

**Minutes of a Meeting of the Plans Committee held at the Oakwood Centre
on Tuesday 22 September 2015 at 7:45 pm**

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

Also present: *6 members of the public*

Officer present: *L. Matthews, Committee Officer*

37. **APOLOGIES**

Apologies for absence were received from Councillors C. Dixon, M. Green and P. Wicks.

38. **DECLARATIONS OF INTEREST**

Councillor J. Cheng – Personal interest: Agenda item 5, planning application 150318: 32 Copse Mead, as she has family connections to the property.
Councillor Cheng took no part in the discussion or decision on this item.

Councillor R. Dolinski – Personal interest: Agenda item 5, planning application 150115: The Bulmershe School, Chequers Way, as he is a governor of the school.
Councillor Dolinski took no part in the discussion or decision on this item.

Councillor M. Walker – Personal interest: Agenda item 5, planning application 152470: 281 Loddon Bridge Road, as this is the location of her dentist.
Councillor Walker took no part in the discussion or decision on this item.

39. **MINUTES OF PREVIOUS MEETING**

RESOLVED:

- ◆ That the minutes of the meeting held on 18 August 2015 be approved and signed by the Chairman as a true and accurate record.

40. **PLANNING DECISIONS**

RESOLVED:

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

41. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

42. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note the following:

Woodland 3 of TPO 3/1951: 8 Larch Drive, Woodley, RG5 3LW.
Consent for the selective pruning of a sweet chestnut.

Woodland 3 of TPO 3/1951: 33 Rickman Close, Woodley, RG5 3LL.
Consent for the felling and replacement of a holly.

Woodland 3 of TPO 3/1051: 1 Bideford Close, Woodley, RG5 3SE.
Consent for the selective pruning of 2 false acacias, and the felling and replacement of a eucalyptus.

TPO 170/1980: 11 Lindberg Way, Woodley, RG5 4XE.
Consent for the selective pruning of an oak.

TPO 170/1981: 14 Anthian Close, Woodley, RG5 4AX.
Consent for the selective pruning of 3 oaks.

TPO 374/1988: 2 Temple Mews, Woodley, RG5 4HE.
Consent for the selective pruning of an oak.

43. **STREET NAMING AND NUMBERING**

a) **RESOLVED:**

- ◆ To forward to Wokingham Borough Council the following suggested street name for a new development off Mohawk Way:
 - Monitor

b) **RESOLVED:**

- ◆ To note that Wokingham Borough Council would forward the following names to Royal Mail to check for suitability for use at the former Allied Bakeries site:
 - Bakers
 - Millers
- ◆ To note that, as the name Lilly-May did not comply with the street naming protocol, Wokingham Borough Council had proposed that the apartments on the former Allied Bakeries site be named Lilly-May Court.
- ◆ To write to Wokingham Borough Council to thank them for the proposed use of the name Lilly-May

44. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of three ongoing enforcement matters and one enforcement notice.

The meeting closed at 9:35 pm

Chairman

Woodley Town Council

PLANNING DECISIONS

Plan No.	Address	Proposal	Decision
F/2015/0535	64 Fawcett Crescent	Proposed erection of a single storey rear extension, first floor rear extension and conversion of existing loft space to additional habitable accommodation.	Approved <i>[WTC: refuse]</i>
150042	124 Loddon Bridge Road	Householder application for the demolition of existing lean to and the erection of a single storey side/rear extension to dwelling.	Approved <i>[WTC: no objections]</i>
150052	77 Drovers Way	Certificate of Lawful Development application for a proposed single storey rear extension and additional fenestration.	REFUSED
150121	10 Vickers Close	Householder application for conversion of garage to a habitable room.	Approved <i>[WTC: no objections]</i>
150130	164 Reading Road	Householder application for the proposed insertion of both side dormer extensions plus a single storey rear extension with roof extension to create larger habitable accommodation in roof space and a single storey side extension to dwelling	Approved <i>[WTC: no objections]</i>
150190	16 Coppice Road	Householder application for a proposed single storey side and front extension to replace existing flat roof garage.	Approved <i>[WTC: concerns]</i>
150197	5 Ambleside Close	Householder application for proposed single storey rear extension. Demolition of existing conservatory.	Approved <i>[WTC: no objections]</i>
150218	36 Malone Road	Householder application for a single storey front, side and rear extension and a two storey side and rear extension to dwelling plus conversion of garage to habitable accommodation.	<i>Withdrawn</i>
150222	14 Bluebell Crescent	Householder application for retention of four outbuildings within residential curtilage (retrospective).	Approved <i>[WTC: no objections]</i>
150230	20 Campbell Road	Householder application for a proposed double storey side and rear extension.	Approved <i>[WTC: refuse]</i>

