

**Minutes of a Meeting of the Plans Committee held at the Oakwood Centre  
on Tuesday 23 June 2015 at 7:45 pm**

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

**Also present:** *1 member of the public*

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

7. **APOLOGIES**

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

8. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

9. **MINUTES OF PREVIOUS MEETING**

**RESOLVED:**

- ◆ That the minutes of the meeting held on 26 May 2015 be approved and signed by the Chairman as a true and accurate record.

10. **PLANNING DECISIONS**

**RESOLVED:**

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

11. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

**RM/2015/1090**

*Location: Land opposite Catalina Close, Woodley, RG5 4UG.*

*Proposal: Reserved matters application pursuant to Outline Planning Consent O/2013/1212 for the erection of 16 dwellings – matters of appearance, landscaping, layout and scale to be considered.*

Observations: No objections.

**F/2015/1092**

*Location: 39 Beechwood Avenue, Woodley, RG5 3DF.*

*Proposal: Proposed erection of a single storey front extension to dwelling.*

Observations: No objections.

**F/2015/1096**

*Location: 81 Crockhamwell Road, Woodley, RG5 3JP.*

*Proposal: Proposed change of use from Use Class B1 (Business) to Use Class D2 (Assembly and Leisure) to develop a dance studio.*

Observations: The Committee had no objections to the proposal, but asked that the following factors are taken into consideration:

- The movement of people in and out of the studio.
- The effect on the flats above of the noise produced by the dance studio.

#### **VAR/2015/1222**

*Location: 14 Bluebell Crescent, Woodley, RG5 4WP.*

*Proposal: Application to vary condition 15 of planning consent F/2011/1629 to allow for the retention of 4 No. outbuildings.*

Observations: The Committee recommended refusal on the following grounds:

- Unneighbourly.
- Out of keeping with neighbouring properties.
- Out of character in terms of design and size.
- Overbearing.
- The original planning restrictions were put in place to ensure the open character of the development and should be complied with.

#### **F/2015/1239**

*Location: 25 Bodmin Road, Woodley, RG5 3RZ.*

*Proposal: Householder application to extend existing garage to increase width and change roof from flat to pitch.*

Observations: No objections.

#### **F/2015/1246**

*Location: 64 Fitzroy Crescent, Woodley, RG5 4EX.*

*Proposal: 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.*

Observations: The Committee recommended refusal on the following grounds:

- The proposed side extension would not be subservient to the existing dwelling, due to its bulk and massing.

#### **F/2015/1344**

*Location: 6 Selsdon Avenue, Woodley, RG5 4PG.*

*Proposal: Householder application for the proposed erection of first floor side and ground floor front extension to dwelling (resubmission of F/2012/0967). (Amendment to planning consent F/2013/1374.)*

Observations: The Committee recommended refusal on the following grounds:

- The narrowing of the gap to the boundary with No.8 Selsdon Avenue would result in loss of the characteristic gap in the street scene, which was the original reason for refusal of planning application F/2012/0967.

#### **F/2015/1346**

*Location: 21 Harris Close, Woodley, RG5 4XH.*

*Proposal: Householder application for the erection of a single storey side/rear extension plus part conversion of garage to create habitable accommodation to dwelling.*

Observations: No objections.

**F/2015/1378**

*Location: Church Cottage, Church of England School, Church Road, Woodley, RG5 4QR.*

*Proposal: Full application for proposed re-surfacing of car park, erection of new front fence and re-positioning of new entrance gate and erection of bicycle stand.*

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

**LB/2015/1379**

*Location: Church Cottage, Church of England School, Church Road, Woodley, RG5 4QR.*

*Proposal: Listed Building Consent application for proposed re-surfacing of car park, erection of new front fence and re-positioning of new entrance gate and erection of bicycle stand.*

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

**F/2015/1394**

*Adjoining parish consultation*

*Location: Tamarisk, Western Avenue, Woodley, RG5 3BN.*

*Proposal: Householder application for the proposed erection of single storey front extension and bay window.*

The applicant was present at the meeting.

Observations: No objections.

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

Members agreed that this item should be deferred until the next meeting of the Plans Committee, on 21 July 2015, to allow further time for consideration of the consultation document.

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

13. **PLANNING APPEAL**

**RESOLVED:**

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

Application: F/2014/0859

Location: 34 and land rear of 36-50 Pitts Lane, Earley

Proposal: Proposed erection of an elderly care facility (Use Class C2) comprising 32 elderly nursing bedrooms, 25 dementia nursing bedrooms and 10 extra care units, creation of a public footpath to Bulmershe Park, creation of associated access, car parking, landscaping, tree planting and site infrastructure.

