

Woodley Town Council

Minutes of a Meeting of the Plans Committee held at the Oakwood Centre on Tuesday 23 September 2014 at 7:45 pm.

Committee Members Present :- Councillor T. Barker
Councillor P Challis
Councillor J. Cheng (Chairman)
Councillor M. Holmes
Councillor R. Neall
Councillor M. Walker

Also in Attendance :- Councillor K. Baker
Councillor C. Lawley
L. Matthews, Committee Officer

46 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Duncan.

47 DECLARATIONS OF INTEREST

There were no declarations of interest made by Members.

48 MINUTES OF PREVIOUS MEETING

RESOLVED:

To approve the minutes of the meeting held on 19 August 2014 and for the Chairman to sign them as a true and accurate record.

49 PLANNING DECISIONS

RESOLVED:

To note information on decision notices received from the planning authority since the last meeting. (Appendix 49)

50 CURRENT PLANNING APPLICATIONS

RESOLVED:

To forward comments to the Borough Council as follows:

- 50- 1 F /2014/0901 Plot Ref :- Type :- Full
- Applicant Name :- Ms Sally Goodworth Date Received :- 08/09/2014
- Location :- Farriers Date Returned :- 17/06/2014
Farriers Close
Woodley
RG5 3DD
- Proposal : Proposed change of use from forge/outbuilding to music rehearsal space, to be converted with the addition of two front dormer windows and ancillary to the use of the main dwelling "Farriers".
- Revised and additional details received 08/09/2014, with revised description.
Revised proposal:
Proposed change of use from forge/outbuilding to music rehearsal space, to be converted with the addition of five fixed conservation rooflights, ancillary to the use of the main dwelling "Farriers".
- Observations : Seven residents were present at the meeting to voice their concerns and three letters of concern had been received. Councillor Baker also spoke on behalf of residents and Councillor Lawley spoke as a resident. Their concerns related to:
- The proposed dormer windows are not in keeping with the age and character of the building.
 - The appearance of the building should be maintained as it provides an iconic contribution to the history of Woodley.
 - The use of the building as a music studio will lead to an unacceptable level of noise in a residential area.

- No details of the proposed method of soundproofing have been provided.
- Even if the building is only use for acoustic music, this could still be amplified.
- Large numbers of instrumentalists, or performances, would result in parking problems.
- It would not be appropriate to run such a business in a residential area.

Following the residents' concerns, the Committee discussed the proposals and recommended that the application be refused on the following grounds:

- The proposed use would be inappropriate in a residential area.
- The noise from a music studio would be unacceptable in a residential area.
- The proposed use could lead to parking problems in Farriers Close and Reading Road.
- If permission is granted, the hours of use should be restricted by a condition.

Following receipt of revised drawings on 08/09/2014, showing a revised design and giving details of acoustic soundproofing, the Committee considered the application again at a meeting on 23/09/2014. The applicant and her consultants were present at the meeting and four residents were present to voice their concerns. Councillor Lawley spoke as a resident of Farriers Close and Councillor Baker spoke on behalf of residents who were not at the meeting.

The applicant explained in detail her plans for soundproofing the building and the steps she had taken to address other concerns raised previously.

The neighbouring residents reiterated their previous concerns, but accepted that most of these had now been addressed. There were concerns about the efficiency of the proposed soundproofing and the lack of details regarding the proposed ventilation system.

The Committee then discussed the revised proposals and had the following comments:

- The revised plans seem to have addressed the previous concerns raised by the Committee.
- If permission is granted, the Committee would like there to be a condition that noise measurements must be made after construction to determine the effectiveness of the soundproofing, and remedial action taken if necessary.
- The Committee requested that the planning officer considers the impact of the proposed ventilation system when details are available.

50- 2	F /2014/1501	Plot Ref :-	Type :-	Full
	Applicant Name :-	Mr Chris Mills	Date Received :-	15/09/2014
	Location :-	119 Colemans Moor Road Colemans Moor Road Woodley RG5 4DB	Date Returned :-	24/08/2014
	Proposal :	Proposed erection of single storey rear extension with first floor extension over existing ground floor construction following demolition of conservatory.		
	Observations :	The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.		

