

Woodley Town Council

Minutes of a Meeting of the Plans Committee held at the Oakwood Centre on Tuesday 18 October 2011 at 7.45 pm

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

01 APOLOGIES FOR ABSENCE

Councillors Downes, Neall, Rahmouni, Soane, Storry, Willson

02 DECLARATIONS OF INTEREST

There were no declarations of interest made.

03 MINUTES OF PREVIOUS MEETING

RESOLVED:

To approve the minutes of the meeting held on 13 September 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	F /2011/1913	Plot Ref :-	Type :-	Full
	Applicant Name :-	Mr A Shaffit	Date Received :-	15/09/2011
	Location :-	14 Selcourt Close Selcourt Close RG5 3AS	Date Returned :-	21/10/2011
	Proposal :	Proposed erection of 2 x 4 bedroom dwellings. Demolition of existing dwelling.		
	Observations :	Three residents were present at the meeting to voice their concerns. Their concerns related to: - the development is too close to the boundary of No. 12 - the communal bin storage area will have an impact on the neighbour at No. 12 - the existing flooding and drainage problems with water running down the street - the footprint of No. 12 is not to scale - insufficient car parking spaces will result in overspill into Selcourt Close which is already a congested road 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: - there is no garage space for the two 4 bedroom dwellings - insufficient off road car parking provision for the two dwellings		

- the bin storage is not sufficient and located in the wrong place
- incorrect drawings - the drawing does not show the extension at No. 12
- the recurring drainage and flooding problems to properties nearby

05- 2 F /2011/1927 Plot Ref :- Type :- Full

Applicant Name :- Mr & Mrs K Longworth Date Received :- 14/09/2011

Location :- 45 Hawker Way Date Returned :- 21/10/2011
Hawker Way
RG5 4PF

Proposal : Proposed conversion of garage to habitable space.

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.

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

05- 4 F /2011/1992 Plot Ref :- Type :- Full

Applicant Name :- Mr Honeybourne Date Received :- 20/09/2011

Location :- 37 Nightingale Road Date Returned :- 21/10/2011
Nightingale Road
RG5 3LS

Proposal : Proposed erection of single storey side, rear and front extensions to dwelling.

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

05- 5 F /2011/1993 Plot Ref :- Type :- Full

Applicant Name :- Mr & Mrs Houseman Date Received :- 20/09/2011

Location :- 76 Loddon Bridge Road Date Returned :- 21/10/2011
Loddon Bridge Road
RG5 4AN

Proposal : Proposed erection of a single storey detached double garage to replace existing garage plus entrance gates with brick piers.

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

05- 6 F /2011/2000 Plot Ref :- Type :- Full
Applicant Name :- Mr S Skelton Date Received :- 22/09/2011
Location :- 4 Buckden Close Date Returned :- 21/10/2011
Buckden Close
RG5 4HB
Proposal : Proposed erection of single storey rear extension to dwelling to form conservatory.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 7 F /2011/2003 Plot Ref :- Type :- Full
Applicant Name :- Mr D Brighton Date Received :- 23/09/2011
Location :- 42 Butts Hill Road Date Returned :- 21/10/2011
Butts Hill Road
RG5 4NH
Proposal : Proposed insertion of two windows in existing ground floor pitched roof, change of rear door and window to doors only and conversion of part of integral garage to part of kitchen.
Observations : No comment.

05- 8 F /2011/2052 Plot Ref :- Type :- Full
Applicant Name :- Mr V Pachu Date Received :- 03/10/2011
Location :- 113 Headley Road Date Returned :- 21/10/2011
Headley Road
RG5 4JD
Proposal : 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.
Observations : A resident was present to voice their concerns about this application.
Their concerns related:
- loss of light
- overbearing, particularly in terms of massing
The committee had the following concerns in respect of this planning application:
- the design of the first floor extension will create loss of light
- potential loss of light to the main living space of the neighbouring property at No. 111
- massing effect on the neighbouring property at No. 111
The committee asked that the Planning Officer take into account the loss of light into a main living space of the neighbouring property at No. 111 and make a site visit to the neighbour.

05- 9 F /2011/2074 Plot Ref :- Type :- Full
Applicant Name :- Mrs S Mockford Date Received :- 05/10/2011
Location :- 17 Austin Road Date Returned :- 21/10/2011
Austin Road
RG5 4EJ

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

Observations : The committee had no objections but had concerns over the flat roof.

