

Woodley Town Council

Minutes of a Meeting of the Plans Committee held at the Oakwood Centre on Tuesday 10 April 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

01 APOLOGIES FOR ABSENCE

Councillors A. Downes, W. Soane, M. Willson

02 DECLARATIONS OF INTEREST

There were no declarations of interest in items on the agenda.

03 MINUTES OF PREVIOUS MEETING

RESOLVED:

To approve the minutes of the meeting held on 13 March 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

RESOLVED:

To forward comments to the Borough Council as follows:

| | | | | |
|-------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------|
| 05- 1 | F /2012/0051 | Plot Ref :- | Type :- | Full |
| | Applicant Name :- | Mr Hussain | Date Received :- | 14/03/2012 |
| | Location :- | Land to the rear of 1-4 The Parade Brecon Road RG5 4PR | Date Returned :- | 13/04/2012 |
| | Proposal : | Proposed erection of four flats. Existing garages to be demolished. Amendment to planning consent F/2007/2185. | | |
| | Observations : | Four residents were present at the meeting to voice their concerns and a letter of concern had been received. Their concerns related to: - the measurements have not been followed resulting in the building being higher, wider and deeper - overlooking into neighbouring properties 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: - insufficient information provided - inadequate and unclear drawings which do not give any information | | |

05- 2 F /2012/0313 Plot Ref :- Type :- Full
Applicant Name :- Mr M Cole Date Received :- 14/03/2012
Location :- 6 Rivermead Road Date Returned :- 13/04/2012
Rivermead Road
RG5 4DH
Proposal : Proposed erection of a single storey side extension with gable end roof.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 3 F /2012/0317 Plot Ref :- Type :- Full
Applicant Name :- Mrs G Holt Date Received :- 20/03/2012
Location :- 3 Fawcett Crescent Date Returned :- 13/04/2012
Fawcett Crescent
RG5 3HX
Proposal : Erection of a 24ft by 18ft wooden shed with a pitched onduline roof at the bottom of the garden (retrospective).
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 4 F /2012/0399 Plot Ref :- Type :- Full
Applicant Name :- Mr K Horrell Date Received :- 02/03/2012
Location :- 19 Glendevon Road Date Returned :- 13/04/2012
Glendevon Road
RG5 4PJ
Proposal : Proposed conversion of existing loft space to additional habitable accommodation with rear dormer extension and front and rear roof lights.
REVISED PLAN:
Corrected floor plan to show rooflight in rear elevation.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.
REVISED PLAN:
The committee noted that there was no street plan so were unsure if the development overlooked neighbouring properties. Any neighbours' concerns should be taken into account.

05- 5 F /2012/0401 Plot Ref :- Type :- Full
Applicant Name :- Cistermiser Ltd Date Received :- 14/03/2012
Location :- 59-69 Reading Road Date Returned :- 13/04/2012
Reading Road
RG5 3AW
Proposal : Proposed insertion of 4 additional ground floor windows in rear elevation.
Observations : No objections.

05- 6 F /2012/0415 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Joshi Date Received :- 19/03/2012
Location :- 14 Reading Road Date Returned :- 13/04/2012
Reading Road
RG5 3DB
Proposal : Proposed erection of a rear conservatory to dwelling.
Observations : No objections.

05- 7 F /2012/0444 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Winch Date Received :- 16/03/2012
Location :- 21 Willowside Date Returned :- 13/04/2012
Willowside
RG5 4HJ
Proposal : Proposed erection of a two storey front and side extension including a new retaining wall and pitched roof to existing flat roofed dormer.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 8 F /2012/0449 Plot Ref :- Type :- Full
Applicant Name :- Mr I Bridgford Date Received :- 22/03/2012
Location :- 73 Campbell Road Date Returned :- 13/04/2012
Campbell Road
RG5 3NB
Proposal : Proposed erection of a two storey side extension to dwelling following 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 /2012/0465 Plot Ref :- Type :- Full
Applicant Name :- Mr M Osho Date Received :- 29/03/2012
Location :- 21 Nimrod Close Date Returned :- 13/04/2012
Nimrod Close
RG5 4UW
Proposal : Proposed erection of a single storey rear extension plus 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.

