

**Minutes of a Meeting of the Plans Committee held at the Oakwood Centre  
on Tuesday 21 October 2014 at 7:45 pm**

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

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

58. **COMMITTEE MEMBERSHIP**

**RESOLVED:**

- ◆ To note that at the meeting of the Council held on 30 September 2014 Councillor Rahmouni was appointed to the vacant place on the Plans Committee.

59. **APOLOGIES**

Apologies for absence were received from Councillors Rahmouni and Willson.

60. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

61. **MINUTES OF PREVIOUS MEETING**

**RESOLVED:**

- ◆ That the minutes of the meeting held on 23 September 2014 be approved and signed by the Chairman as a true and accurate record.

62. **PLANNING DECISIONS**

**RESOLVED:**

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

63. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

**F/2014/2057**

*Location: 21 Selsdon Avenue, Woodley, RG5 4PQ.*

*Proposal: Proposed erection of part two storey and part first floor extension to side elevation plus conversion of garage to habitable accommodation.*

Observations: The Committee had concerns that this development could create a possible terrace effect.

**F/2014/2089**

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

*Proposal: 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.*

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

- Un-neighbourly.
- Out of keeping with neighbouring properties.
- Overbearing.
- Loss of light and privacy – particularly from the two-storey element.
- Visually unacceptable
- Loss of amenity for neighbours.

If approval is granted there should be a condition that obscure glazing should be used

### **F/2014/2105**

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

*Proposal: Proposed erection of 70 dwellings with associated roads, parking, amenity space, landscaping and creation of new access onto Loddon Bridge Road.*

Seventeen members of public were present at the meeting to voice their concerns and six letters of concern had been received. Their concerns related to:

- The entrance to the site being situated on Loddon Bridge Road
- Suitability of the proposed acoustic fence to the north of the site.
- Protection of the bridle path to the south of the site.
- The industrial park to the north of the site

After listening to the residents' concerns the Committee considered the proposals and recommended 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.

#### **TL/2014/2141**

*Location: Adopted Grassed Verge, Woodlands Avenue, Woodley, RG6 1HY.*

*Proposal: Application for prior approval of the upgrade of existing telecommunications base station comprising the removal of the existing 12m high column, replacement with a 17.5m high column (height including shrouded antennas), with minor relocation and ancillary development.*

Observations: No objections.

#### **F/2014/2142**

*Location: 39 Cypress Avenue, Woodley, RG5 4BD.*

*Proposal: Proposed erection of conservatory to rear of property.*

Observations: No objections.

#### **F/2014/2185**

*Adjoining Parish Consultation*

*Location: Land to rear of 411-413 Wokingham Road, Earley, RG6 7EL.*

*Proposal: Proposed erection of 4 No. four bedroom dwellings with access and parking.*

Observations: No comment.

#### **F/2014/2186**

*Location: 14 Reading Road, Woodley, RG5 3DB*

*Proposal: Proposed conversion of roof space to habitable accommodation plus raising of ridge and erection of four dormers.*

The applicant was present at the meeting, but did not wish to speak. One letter of objection had been received, which raised concerns about the possible loss of light and privacy to neighbouring properties if this application was approved.

The Committee discussed the proposal and recommended that the overlooking of neighbouring properties, particularly number 16, be considered when determining this application.

**A/2014/2210**

*Location: 97 Crockhamwell Road, Woodley, RG5 3JP.*

*Proposal: Application for advertisement consent for the proposed erection of 1 No. back lit fascia sign and 1 No. internally illuminated bus stop sign.*

Observations: No objections

**A/2014/2217**

*Location: Leightons Opticians, 118 Crockhamwell Road, Woodley, RG5 3JH.*

*Proposal: Application for advertisement consent for the erection of replacement fascia signage.*

Observations: No objections

**F/2014/2220**

*Location: 143 Crockhamwell Road, Woodley, RG5 3JP.*

*Proposal: Proposed installation of new shop front and erection of 2 No. satellite dishes.*

The Committee wished to make the following observation:

- Although there are no specific planning issues in relation to the proposed work, the Town Council strongly objects to another betting office in the town centre.

**F/2014/2232**

*Location: 24 Oak Drive, Woodley, RG5 4BA.*

*Proposal: Proposed erection of two storey rear extension following demolition of existing conservatory.*

Observations: No objections

**F/2014/2267**

*Location: 22 Hurricane Way, Woodley, RG5 4UX.*

*Proposal: Proposed erection of two-storey side extension and single storey rear extension.*

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

64. **PLANNING APPEALS**

a) **RESOLVED:**

- ◆ To note the following appeal decision:

Application: O/2013/0668

Location: Part of former Linpac Site, Headley Road East, Woodley.