50- 3 F /2014/1548 Plot Ref :- Type :- Full
Applicant Name :- Mr G Duckett Date Received :- 27/08/2014
Location :- 177 Loddon Bridge Road Date Returned :- 24/08/2014
Loddon Bridge Road
Woodley
RG5 4BP
Proposal : 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.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

50- 4 F /2014/1762 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Foggoa Date Received :- 08/09/2014
Location :- 9 Harris Close Date Returned :- 24/08/2014
Harris Close
Woodley
RG5 4XH
Proposal : Erection of a brick shed (outbuilding) in rear garden. (Retrospective)
Observations : The committee requested that, if planning permission is granted, there should be a condition that the use of the proposed building should be incidental to the residential use of the main dwelling and the proposed building must not be habitable as an annex.

50- 5 F /2014/1780 Plot Ref :- Type :- Full
Applicant Name :- Mr Peter Smith Date Received :- 19/08/2014
Location :- 35 Fitzroy Crescent Date Returned :- 24/08/2014
Fitzroy Crescent
Woodley
RG5 4EX
Proposal : Proposed erection of a single storey rear extension to dwelling.
Observations : No objections.

50- 6 F /2014/1812 Plot Ref :- Type :- Full
Applicant Name :- Mr Danny Talbot Date Received :- 27/08/2014
Location :- 179 Loddon Bridge Road Date Returned :- 24/08/2014
Loddon Bridge Road
Woodley
RG5 4BP
Proposal : Proposed erection of front, side and rear extension, plus raising of roof to ceate habitable accommodation to dwelling with front and rear dormer windows.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account, and requested that the planning officer pays particular attention to the relationship between the height of the proposed property and the height of neighbouring properties.

50- 7 F /2014/1843 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs A Kirby Date Received :- 21/08/2014
Location :- 9 Welford Road Date Returned :- 24/08/2014
Welford Road
Woodley
RG5 4QS
Proposal : 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.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

50- 8 F /2014/1850 Plot Ref :- Type :- Full
Applicant Name :- Mr Stuart Humphries Date Received :- 11/09/2014
Location :- 5 Cody Close Date Returned :- 24/08/2014
Cody Close
Woodley
RG5 4XN
Proposal : Proposed conversion of existing garage into a habitable room.
Observations : No objections.

50- 9 F /2014/1875 Plot Ref :- Type :- Full
Applicant Name :- Dr Shazia Sheikh Date Received :- 18/09/2014
Location :- 269 Headley Road East Date Returned :- 24/08/2014
Headley Road East
Woodley
RG5 4SE
Proposal : Proposed erection of a 3 bedroom dwelling.
Observations : The Committee had concerns that the proposed development would breach the building line in Welford Road.

50- 10 F /2014/1881 Plot Ref :- Type :- Full
Applicant Name :- Mr George Nell Date Received :- 27/08/2014
Location :- 32 Duncan Road Date Returned :- 24/08/2014
Duncan Road
Woodley
RG5 4HR
Proposal : Proposed erection of a single storey front extension to dwelling.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

50- 11 F /2014/1882 Plot Ref :- Type :- Full
Applicant Name :- Mr Terry Wise Date Received :- 27/08/2014
Location :- 47 Rochester Avenue Date Returned :- 24/08/2014
Rochester Avenue
Woodley
RG5 4NB
Proposal : Proposed rebuild of existing garage and erection of first floor side extension over rebuilt garage.

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

50- 12 F /2014/1904 Plot Ref :- Type :- Full
Applicant Name :- Mrs Viney Date Received :- 10/09/2014
Location :- 1a Colemans Moor Lane Date Returned :- 24/08/2014
Colemans Moor Lane
Woodley
RG5 4BU
Proposal : Proposed single storey side extension following demolition of existing detached garage.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

50- 13 F /2014/1917 Plot Ref :- Type :- Full
Applicant Name :- Brewin Carolan & Son Ltd Date Received :- 29/08/2014
Location :- Land to the rear of 6 Date Returned :- 24/08/2014
Phillips Close
Woodley
RG5 4XD
Proposal : Proposed erection of 1 No. detached dwelling with formation of access.
Observations : The Committee recommended that this application be refused on the following grounds:
- Overdevelopment of the part of the plot that is outside the flood plain.
- Overbearing.
- Out of character with the countryside location.
- Flood risk in this location.
- Potential risk to trees covered by a Tree Preservation Order.