05- 10 F /2012/0513 Plot Ref :- Type :- Full
Applicant Name :- Mr S Judd Date Received :- 28/03/2012
Location :- 28 Victor Way Date Returned :- 13/04/2012
Victor Way
RG5 4UZ

Proposal : Proposed conversion of garage to create habitable accommodation to dwelling.

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

05- 11 F /2012/0528 Plot Ref :- Type :- Full
Applicant Name :- Mr B Beard Date Received :- 03/04/2012
Location :- 7 Arundel Road Date Returned :- 13/04/2012
Arundel Road
RG5 4JP

Proposal : Proposed part conversion of existing garage to study/play room.

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

05- 12 F /2012/0533 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Sheehan Date Received :- 23/03/2012
Location :- 2 Church Road Date Returned :- 13/04/2012
Church Road
RG5 4QH

Proposal : Proposed erection of a single storey side extension to dwelling to replace existing lean-to.

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

05- 13 F /2012/0538 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Hall Date Received :- 22/03/2012
Location :- 20 Dunbar Drive Date Returned :- 13/04/2012
Dunbar Drive
RG5 4HA

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

Observations : One resident was present at the meeting.

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

05- 14 F /2012/0541 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs R & F Cottle Date Received :- 28/03/2012
Location :- 6 Phillips Close Date Returned :- 13/04/2012
Phillips Close
RG5 4XD

Proposal : Proposed erection of a single storey rear extension plus part conversion of garage to create habitable accommodation to dwelling.

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

05- 15 F /2012/0547 Plot Ref :- Type :- Full
Applicant Name :- Mr R Bundy Date Received :- 28/03/2012
Location :- 134 Kingfisher Drive Date Returned :- 13/04/2012
Kingfisher Drive
RG5 3LQ
Proposal : Proposed erection of a 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- 16 F /2012/0552 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs D Frost Date Received :- 20/03/2012
Location :- 186 Colemans Moor Road Date Returned :- 13/04/2012
Colemans Moor Road
RG5 4DP
Proposal : Proposed erection of a single storey rear extension to dwelling.
Observations : No objections.

05- 17 F /2012/0561 Plot Ref :- Type :- Full
Applicant Name :- Mrs V Little Date Received :- 29/03/2012
Location :- 25 Vauxhall Drive Date Returned :- 13/04/2012
Vauxhall Drive
RG5 4EA
Proposal : Proposed erection of single storey front and rear extensions to dwelling.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 18 F /2012/0588 Plot Ref :- Type :- Full
Applicant Name :- Mr Thompson & Miss Horwood Date Received :- 02/04/2012
Location :- 197 Loddon Bridge Road Date Returned :- 13/04/2012
Loddon Bridge Road
RG5 4BP
Proposal : Proposed erection of a single storey side/rear extensions to dwelling.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 19 F /2012/0654 Plot Ref :- Type :- Full
Applicant Name :- Mr B Chandler Date Received :- 03/04/2012
Location :- 34 Haddon Drive Date Returned :- 13/04/2012
Haddon Drive
RG5 4LU
Proposal : Proposed erection of a single storey side and front extension to form

garage and porch to dwelling.

Observations : No objections.

