

# Woodley Town Council

Minutes of a Meeting of the Plans Committee held at the Oakwood Centre on Tuesday 13 March 2012 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 M. Storry  
Councillor M. Walker  
Councillor M. Willson

## **01 APOLOGIES FOR ABSENCE**

Councillors A. Downes, W. Soane

## **02 DECLARATIONS OF INTEREST**

Councillor Barker	Planning application F/2011/0301 and F/2011/0181	Personal Interest Resident in Warren Road
Councillor Duncan	Planning application O/2012/0155	Prejudicial Interest Tutor at the University of Reading

Councillor Duncan left the meeting for the consideration of this item and Councillor Neall took the chair.

## **03 MINUTES OF PREVIOUS MEETING**

RESOLVED:

To approve the minutes of the meeting held on 14 February 2012 and for the Chairman to sign them as a true and accurate record.

## **04 PLANNING DECISIONS**

RESOLVED:

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

## **05 CURRENT PLANNING APPLICATIONS**

To consider current planning applications and agree comments to be forwarded to the planning authority.

05- 1	F /2012/0130	Plot Ref :-	Type :-	Full
	Applicant Name :-	Mr R Brandon	Date Received :-	20/02/2012
	Location :-	5 Silver Fox Crescent Silver Fox Crescent RG5 3JA	Date Returned :-	16/03/2012
	Proposal :	Proposed erection of single storey rear extension to dwelling.		
	Observations :	The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.		

05- 2 F /2012/0135 Plot Ref :- Type :- Full  
Applicant Name :- Mr S Rawlins Date Received :- 15/02/2012  
Location :- 72 Butts Hill Road Date Returned :- 16/03/2012  
Butts Hill Road  
RG5 4NP  
Proposal : Proposed erection of 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.

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05- 3 F /2012/0181 Plot Ref :- Type :- Full  
Applicant Name :- Bentier Homes Ltd Date Received :- 05/03/2012  
Location :- 27 Warren Road Date Returned :- 16/03/2012  
Warren Road  
RG5 3AR  
Proposal : Proposed erection of a two storey detached dwelling. Demolition of existing dwelling.  
Observations : Four residents were present at the meeting to voice their concerns.  
Their concerns related to:  
- the demolition of the house is under the bedroom window of the neighbouring property at No. 25 which could cause problems for the neighbour  
- limit the working hours as the site is in a residential area  
The committee asked that any neighbours' concerns be taken into account and request that a condition be applied on limiting working hours to Monday to Friday 8.00 am to 5.00 pm with no weekend working.

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05- 4 F /2012/0213 Plot Ref :- Type :- Full  
Applicant Name :- Dr S Mondal Date Received :- 21/02/2012  
Location :- 86 Loddon Bridge Road Date Returned :- 16/03/2012  
Loddon Bridge Road  
RG5 4AN  
Proposal : Proposed change of use of ground floor offices (A2) to beauty and medical aesthetics practice (D1).  
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

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05- 5 F /2012/0226 Plot Ref :- Type :- Full  
Applicant Name :- Mr R Riddle Date Received :- 15/02/2012  
Location :- 39 Denmark Avenue Date Returned :- 16/03/2012  
Denmark Avenue  
RG5 4RS  
Proposal : Proposed erection of single storey front, side and rear extensions, alterations to roof with side dormers and rooflights to facilitate loft conversion.  
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

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05- 6 F /2012/0229 Plot Ref :- Type :- Full  
Applicant Name :- Mr J Pratley Date Received :- 07/03/2012  
Location :- 71 Loddon Bridge Road Date Returned :- 16/03/2012  
Loddon Bridge Road  
RG5 4AR  
Proposal : Proposed erection of single storey front extension and two storey rear extension with balcony, provision of a side porch and two dormer windows to facilitate a loft conversion.  
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

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05- 7 F /2012/0242 Plot Ref :- Type :- Full  
Applicant Name :- Mr P Lees Date Received :- 08/03/2012  
Location :- 36 Highgate Road Date Returned :- 16/03/2012  
Highgate Road  
RG5 3QR  
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.

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05- 8 F /2012/0270 Plot Ref :- Type :- Full  
Applicant Name :- Mr & Mrs Hall Date Received :- 20/02/2012  
Location :- 16 Lindberg Way Date Returned :- 16/03/2012  
Lindberg Way  
RG5 4XE  
Proposal : Proposed erection of a two storey front extension and conversion of existing loft space to additional habitable accommodation.  
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

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05- 9 F /2012/0290 Plot Ref :- Type :- Full  
Applicant Name :- Mr M Briggs Date Received :- 20/02/2012  
Location :- 1 Comet Way Date Returned :- 16/03/2012  
Comet Way  
RG5 4NZ  
Proposal : Proposed conversion of existing garage to additional habitable accommodation.  
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