05- 10 F /2011/2116 Plot Ref :- Type :- Full
Applicant Name :- Ms G Quincan Date Received :- 10/10/2011
Location :- 90 Vauxhall Drive Date Returned :- 21/10/2011
Vauxhall Drive
RG5 4EH
Proposal : Proposed erection of a single storey rear extension to dwelling plus single storey front extension to form porch.
Observations : The committee agreed to make no comment but particularly asked that any neighbours' concerns be taken into account.

05- 11 O /2011/1773 Plot Ref :- Type :- Outline
Applicant Name :- London & Cambridge Properties Date Received :- 14/09/2011
Location :- Former Linpac Site Date Returned :- 21/10/2011
Headley Road East
Headley Road East
RG5 4SL
Proposal : Outline application for the redevelopment of the site with a mixed use scheme comprising residential development and use class B1(a), B1(b) & B1(c) use with associated access, car parking, landscaping and open space with details of landscaping, scale and layout.
Demolition of existing buildings.
Observations : Des Dunlop, agent for London & Cambridge Properties Real Estate Ltd, was present at the meeting to update on the redevelopment of the Linpac site and to answer any questions.
The committee welcomed the redevelopment of the Linpac site. Members were particularly pleased to see that there was affordable housing included in the planning application.
Although the committee recommend the planning application they did have some concerns, 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

06 TREE PRESERVATION ORDERS

The committee noted the following Tree Preservation Orders:

TPO No. 9/1951: 9 Lynton Close
Wokingham Borough Council consents to work being carried out on the following trees:

Gean - fell and replace
Birch - fell and replace

TPO No. 9/1951: 42 Cottessmore Road
Wokingham Borough Council refuses consent to work being carried out on the following tree:

Copper Beech - fell

Woodley Green Conservation Area - 36 Church Road
Wokingham Borough Council raises no objections to work being carried out on the following trees:

Holm Oak - reduce branch overhanging the garage by 3 metres to provide clearance
Copper Beech - selectively prune branches to crown lift to a maximum height of 4 metres above ground level.

Woodley Green Conservation Area - Church Mews, Church Road
Wokingham Borough Council raises no objections to work being carried out on the following trees:

Tree of Heaven - selectively prune branches to provide 2 metres clearance of building
Beech - selectively prune branches to crown lift to a height of 2.5 metres above ground level
Ash - reduce back to fence line

07 PLANNING APPEALS

The committee noted the following appeal decision:

EXT/2010/2721: the development proposed is the erection of a two storey side extension and alterations to form two dwellings from one dwelling - 69 Austin Road (Appeal allowed)

08 ENFORCEMENT ISSUES

There were no enforcement issues.

09 HISTORIC BUILDINGS

Members considered making and maintaining an ongoing list of historic buildings that are important to Woodley and would advertise in the Herald and on the website inviting members of the public to make suggestions. It was

RESOLVED:
To maintain a list of historic buildings.

10 DRAFT NATIONAL PLANNING POLICY FRAMEWORK: CONSULTATION

Members noted Woodley Town Council's comments in respect of the Draft National Planning Policy Framework: Consultation.

11 WOKINGHAM CORE STRATEGY FORECAST YEAR REPORT

Members noted that following the Core Strategy Briefing on 12 September 2011 Wokingham Borough Council had published its Forecast Year Report.

The objective of the Forecasting Report is to illustrate the relative transport impact of new development in the Borough without and with appropriate mitigation. The report demonstrates that network performance would become increasingly worse if additional trips from new strategic development location (SDL) developments were accommodated with only minor improvements. The introduction of additional off-site infrastructure, in the form of the Shinfield Eastern Relief Road, Arborfield Relief Road and the partial North Wokingham Distributor Road/Ashridge Interchange results in an improvement in network conditions. This clearly supports the need for off-site infrastructure detailed in the adopted Core Strategy and Infrastructure Supplementary Planning Document both to mitigate the impacts of SDL development and to create capacity in the local network to accommodate SDL development traffic.

The Meeting closed at : 9.15 pm

Signed : _____ Chairman Date: _____

On behalf of : Woodley Town Council