PLANNING DECISIONS continued

Plan No.	Address	Proposal	Decision
150236	113 Bruce Road	Householder application for proposed single and second storey extension at the rear of dwelling following demolition of existing conservatory. Velux rooflight on first floor extension.	Approved <i>[WTC: refuse]</i>
150239	68 Antrim Road	Householder application for a garage conversion to habitable room.	Approved <i>[WTC: no objections]</i>
150240	31 Ravensbourne Drive	Householder application for a proposed single storey side extension and single storey front extension to form a porch.	Approved <i>[WTC: concerns]</i>
150244	113 Headley Road	Householder application for proposed addition of dormer with rooflight over to side elevation.	Approved <i>[WTC: no objections]</i>
150249	20 Wingate Road	Householder application for a proposed extension to front, side and rear of dwelling plus a garage conversion.	Approved <i>[WTC: no objections]</i>
150278	28 South lake Crescent	Application for a Certificate of Lawfulness for a proposed use for a single storey rear extension.	Approved
150290	91 Reading Road	Householder application for proposed combining of two existing front dormers into one new dormer.	Approved <i>[WTC: no objections]</i>
150293	37 Wallace Close	Full application for a proposed formation of vehicular access and permeable hardstanding to front of property.	Approved <i>[WTC: refuse]</i>
150622 (F/2015/1096)	81 Crockhamwell Road	Proposed change of use from Use Class B1 (Business) to Use Class 2 (Assembly and Leisure) to develop a dance studio.	Approved <i>[WTC: no objections]</i>
150900 (F/2015/1378)	Church Cottage C of E School, Church Road	Full application for proposed re-surfacing of car park, erection of new front fence and re-positioned new entrance gate and erection of bicycle stand.	Approved <i>[WTC: no objections]</i>
150901 (LB/2015/1379)	Church Cottage C of E School, Church Road	Listed Building Consent application for proposed re-surfacing of car park, erection of new front fence and re-positioned new entrance gate and erection of bicycle stand.	Approved <i>[WTC: no objections]</i>
151462	26 Colemans Moor Road	Application for a Certificate of Lawfulness for the proposed erection of a single storey flat roofed extension to dwelling. Demolition of existing garage.	Approved

PLANNING DECISIONS continued

Plan No.	Address	Proposal	Decision
151514	Bulmershe Campus, Woodlands Avenue	Application to vary conditions 1 (specifically relating to rear elevation plans for Plots 158-208, 239-272) and 2 (materials) of planning consent F/2014/0875 (dated 17/10/2014) 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.	Approved <i>[WTC: no objections]</i>
152019	3 Portrush Close	Certificate of Lawfulness application for single storey rear extension.	Approved
152030	10 Victor Way	Householder application for proposed erection of two storey side extension, single storey front extension with porch.	Approved <i>[WTC: no objections]</i>
152077	9 Freshers Grove	Householder application for proposed conservatory to rear of dwelling.	Approved <i>[WTC: no objections]</i>
152237	35 Mitchell Way	Certificate of Lawfulness application for single storey rear extension.	Approved

Woodley Town Council

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Observations on the following Planning Applications

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Approved on the following applications;

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Date :- 23/09/2015

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>
152098	28/08/2015	Stephen Thwaites	Mr David Bailey	61 Comet Way Comet Way Woodley RG5 4NZ
<p>Proposal : Proposed erection of a single storey side extension to dwelling.</p> <p>Observations : The applicant was present at the meeting.</p> <p>The Committee had no objections to the proposal.</p>				
152103	02/09/2015	David Maguire	Mrs Kaur	22 Bingley Grove Bingley Grove Woodley RG5 4TT
<p>Proposal : Householder application for the conversion of garage to create habitable accommodation to dwelling.</p> <p>Observations : No objections.</p>				
152112	27/08/2015	Pooja Kumar	Mr & Mrs Amit Purwaha	29 Alderley Close Alderley Close Woodley RG5 4TG
<p>Proposal : Householder application for proposed erection of single storey rear extension to replace existing conservatory plus erection of first floor rear extension.</p> <p>Observations : No objections.</p>				
152142	16/09/2015	David Maguire	Mr L Bennetto	27 Blanchard Close Blanchard Close Woodley RG5 4XQ
<p>Proposal : Householder application for conversion of garage to kitchen to create habitable accommodation.</p> <p>Observations : No objections.</p>				
152167	02/09/2015	Daniel Hay	Steve Close	194 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4BS
<p>Proposal : Full application for proposed erection of a part single storey & part first floor extension. (Amendment to consent F/2014/2291.)</p> <p>Observations : One resident was present at the meeting to voice the concerns of an elderly neighbour and one letter of concern had been received. The applicant was present at the meeting.</p> <p>The Committee listened to the neighbour's concerns, which included the following:</p> <ul style="list-style-type: none"> - The boundary wall was higher than had been approved in a previous application. - The bathroom window opening was larger than had been expected. <p>The Committee discussed the application and noted these points, but had no objections to the proposal.</p>				