50- 14 F /2014/1921 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Fisher Date Received :- 02/09/2014
Location :- 51 Comet Way Date Returned :- 24/08/2014
Comet Way
Woodley
RG5 4NZ
Proposal : Proposed garage conversion to habitable accommodation.
Observations : No objections

50- 15 F /2014/1985 Plot Ref :- Type :- Full
Applicant Name :- Mr N Ziadeh Date Received :- 08/09/2014
Location :- 1 Duncan Road Date Returned :- 24/08/2014
Duncan Road
Woodley
RG5 4HR
Proposal : Proposed erection of new boundary wall. (Part retrospective)
Observations : The applicant was present at the meeting to explain why the application was partly retrospective and to state that he was willing to address the objections that had been made on the grounds of the height of the wall/pillars and the colour of the brickwork.

One resident was present to state that he had no objections to the proposal.

- One resident was present to voice her concerns which related to:
- The height of the wall and pillars that had already been constructed.
 - The proposed wall is higher than the fence that was previously in this location and the height should be measured to the top of the coping stones.
 - Concern that electric cables have been installed in the pillars, indicating that lighting may be intended.
 - The brickwork does not match the walls of the house and is very bright.
 - A covenant on the properties facing the green states that the front gardens must remain as open spaces.

The Committee discussed the application and particularly requested that the neighbour's concerns be taken into account.
The Committee also commented that the design of the estate was open plan and they understood that there was a covenant on the properties to ensure that the front gardens remained as open spaces.

51 PLANNING APPEALS

RESOLVED:

To note the following appeal decision:

Appeal Ref: APP/X0360/A/14/2219126

Location: 10 Brecon Road, Woodley, RG5 4PS.

Proposed development: Demolition of existing two storey pitched roof block of 4 flats and the reconstruction of a two storey pitched roof block of 4 flats in accordance with planning permission No. F/2007/2185.

Decision: Appeal dismissed

52 NEIGHBOUR CONSULTATION SCHEME

RESOLVED:

To note application HH/2014/1825.

Location: 14 Woodlands Avenue, Woodley, RG5 3HJ.

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 4m and the height of the eaves 2.4m.

53 TREE PRESERVATION ORDERS

RESOLVED:

To note the following:

TPO 3/1951: 72 Hazel Drive, Woodley, RG5 3SA.

Consent for the selective pruning of an oak.

TPO 1246/2008: 71 Western Avenue, Woodley, RG5 3BL.

Consent for the selective pruning of an oak.

TPO 3/1951: Malone Park, Malone Road, Woodley.

Consent for the following work:

- Selective pruning of a silver birch.
- Canopy reduction of a maple.
- Felling and replacement of a silver birch, a sycamore and a birch.

54 STREET NAMING AND NUMBERING

RESOLVED:

To note the following:

a) The new University of Reading sports pavilion on Woodlands Avenue will be named Bulmershe Pavilion.

b) Sandford Farm Development, Phase 2: 65 new dwellings.

The following street names have been allocated for this development:

Bluebell Crescent (continuation from Phase 1)

Clover Rise (continuation from Phase 1)

Gardenia

Dahlia

55 READING BOROUGH COUNCIL PLANNING POLICIES

RESOLVED:

To note that Reading Borough Council have submitted a planning document to the Government detailing their proposed Alteration to the Local Plan on Affordable Housing

policies and there will now be an independent examination of the document, which is expected to include public hearings in the autumn.

56 TECHNICAL CONSULTATION ON PLANNING

Members considered the Department for Communities and Local Government Technical Consultation on Planning and

RESOLVED:

To respond to the Technical Consultation on Planning stating that, as a Town Council, Members did not feel qualified to comment on technical issues.

