

Woodley Town Council

Minutes of a Meeting of the Plans Committee held at the Oakwood Centre on Tuesday 15 November 2011 at 7.45 pm

Committee Members Present :- Councillor R. Duncan (Chairman)
Councillor T. Barker
Councillor J. Cheng
Councillor A. Downes
Councillor M. Holmes
Councillor R. Neall
Councillor S. Rahmouni
Councillor W. Soane
Councillor M. Storry
Councillor M. Walker

01 APOLOGIES FOR ABSENCE

Councillor M. Willson

02 DECLARATIONS OF INTEREST

Councillor Holmes	Planning application F/2011/2209	Personal Interest Applicant known personally
Councillor Soane	Planning application F/2011/2353	Personal Interest Applicant known personally

03 MINUTES OF PREVIOUS MEETING

RESOLVED:

To approve the minutes of the meeting held on 18 October 2011 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 1)

05 CURRENT PLANNING APPLICATIONS

RESOLVED:

To forward comments to the Borough Council as follows:

05- 1	A /2011/2358	Plot Ref :-	Type :-	Advertise
	Applicant Name :-	Ms F Sperl	Date Received :-	12/12/2011
	Location :-	6 Headley Road Headley Road RG5 4JA	Date Returned :-	03/01/2012
	Proposal :	Application for advertisement consent for the proposed erection of flagpole sign.		
	Observations :	The committee strongly recommend that the planning application be refused on the following grounds: - in terms of size and siting it is detrimental to the character of the area - out of character with the street scene - out of character in terms of design and size - visually unacceptable - will set a precedent - resultant light pollution		

05- 2 F /2011/1947 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs P Popat Date Received :- 20/10/2011
Location :- Edgefield Western Avenue Date Returned :- 18/11/2011
Western Avenue
RG5 3BH
Proposal : Proposed erection of two storey and single storey side extensions plus
loft conversion with dormer windows and solar panels. (Demolition of
existing ground and first floor wing).
Observations : The committee agreed to make no comment but particularly asked that
any neighbours' concerns be taken into account.

05- 3 F /2011/1976 Plot Ref :- Type :- Full
Applicant Name :- Mr J Mole Date Received :- 04/11/2011
Location :- 1 Butts Hill Road Date Returned :- 18/11/2011
Butts Hill Road
RG5 4NJ
Proposal : Proposed erection of a detached double garage.
REVISED PLAN:
Increased roof pitch of garage.
REVISED PLAN:
Revised position and height/roof form of garage.
Observations : The committee agreed to make no comment but particularly asked that
any neighbours' concerns be taken into account.
REVISED PLAN:
No objections

05- 4 F /2011/1980 Plot Ref :- Type :- Full
Applicant Name :- South East Reserve Forces & Date Received :- 19/10/2011
Location :- Cadet Centre Date Returned :- 18/11/2011
Mohawk Way
Mohawk Way
RG5 4UE
Proposal : Application for replacement of the original 2.4m high galvanised chain
link fence surmounted by triple strand barbed wire to perimeter of the
ATC building compound with new 2.4m high galvanised steel palisade
fencing with security spikes to top. Retrospective.
Observations : No objections.

05- 5 F /2011/2103 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs A Edmunds Date Received :- 27/10/2011
Location :- 43 Sunderland Close Date Returned :- 18/11/2011
Sunderland Close
RG5 4XR
Proposal : Proposed erection of a part two/part first floor side extension to dwelling
plus conversion of garage to habitable accommodation.

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

05- 6 F /2011/2153 Plot Ref :- Type :- Full
Applicant Name :- Mr A Bakarr Conteh Date Received :- 20/10/2011
Location :- 68 Wheble Drive Date Returned :- 18/11/2011
Wheble Drive
RG5 3DU
Proposal : Proposed erection of single storey rear extension, plus demolition and removal of existing extension.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 7 F /2011/2179 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Sherrant Date Received :- 19/10/2011
Location :- 4 Mannock Way Date Returned :- 18/11/2011
Mannock Way
RG5 4XW
Proposal : Proposed erection of a single storey rear extension to dwelling.
Observations : No objections.