Date :- 23/09/2015

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>
152172	02/09/2015	Rosie Rogers	Mr & Mrs Louise Williams	15 Beechwood Avenue Beechwood Avenue Woodley RG5 3DE
Proposal : 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.				
Observations : No objections.				
152186	01/09/2015	David Maguire	Mr Bean & Ms Fitchett	6 Welford Road Welford Road Woodley RG5 4QS
Proposal : Householder application for the proposed part conversion of garage to habitable accommodation and alteration of roof from flat to pitched roof including two rooflights.				
Observations : The Committee had no objections to the proposal, but commented that the new velux windows in the kitchen would be overlooked by the neighbouring property.				
152244	16/09/2015	Brett Beswetherick	Mr K Miller	Perrymede Woodway Woodley RG5 3HA
Proposal : Householder application for the proposed erection of a single storey extension to side and rear of dwelling. Proposed alterations to driveway and access to dwelling.				
Observations : The Committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.				
152263	02/09/2015	Mark Croucher	Mr N Bonney	13 Eastwood Road Eastwood Road Woodley RG5 3PY
Proposal : Application for removal of condition 9 of planning consent F/2014/1660 for the erection of an end of terrace dwelling following demolition of existing garage and creation of additional garage off Keswick Gardens. Condition 9 relates to Code Level 4 for Sustainable Homes.				
Observations : No comment.				
152274	27/08/2015	Pooja Kumar	Mr & Mrs Philpott	11 Maxwell Close Maxwell Close Woodley RG5 4LS
Proposal : Householder application for the proposed erection of a single storey rear extension and conversion of garage to create habitable accommodation to dwelling.				
Observations : No objections.				
152301	02/09/2015	Stephen Thwaites	Mr Maqsood Rasool	43 Crockhamwell Road Crockhamwell Road Woodley RG5 3JZ
Proposal : Change of use application from Use Class B1 (Business) to Use Class A2 (Financial & Professional Services). (Retrospective)				
Observations : One resident was present at the meeting, but did not have any objections to the current				

Date :- 23/09/2015

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>
				application. The Committee had no objections to the proposal.
152465	09/09/2015	Brett Beswetherick	Mr & Mrs Gibson	37 Manners Road Manners Road Woodley RG5 3EA
				Proposal : Householder application for the proposed erection of single storey front and rear extensions to dwelling. Observations : The Committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.
152470	10/09/2015	Pooja Kumar	Dr Ahmed Aleshaiker	281 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4BE
				Proposal : Full application for the proposed erection of a single storey side and rear extension to dwelling. Observations : No objections.
152500	14/09/2015	Brett Beswetherick	Mr Mike Lewis	24 Willowside Willowside Woodley RG5 4HJ
				Proposal : Householder application for the proposed erection of a single storey front extension to dwelling. Observations : No objections.

Date :- 23/09/2015

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;**152132**

27/08/2015	Rosie Rogers	Mr & Mrs Sebastien Rooryck	26 Tennyson Road Tennyson Road Woodley RG5 3RH
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Proposal : Householder application for the proposed erection of a two storey side and rear extension and a single storey rear extension to dwelling.

Observations : The Committee recommended that this application should be refused on the grounds of loss of light and privacy to the neighbouring property.

152133

28/08/2015	Stephen Thwaites	Mr B Shehu	11 Selsdon Avenue Selsdon Avenue Woodley RG5 4PQ
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Proposal : Householder application for proposed erection of a single storey rear extension to existing dwelling.

Observations : Two residents were present at the meeting to voice their concerns and one letter of concern had been received.

The Committee discussed the application and recommended that it be refused on the following grounds:

- The drawings are incorrect. The existing and proposed elevations both show two large dormers, which were refused planning approval and have not been built, therefore the drawings cannot be approved.
- The proposed extension is in addition to an extension that has already been constructed, and together the extensions will almost double the footprint of the original bungalow.
- The proposed rear extension, and the dormers referred to above, are out of keeping with the neighbouring properties.

Date :- 23/09/2015

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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Concerns on the following applications;**150099**

27/08/2015	David Maguire	Mr Amjad Khan	80 Beechwood Avenue Beechwood Avenue Woodley RG5 4DG
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Proposal : Householder application for erection of single storey part rear part side extension and alterations to fenestration.

Observations : One letter of concern had been received for this application.

The Committee considered the proposal and agreed not to make a comment because there was a dispute over the position of the party wall.