05- 20 F /2012/0663 Plot Ref :- Type :- Full
Applicant Name :- Mr P Burton Date Received :- 10/04/2012
Location :- 69 Western Avenue Date Returned :- 13/04/2012
Western Avenue
RG5 3BL
Proposal : Proposed side flat roof dormer extension in roof space.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 21 F /2012/0669 Plot Ref :- Type :- Full
Applicant Name :- Mr M Young Date Received :- 10/04/2012
Location :- 43 Butts Hill Road Date Returned :- 13/04/2012
Butts Hill Road
RG5 4NJ
Proposal : Proposed erection of first floor rear extension to dwelling.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 22 O /2012/0320 Plot Ref :- Type :- Outline
Applicant Name :- London & Cambridge Properties Date Received :- 14/03/2012
Location :- Former Linpac Metal Packaging Date Returned :- 13/04/2012
Headley Road East
Woodley
RG5 4SL
Proposal : Outline application for the redevelopment of the site with mixed use scheme comprising residential development of up to 80 dwellings and floor space for use class B1(a, b, & C), means of access to be considered. Demolition of existing buildings.
Observations : A letter of concern had been received.
The committee had the following concerns in respect of this planning application, which related to:
- car parking issues. Although the car parking is generous it should be increased particularly for the larger houses
- the number of visitor car parking spaces should be increased
- insufficient off road car parking spaces which could cause problems for emergency vehicles accessing the site
- concerns about the road layout, in particular the through road being used as a rat run by motorists

05- 23 O /2012/0414 Plot Ref :- Type :- Outline
Applicant Name :- Brewin Carolan & Son Ltd Date Received :- 14/03/2012
Location :- Land rear of 6 Phillips Close Date Returned :- 13/04/2012
Beggars Hill Road
RG5 4XD
Proposal : Outline application for the erection of 1 detached house with access to be considered.
Observations : The committee had concerns that there was no design of the proposed house in the plans and particularly asked that any neighbours' concerns be taken into account.

05- 24 VA/2011/2252 Plot Ref :- Type :- Variation
Applicant Name :- Mr J Wild Date Received :- 23/03/2012
Location :- West Warren Warren Road Date Returned :- 13/04/2012
Woodley
RG5 3AR
Proposal : Application to vary condition 4 of planning consent for changes to allow obscure-glazed box sash windows that are top opening (restricted to 300mm).
Observations : No objections.

06 PLANNING APPEALS

6.1 The committee noted the following appeal decision:

RFS/2011/00363: the application for costs made by the Borough Council against Mr H Hussein - Land to the rear of 1-4 The Parade, Brecon Road
(Appeal dismissed and the enforcement notice is upheld)

6.2 The committee noted the following cost decision:

Appeal Ref. APP/X0360/C/11/2162762: the appeal was against an enforcement notice alleging without planning permission the erection of a building to form flats - Land to the rear of 1-4 The Parade, Brecon Road

6.3 The committee noted that an Inspector appointed by the Secretary of State for Communities and Local Government would hold a Public Inquiry into the following appeal:

O/2011/1773: outline application for the redevelopment of the site with a mixed use scheme comprising residential development and use class B1(a), B1(b) and B1(c) use with associated access, car parking, landscaping and open space, with details of landscaping, scale and layout. Demolition of existing buildings - Former Linpac Site, Headley Road East

6.4 The committee noted that an appeal had been lodged with the Planning Inspectorate and would be dealt with by means of written statements by the appellant and the Council:

F/2011/2353: demolition of existing dwelling and erection of 2 x 3 bedroom semi detached dwellings - Land rear of 103 & 105 Loddon Bridge Road

07 TREE PRESERVATION ORDERS

The committee noted the following Tree Preservation Order:

TPO No. 3/1951: 8 Wallace Close

Silver Birch - selectively prune branches to allow a maximum of 2 metres clearance of the

property of 8a Wallace Close. Selectively prune branches to allow a maximum of 1.5 metres clearance of the adjacent garages.

08 WOKINGHAM BOROUGH COUNCIL - NEWS RELEASE

The committee noted the Wokingham Borough Council's News Release in respect of encouraging developers to enter into pre-application consultation with stakeholders and local residents as part of large scale and/or complex developments from an early stage.

09 ENFORCEMENT ISSUES

There were no enforcement issues.

The Meeting closed at : 9.20 pm

Signed : _____

Chairman

Date: _____

On behalf of : Woodley Town Council