05- 8 F /2011/2191 Plot Ref :- Type :- Full
Applicant Name :- Mrs S Grist Date Received :- 26/10/2011
Location :- 34 Rochester Avenue Date Returned :- 18/11/2011
Rochester Avenue
RG5 4NA
Proposal : Proposed erection of a single storey rear extension and replacement of detached garage. Demolition of existing garage.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 9 F /2011/2193 Plot Ref :- Type :- Full
Applicant Name :- Mr J Swynford-Lain Date Received :- 19/10/2011
Location :- 16 Vauxhall Drive Date Returned :- 18/11/2011
Vauxhall Drive
RG5 4DU
Proposal : Proposed erection of two storey rear extension to dwelling. (Demolition of existing single storey rear extension).
Observations : A resident was present at the meeting to voice their concerns about this planning application and two letters of objection had been received.
Their concerns related to:
- loss of light in the living area to the neighbouring property at No. 18
- the development is overbearing
- loss of privacy
- too close to the boundary to the neighbouring property of No. 18

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 development is overbearing and intrusive to the neighbouring property at No. 18
- substantial loss of light

05- 10 F /2011/2209 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Da Prato Date Received :- 24/10/2011
Location :- 23 Wroxham Road Date Returned :- 18/11/2011
Wroxham Road
RG5 3AX
Proposal : Proposed erection of a single storey rear and side extensions to include conversion of garage, plus alterations to existing roof to provide additional habitable accommodation, plus front and rear dormer windows. (Amendment to previous consent F/2011/0358).
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 11 F /2011/2213 Plot Ref :- Type :- Full
Applicant Name :- Mr J Mole Date Received :- 26/10/2011
Location :- 1 Butts Hill Road Date Returned :- 18/11/2011
Butts Hill Road
RG5 4NJ
Proposal : Proposed erection of two storey rear and single storey rear extensions to dwelling.
Observations : No objections.

05- 12 F /2011/2247 Plot Ref :- Type :- Full
Applicant Name :- Mrs C Davies Date Received :- 02/11/2011
Location :- 56 Reading Road Date Returned :- 18/11/2011
Reading Road
RG5 3DB
Proposal : Proposed erection of a two storey rear extension to dwelling.
Observations : The applicant was present at the meeting to explain that they want to extend and update their property.
The committee had no objections.

05- 13 F /2011/2264 Plot Ref :- Type :- Full
Applicant Name :- Mr A Swadling Date Received :- 08/11/2011
Location :- 114 Nightingale Road Date Returned :- 18/11/2011
Nightingale Road
RG5 3LY
Proposal : Proposed erection of a single storey rear/side extension to dwelling.
Observations : The committee agreed to make no comment but particularly asked that

any neighbours' concerns be taken into account.

05- 14 F /2011/2298 Plot Ref :- Type :- Full
Applicant Name :- Mr S Banham Date Received :- 04/11/2011
Location :- 22 Denmark Avenue Date Returned :- 18/11/2011
Denmark Avenue
RG5 4RS
Proposal : Application for the erection of a single storey rear extension to dwelling.
(Retrospective)
Observations : The committee request that the Building Control Department check out
this planning application especially as it was built ahead of any planning
permission and that it had been built on top of any existing drain run.

05- 15 F /2011/2310 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Mills Date Received :- 04/11/2011
Location :- Sandford House Date Returned :- 18/11/2011
Sandford Lane
Woodley
RG5 4SY
Proposal : Proposed erection of a single storey side plus first floor front and rear
extensions to dwelling.
Observations : No comment.

05- 16 F /2011/2338 Plot Ref :- Type :- Full
Applicant Name :- Mr W White Date Received :- 07/11/2011
Location :- 74 Antrim Road Date Returned :- 18/11/2011
Antrim Road
RG5 3NY
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.

05- 17 F /2011/2353 Plot Ref :- Type :- Full
Applicant Name :- Hicks Developments Ltd Date Received :- 09/11/2011
Location :- Land rear of Date Returned :- 18/11/2011
103 & 105 Loddon Bridge Road
Woodley
RG5 4AE
Proposal : Demolition of existing dwelling and erection of 2 x 3 bedroom semi-
detached dwellings.
Observations : Six residents were present at the meeting to voice their concerns about
this application.
Their concerns related to:
- overlooking into neighbouring properties
- overlooking into No. 5 Windermere Close
- loss of light into No. 3 Windermere Close

- resultant noise pollution

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 changes of the application do not meet the concerns of the residents in Windermere Close
- inappropriate backland development
- piecemeal development
- overlooking into neighbouring properties particularly Nos. 3, 4 and 5 Windermere Close
- out of keeping with the street scene
- overbearing and intrusive
- could create a precedent