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05- 10 F /2012/0301 Plot Ref :- Type :- Full  
Applicant Name :- Mr L Kelly Date Received :- 21/02/2012  
Location :- Land adjacent to The Garden Cottage  
Warren Road  
RG5 3AR Date Returned :- 16/03/2012  
Proposal : Proposed erection of a 3 no. bed detached dwelling and ancillary works.  
Observations : Seven residents were present at the meeting to voice their concerns about this planning application and one letter of objection had been received.  
Their concerns related to:  
- the building area is too small for the size of house  
- overlooking into neighbouring properties  
- out of character in terms of the height of the house  
- inadequate parking for the size of house  
- inadequate access in and out of the lane, particularly during building work  
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 size of the house is out of scale with the area  
- risk to the trees on the site  
- inadequate access road which will cause problems for the existing residents entering and leaving the lane  
- lack of car parking  
- overlooking onto the neighbouring properties  
- overbearing particularly in terms of massing and height  
- out of keeping with the street scene

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05- 11 F /2012/0399 Plot Ref :- Type :- Full  
Applicant Name :- Mr K Horrell Date Received :- 07/03/2012  
Location :- 19 Glendevon Road  
Glendevon Road  
RG5 4PJ Date Returned :- 16/03/2012  
Proposal : Proposed conversion of existing loft space to additional habitable accommodation with rear dormer extension and front and rear roof lights.  
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

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05- 12 F /2012/0405 Plot Ref :- Type :- Full  
Applicant Name :- Mr J Littlefield Date Received :- 12/03/2012  
Location :- 26 Hudson Road  
Hudson Road  
RG5 4EW Date Returned :- 16/03/2012  
Proposal : Proposed erection of a single storey side extension to dwelling.  
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

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Applicant Name :- University of Reading

Date Received :- 15/02/2012

Location :- Bulmershe Campus  
Woodlands Avenue  
Woodley

Date Returned :- 16/03/2012

Proposal : Demolition of existing buildings and redevelopment of site to provide up to 216 new residential units (use class C3). a residential care facility of up to 80 beds (use class C2), a local shop of up to 300 sq m (use class A1, A3) and associated landscaping and car parking (Outline). Conversion and refurbishment of six halls of residence blocks including retention and refurbishment of 3 existing residential units to provide a total of 84 residential units and erection of a sports pavilion.

Observations : Three residents were present at the meeting to voice their concerns and three letters of concern had been received.

Their concerns related to:

- the impact that the development would have on Highwood especially retaining water in the woods
- impact on the water table in the wood and the affect it would have on the trees
- the car parking is inadequate for the size of the development
- the hardstanding for cars will affect the water table, a permeable surface would be preferable
- the capacity of the gas main not sufficient for the number of dwellings
- further increase in traffic causing problems
- overdevelopment
- overlooking into the neighbouring properties in Church Road
- loss of privacy to the residents in Church Road

The committee supported the residents objections and had the following concerns in respect of this planning application:

- increase in volume of traffic on this already heavily congested road
- impact on infrastructure particularly schools that are already over subscribed
- insufficient car parking spaces for the number of dwellings
- impact on the water levels in Highwood
- pavilion and houses encroaching on to the site of urban landscape value
- overlooking into the neighbouring properties in Church Road and the loss of privacy for the residents
- inadequate gas supply
- the housing density is too high for the area
- limited access into Highwood and boundary to be defined between the wood and the development

The committee had concerns about the proposed traffic movements. It was felt that traffic movements would increase due to the proposed development and Members recommend that a full survey of all existing services, traffic, water, energy supplies and waste disposal, be undertaken prior to any decision being given by Wokingham Borough Council.

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## **06 PLANNING APPEALS**

6.1 The committee noted the following appeal decisions:

F/2011/2193: the development proposed is the demolition of single storey rear extension, erection of 2 storey rear extension - 16 Vauxhall Drive  
(Appeal dismissed)

F/2011/2052: the development proposed is conversion of loft to habitable accommodation, including rear single storey extension and velux windows on side elevations and replacement of the existing garage - 113 Headley Road  
(part dismissed, part allowed)

6.2 The committee noted that the following appeals had been lodged with the Planning Inspectorate and would be dealt with by the Householder Appeals Service procedure:

F/2011/2052

Proposed conversion of existing loft to habitable accommodation to include roof lights, plus first floor rear extension, erection of replacement garage, following demolition and removal of existing garage and shed.

113 Headley Road

F/2011/2404

Proposed erection of part two storey and part single storey side and rear extensions, single storey front extension to form porch, demolition of existing garage.

3 Oak Way

## **07 TREE PRESERVATION ORDERS**

The committee noted the following Tree Preservation Orders:

TPO No. 3/1951: 36 Highgate Road

Wokingham Borough Council consents to work being carried out on the following tree:

Sycamore - selectively prune secondary branches to achieve pollard points throughout the canopy, cuts are to be made above the previous pollard points.

TPO No. 1411/2011: on land to the front of Headley Park 9, Headley Road East

To note that this Tree Preservation Order related to a tree that had been confirmed without modification.

## **08 STREET NAMING AND NUMBERING**

The committee noted that the 51 new dwellings on the former Addington School site would be numbered as follows:

1-71 Addington Gardens (no number 13)

2-32 Addington Gardens.

## **09 ENFORCEMENT ISSUES**

There were no enforcement issues.

The Meeting closed at : 9.30 pm

Signed :

Chairman

Date:

On behalf of : Woodley Town Council