Woodley Town Council

Minutes of a Meeting of the Plans Committee held at the Oakwood Centre on Tuesday 19 February 2013 at 7.45 pm

Committee Members Present :-

Councillor R. Duncan (Chairman)
Councillor T. Barker
Councillor J. Cheng
Councillor M. Holmes
Councillor R. Neall
Councillor S. Rahmouni
Councillor W. Soane
Councillor M. Storry
Councillor M. Walker

01 APOLOGIES FOR ABSENCE

Councillors A. Downes, M. Willson

02 DECLARATIONS OF INTEREST

There were no declarations of interest made by Members.

03 MINUTES OF PREVIOUS MEETING

RESOLVED:
To approve the minutes of the meeting held on 29 January 2013 and for the Chairman to sign them as a true and accurate record.

04 LINPAC SITE

Des Dunlop, D2 Planning Ltd, who was due to attend the Plans meeting to update the committee on the Linpac Site was unable to attend the meeting.and sent his apologies.

05 PLANNING DECISIONS

RESOLVED:
To note information on decision notices received from the planning authority since the last meeting. (Appendix 4)

06 CURRENT PLANNING APPLICATIONS

RESOLVED:
To forward comments to the Borough Council as follows:

06- 1 A /2012/2579 Plot Ref :- Type :- Advertise

Applicant Name :- New Look Group Plc Date Received :- 29/01/2013

Location :- 114 Crockhamwell Road
Crockhamwell Road
RG5 3JH
Date Returned :- 22/02/2013

Proposal : Advertisement application for 1 x internally illuminated fascia sign and 1 x internally illuminated folded projecting sign.

Observations : No objections.

06- 2 F /2013/0020 Plot Ref :- Type :- Full

Applicant Name :- Mrs B Wood Date Received :- 18/02/2013

Location :- 53 Roslyn Road
Roslyn Road
RG5 3HT

Date Returned :- 22/02/2013

Proposal : Proposed erection of a single storey side extension with velux windows, plus a single storey front extension to form porch to dwelling. Demolition of existing single storey side element.

REVISED PLAN:
Side extension now set back 1 metre from front elevation, lower ridge on proposed extension, proposed extension now extends slightly further back.

Observations : One resident was present at the meeting to voice their concerns.

Their concerns related to:
- the enclosed porch is forward of the building line
- out of character to the area

Following the residents' comments the committee discussed the application and supported the residents' objections and strongly recommend that the planning application be refused on the following grounds:
- the porch is out of keeping with the street scene

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

06- 3 F /2013/0043 Plot Ref :- Type :- Full

Applicant Name :- Mr D Turner Date Received :- 13/02/2013

Location :- 4 Welford Road
Welford Road
RG5 4QS

Date Returned :- 22/02/2013

Proposal : Proposed single storey front and rear extension and two storey side extension.

Observations : A letter of concern had been received.

The committee had the following concerns in respect of this planning application, which related to:
- out of keeping with neighbouring properties
- overbearing, particularly in terms of massing and height
- massing effect on the neighbouring property at No. 2
- unacceptable impact on neighbours because of close proximity to the boundary
- any neighbours' concerns should be taken into account

06- 4 F /2013/0061 Plot Ref :- Type :- Full

Applicant Name :- Mr & Mrs McRory Date Received :- 29/01/2013

Location :- 40 Butts Hill Road
Butts Hill Road
RG5 4NH

Date Returned :- 22/02/2013

Proposal : Proposed erection of single storey rear extension to dwelling.

Observations : The committee agreed to make no comment but particularly asked that

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any neighbours' concerns be taken into account.

06- 5 F /2013/0096 Plot Ref :- Type :- Full

Applicant Name :- Mr A Gehlot Date Received :- 07/02/2013

Location :- 25 Bruce Road
Bruce Road
RG5 3DY

Date Returned :- 22/02/2013

Proposal : Proposed conversion of existing car port to habitable room.

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

06- 6 F /2013/0105 Plot Ref :- Type :- Full

Applicant Name :- Mr & Mrs Reed Date Received :- 30/01/2013

Location :- 17 Reading Road
Reading Road
RG5 3DA

Date Returned :- 22/02/2013

Proposal : Proposed first floor side extension and change of existing flat roof to mono pitch roof. Proposed change of rear roof to pitched roof with velux windows. Proposed insertion of ground floor side windows.

Observations : The committee had concerns of loss of amenity for neighbours from overlooking windows and particularly asked that any neighbours' concerns be taken into account.

06- 7 F /2013/0112 Plot Ref :- Type :- Full

Applicant Name :- Mr D Eddolls Date Received :- 05/02/2013

Location :- 12 Rochester Avenue
Rochester Avenue
RG5 4NA

Date Returned :- 22/02/2013

Proposal : Proposed erection of two storey rear and single storey side extensions to dwelling. Erection of front porch. (Demolition of existing garage).

Observations : A letter of concern had been received.

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

06- 8 F /2013/0136 Plot Ref :- Type :- Full

Applicant Name :- Mr C Beaven Date Received :- 13/02/2013

Location :- 14 Ashtrees Road
Ashtrees Road
RG5 4LP

Date Returned :- 22/02/2013

Proposal : Proposed single storey rear extension.

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

06- 9 F /2013/0166 Plot Ref :- Type :- Full

Applicant Name :- Mr J Acott Date Received :- 11/02/2013

Location :- Unit 3a Headley Park Ten
Headley Park Ten
RG5 4SW
Date Returned :- 22/02/2013

Proposal : Proposed change of use of warehouse (B8 & B1C) use to Assembly and Leisure and Office (D2 & B1) use and alterations to front elevation. Amendment to consent F/2012/1293. Retrospective.

Observations : The committee had concerns that they were unable to make a decision on this planning application as there was not enough information supplied.

06- 10 F /2013/0207 Plot Ref :- Type :- Full

Applicant Name :- Mr A Platt Date Received :- 18/02/2013

Location :- 7 South Lake Crescent
South Lake Crescent
RG5 3QW
Date Returned :- 22/02/2013

Proposal : Proposed erection of a single storey side and rear extension to dwelling following demolition of existing side addition.

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

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07 ENFORCEMENT ISSUES

There were no enforcement issues.

08 TREE PRESERVATION ORDERS

The committee noted the folliowing Tree Preservation Ordier:

TPO No. 109/1976: Woodley Rectory, 6 Denmark Avenue
That Wokingham Borough Council consented to work being carried out on the following tree:

Oak- selectively prune the canopy to achieve a maximum of 10% crown thin to include dying and diseased wood, selectively prune to remove the epicormic growth from the stem of the tree from ground level up to 4 metres from ground level, selectively prune to crown raise the west and north west sides of the canopy to achieve a clearance from the road to a maximum of 5 metres, removing only branches of 60mm in diameter, or less.

The Meeting closed at : 8.45 pm

Signed : Chairman Date:

On behalf of : Woodley Town Council