chairman

Woodley Town Council

**PLANNING DECISIONS**

<b>Plan No.</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
F/2015/0149	138 Loddon Bridge Road	Proposed erection of a single storey rear extension and timber summer house at rear of garden. Demolition of existing single storey rear extension, detached garage and shed.	Approved <i>[WTC: concerns]</i>
F/2015/0639	Magal Engineering Site, Headley Road East	Proposed erection of first floor extension above existing storage building.	Approved <i>[WTC: no objections]</i>
F/2015/0974	7 Ambleside Close	Proposed erection of a two storey side and single storey side extensions to dwelling, following demolition and removal of existing garage.	Approved <i>[WTC: no objections]</i>
F/2015/0979	87 Butts Hill Road	Proposed erection of a single storey side extension to dwelling to form conservatory.	Approved <i>[WTC: no objections]</i>
CLP/2015/1120	76 Redwood Avenue	Application for a certificate of lawful development for single storey side and rear extensions.	Approved
CLP/2015/1170	6 Welford Road	Application for a certificate of lawful proposed use for the partial conversion of existing garage to additional habitable accommodation and replacement of existing flat roof with tiled pitched roof.	REFUSED
F/2015/1246	64 Fitzroy Crescent	Householder application for the proposed erection of a two storey side, and part two storey and single storey rear extension. Conversion of roof space to habitable accommodation.	Approved <i>[WTC: refuse]</i>
F/2015/1394	Tamarisk, Western Avenue	Householder application for the proposed erection of single storey front extension and bay window.	Approved <i>[WTV: no objections]</i>