Proposal: Residential development of up to 34 dwellings with associated access, car parking, open space and landscaping (means of access to be considered).

Decision: Appeal allowed.

b) **RESOLVED:**

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

Application: F/2014/0713

Location: 29 Copse Mead, Woodley.

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.

65. **TREE PRESERVATION ORDERS**

**RESOLVED:**

- ◆ To note the following:

- TPO 3/1951: 14 Highgate Road, Woodley.  
Consent for the selective pruning of two Scots pines, the felling of a birch, and the felling and replacement of a birch and a Scots pine.
- TPO 3/1951: 32 Cottesmore Road, Woodley.  
Consent for the selective pruning of a sycamore.
- TPO 3/1951: 43 Nightingale Road, Woodley.  
Consent for the selective pruning of a sycamore and a silver birch.

66. **ADDITIONAL ITEM: TREE SURGERY**

**RESOLVED:**

- ◆ To note receipt of Section 211 notification of work to trees within the Woodley Green Conservation Area: Church Mews, Woodley:
  - Consent for the crown lifting of a bay tree and the crown reduction of a yew tree.

67. **ENFORCEMENT ISSUES**

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

The meeting closed at 9:15 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/2014/0369	St James Church Centre, Kingfisher Drive	Proposed replacement of existing roof with a new pitched roof over church, demolition of existing bell tower and replacement with new, plus erection of single storey extension to south elevation to provide store.	Approved
VAR/2014/0889	Land at Sandford Farm, Mohawk Way	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.	Approved
F/2014/0891	Land at Sandford Farm, Mohawk Way	Application for engineering works which comprises the construction of earth mounds and pits for the re-use of materials on the site as part of the remediation of the site.	Approved
CLP/2014/1109	Winterbourne, 108 Loddon Bridge Road	Proposed erection of porch to side elevation.	Approved
CLP/2014/1408	Suite D, Hawkenhurst House, Headley Road East	Application for a certificate of lawfulness for the proposed use of office for administrative purposes. (Use Class B1)	Approved
F/2014/1490	11 Western Avenue	Proposed erection of a two storey side extension with pitched roof.	REFUSED
F/2014/1503	33 Selcourt Close	Proposed erection of single storey front extension and raising of roof with side dormer extension to create first floor accommodation to dwelling. Removal of chimney stack.	Approved
F/2014/1510	143 Crockhamwell Road	Proposed erection of a single storey extension and new shop front and installation of two air conditioning units.	Approved
CLE/2014/1545	4 The Parade, Coppice Road	Application for a certificate of existing lawful development for use of ground floor premises as a hot food takeaway under class A5.	Approved
F/2014/1548	177 Loddon Bridge Road	Proposed erection of a single storey rear extension plus raising of existing roof and conversion of roof space to first floor accommodation, to include rear roof dormer extension.	Approved
A/2014/1586	145 Crockhamwell Road	Proposed installation of 1No. internally illuminated fascia sign and 1No. internally illuminated projecting sign.	Consent for a period of 5 years

<b>Plan No.</b>	<b>Address</b>	<b>Proposal</b>	<b>Decision</b>
F/2014/1589	25 Vauxhall Drive	Proposed erection of a first floor extension to dwelling.	REFUSED
F/2014/1616	8 Butts Hill Road	Proposed erection of two storey front extension.	Approved
F/2014/1638	22 Chequers Way	Proposed erection of single storey side extension and front porch.	Approved
F/2014/1705	19 Woodlands Avenue	Proposed erection of a single storey rear extension to form a conservatory	Approved
F/2014/1780	35 Fitzroy Crescent	Proposed erection of a single storey rear extension to dwelling.	Approved
F/2014/1800	145 Crockhamwell Road	Proposed construction of a new shop front	Approved
F/2014/1812	179 Loddon Bridge Road	Proposed erection of front, side and rear extension, plus raising of roof to create habitable accommodation to dwelling with front and rear dormer windows.	Approved
F/2014/1843	9 Welford Road	Proposed conversion of garage to create habitable accommodation to dwelling, plus the erection of a single storey front extension and part two storey/part first floor side/rear extension.	Approved
F/2014/1881	32 Duncan Road	Proposed erection of a single storey front extension to dwelling.	Approved
F/2014/1882	47 Rochester Avenue	Proposed rebuild of existing garage and erection of first floor side extension over rebuilt garage.	Approved
F/2014/1921	51 Comet Way	Proposed garage conversion to habitable accommodation.	Approved