14. **NAMING OF THE ALLIED BAKERIES SITE**

Members considered possible names for the former Allied Bakeries site.

**RESOLVED:**

- ◆ To forward to Bloor Homes the following suggestions for a name for the former Allied Bakeries site:
  - The Old Bakery
  - Bakers Place or Bakers Park
  - Millers Place or Millers Park

15. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of one ongoing enforcement matter.

The meeting closed at 9:10 pm

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Chairman

Woodley Town Council

**PLANNING DECISIONS**

| <b>Plan No.</b> | <b>Address</b>                                      | <b>Proposal</b>   | <b>Decision</b>   |
|-----------------|---|---|---|
| RM/2015/0426    | Former Linpac Metal Packaging,<br>Headley Road East | 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). | Approved<br><br><i>[WTC: concerns]</i>                              |
| F/2015/0529     | 130 Antrim Road                                     | Proposed erection of part two storey/part single storey side, single storey front and first floor rear extensions.  | Approved<br><br><i>[WTC: no objections]</i>                         |
| F/2015/0603     | 11 Copse Mead                                       | Proposed erection of first floor side extension and alterations to main roof.   | Approved<br><br><i>[WTC: no objections]</i>                         |
| F/2015/0660     | 32 Rowan Drive                                      | Proposed erection of a new summer house/shed.   | REFUSED<br><br><i>[WTC: no objections]</i>                          |
| F/2015/0738     | 48 Cottesmore Road                                  | Proposed erection of single storey side and rear extensions following demolition of existing rear extension.  | Approved<br><br><i>[WTC: no objections]</i>                         |
| F/2015/0749     | 93 Loddon Bridge Road                               | Proposed erection of first floor rear extension.  | Approved<br><br><i>[WTC: no objections]</i>                         |
| F/2015/0765     | 10 Malvern Close                                    | Proposed erection of part two storey, part single storey side, front and rear extension including integral garage following demolition of existing conservatory and attached garage.  | REFUSED<br><br><i>[WTC: refuse]</i>                                 |
| F/2015/0792     | 144 Loddon Bridge Road                              | Proposed erection of single storey side and rear extension with side car port following the demolition of existing conservatory. (Part retrospective)   | Approved<br><br><i>[WTC: concerns]</i>                              |
| A/2015/0875     | 73 Crockhamwell Road                                | Application for advertisement consent for the proposed erection of one fascia sign and one hanging sign.  | Approved for a period of 5 years<br><br><i>[WTC: no objections]</i> |
| F/2015/0885     | 19 Carlton Close                                    | Application for internal alterations to existing workshop to form a new bathroom.   | Approved<br><br><i>[WTC: no objections]</i>                         |

**PLANNING DECISIONS continued**

| <b>Plan No.</b> | <b>Address</b>        | <b>Proposal</b>  | <b>Decision</b>                         |
|-----------------|-----------------------|--|---|
| F/2015/0889     | 13 Welford Road       | Proposed part conversion of garage and erection of a single storey rear extension to garage to form a study.   | Approved<br><i>[WTC: no objections]</i> |
| F/2015/0905     | 160 Crockhamwell Road | Proposed replacement of existing external ATM with upgraded model and lowered to be DDA compliant.   | Approved<br><i>[WTC: no objections]</i> |
| A/2015/0906     | 160 Crockhamwell Road | Application for advertisement consent for the proposed erection of replacement signage above ATM machine.  | Approved<br><i>[WTC: no objections]</i> |
| CLP/2015/0927   | 12 Coppice Road       | Application for a certificate of lawful proposed use for the erection of a single storey rear extension and conversion of existing garage to a games room. | REFUSED                                 |
| F/2015/0934     | 4 Scott Close         | Householder application for a single storey rear extension and conversion of garage to habitable room.   | Approved<br><i>[WTC: no objections]</i> |
| F/2015/0975     | 24 Badgers Rise       | Householder application for a single storey rear extension to dwelling.  | Approved<br><i>[WTC: no objections]</i> |
| F/2015/0982     | 34 Bingley Grove      | Proposed conversion of existing garage to additional habitable accommodation.  | Approved<br><i>[WTC: no objections]</i> |
| F/2015/1040     | 1 Caldbeck Drive      | Proposed erection of a single storey side extension to dwelling, following demolition and removal of existing garage.                                      | Approved<br><i>[WTC: refuse]</i>        |