05- 18	RM/2011/2155	Plot Ref :-	Type :-	Res Matter
	Applicant Name :-	Croudace Homes Ltd	Date Received :-	26/10/2011
	Location :-	Former Addington School Loddon Bridge Road Woodley RG5 4BS	Date Returned :-	18/11/2011
	Proposal :	Reserved Matters application pursuant to Outline Consent O/2009/0932 for the erection of 51 dwellings. (Details of siting, design (including floorspace, height, massing, internal layout and external appearance of the buildings) and landscape treatment of the site.		
	Observations :	Thirteen residents were present at the meeting to voice their concerns and three letters of objection had been received. Their concerns related to: - the drainage is inadequate with cases of flooding in the area - the development is overbearing - loss of privacy and overlooking into neighbouring properties particularly in Vauxhall Drive - there is no year round hedging/screening from the new development for the residents in Vauxhall Drive. Residents would like to see the current shrubbery taken away and new hedging in its place - highway safety issues in respect of parking in adjacent roads - residents would like to see the crossing in Loddon Bridge moved to the south side of the entrance of the school The committee had the following concerns in respect of this planning application: - lack of privacy from the new development particularly for residents in Vauxhall Drive - the development is overbearing, particularly in terms of massing and height and in respect to properties in Vauxhall Drive and Austin Road due to difference in elevation - there should be adequate and proper hedging/screening to protect the privacy of residents in Vauxhall Drive and the Town Council demand that Wokingham Borough Council take this into account - ensure that the maintenance of the hedging/screening is the responsibility of Wokingham Borough Council - current drainage problems for Vauxhall Drive (e.g. house numbers 22 to 32), caused by run off from the elevated site will be exacerbated by the increased amount of hard standing - there are safety issues in respect of the shared access with Rivermead Primary School especially in relation to parents dropping off and picking up children from school. The plans are not a clear indication that this is a shared access and separate entrances for the development and school would be an improvement - the pedestrian crossing relocated to the south side of the entrance of the school would make it safer for children to cross to the school - the planned parking is inadequate and does not comply with the Wokingham Borough Council's Design Guidelines		

- the roads around the development should be made wide enough to permit 2 way traffic to avoid congestion

06 TREE PRESERVATION ORDERS

The committee noted the following Tree Preservation Orders:

6.1 TPO No. 3/1951: 21 Cottesmore Road

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

Conifer hedge - fell

Cypress, Willow and Birch - prune back to boundary line

front garden conifer hedge - fell trees close to pillar

TPO No. 916/1997: 87 Beechwood Avenue

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

Oak - selectively prune to reduce branches by a maximum of 1 metre to achieve a 30% crown reduction as described in the current British Standard 3998:2010

TPO No. 1204/2007: 16 Glendevon Road

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

Oak - selectively prune branches to crown lift to a maximum height of 5 metres above ground level. Selectively prune branches to reduce lateral growth towards 15 St John's Close by a maximum of 1.5 metres and to a maximum height of 10 metres.

6.2 To note that Wokingham Borough Council would be undertaking essential safety works to an Oak tree situated within the highway verge on Crockhamwell Road in front of Seaford Gardens. The tree was exhibiting signs of internal decay along with additional health and safety issues including accelerated die back of the canopy, dead branches and a hollowing of the trunk and the Council had decided to remove the tree.

07 PLANNING APPEALS

The committee noted that the Planning Inspectorate had received an enforcement appeal on Land rear of 1-4 The Parade, Brecon Road, which would be dealt with by means of written statements by the appellant and the Council. The appeal is about the decision of the Council to issue an Enforcement Notice relating to:

The Breach of Planning Control Alleged: without planning permission the erection of a building to form flats for human habitation.

08 ENFORCEMENT ISSUES

There were no enforcement issues.

09 NEIGHBOURING PLANNING

RESOLVED:

To appoint Councillors Duncan, Storry and Walker to a working group to make a response to the Neighbourhood Planning Regulations Consultation.

10 MEMBERS BRIEFING SESSION

Members considered nominating representatives to attend the Member Briefing Session but as this meeting is taking place on the same day as a Full Council meeting it was agreed to send the Town Council's apologies.

The Meeting closed at : 9.40 pm

Signed : _____

Chairman Date: _____

On behalf of : Woodley Town Council