57 ENFORCEMENT ISSUES

The Chairman informed the meeting of three enforcement investigation closure notices, three ongoing enforcement matters and one prosecution.

The Meeting closed at : 10:00pm

Signed : _____ Chairman Date: _____

On behalf of :- Woodley Town Council

PLANNING DECISIONS

Plan No.	Address	Proposal	Decision
F/2014/0626	Sandford House, Sandford Lane	Proposed erection of a two storey side and rear extension to dwelling, to include rear and side dormer windows and porch to front elevation. (Amendment to previous consent F/2012/0069)	Approved
F/2014/0713	29 Copse Mead	Proposed erection of part two storey, part single storey rear extension and two storey side extension on west 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. (Resubmission of F/2014/0034)	REFUSED
F/2014/0775	31 Crockhamwell Road	Proposed erection of part two-storey, part single-storey rear extension, single storey side extension, single storey porch and loft conversion with side facing dormers. Demolition of existing garage and conservatory.	Approved
F/2014/0819	176 Loddon Bridge Road	Proposed erection of a part single/part two storey front, side and rear extension with front and rear facing dormers and rooflights, plus part conversion of garage to habitable accommodation, rear juliet balcony and repositioning of front door.	Approved
F/2014/0984	Beechwood Primary School, Ambleside Close	Retrospective planning permission for the erection of enclosed PE store to the rear of existing garage facilities.	Approved
F/2014/1107	Former Allied Bakeries Ltd, Viscount Way	Proposed erection of 73 dwellings with associated roads, parking, amenity space, landscaping and creation of new access onto Loddon Bridge Road.	<i>Withdrawn</i>
F/2014/1244	4 Nimrod Close	Proposed erection of a single and two storey rear extension, demolition of existing conservatory.	Approved
F/2014/1266	199 Hurricane Way	Proposed erection of two storey side extension to dwelling.	Approved
F/2014/1315	6 Lavenham Drive	Proposed erection of a single storey rear extension to dwelling to form conservatory.	Approved
F/2014/1397	Units 1 & 2 Woodley Park Estate, 59 Reading Road	Application to insert 3 No. high level obscure glazed windows on rear elevation.	Approved

Plan No.	Address	Proposal	Decision
F/2014/1405	26 Walmer Road	Proposed erection of a part two storey/ part single storey rear extension and single storey front extension to dwelling, plus replacement of existing roof tiles and render to front elevation.	Approved
F/2014/1436	25 Fosters Lane	Proposed erection of single storey side and rear extensions following demolition of existing side and rear extensions, plus conversion of roofspace to create habitable accommodation.	Approved
F/2014/1458	2 Oban Gardens	Proposed erection of a flat roof side dormer extension to dwelling.	Approved
HH/2014/1520	17 Tennyson Road	Proposed erection of a single storey extension to rear of dwelling	Prior approval not required
F/2014/1559	26 Tiger Close	Proposed erection of front porch, part garage conversion to habitable accommodation, change back door to window, add side door and window and add rooflight to rear extension.	Approved
F/2014/1560	22 Austin Road	Proposed erection of single storey rear extension to dwelling.	Approved
CLP/2014/1580	37 Telford Crescent	Application for a certificate of lawfulness for the proposed use for the operation of a private hire car business ancillary to the main residential use of the dwelling.	Approved
F/2014/1590	29 Manners Road	Proposed erection of front porch following demolition of existing porch.	Approved
F/2014/1608	134 Nightingale Road	Proposed erection of a single storey front, side and rear extension to dwelling.	Approved
F/2014/1683	3 Godstow Close	Proposed erection of single storey rear extension.	Approved
F/2014/1708	7 Beaufield Close	Proposed erection of single storey rear extension to dwelling and front extension to garage. Plus erection of front car port and conversion of garage to habitable accommodation. (Retrospective)	Approved
F/2014/1723	39 Hudson Road	Proposed sub division of existing dwelling house into two dwellings.	Approved