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## Woodley Town Council

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RG5 4JZ

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Case Officer : Simon Taylor

Date 19/07/2018

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**Application No :180988**

Type : Full

Status : 0 New Application

**Date Received : 15/06/2018**

Applicant : Unknown  
Pitts Works  
Colemans Moor Road  
Woodley  
Berkshire  
RG5 4DA

Agent/Architect :

Location : Pitts Works  
Colemans Moor Road  
Woodley  
RG5 4DA

Parish :

N.G.R. :

Road Class :

Proposal : Full application for the proposed erection of 20 dwellings together with associated vehicular access, car parking and landscaping following demolition of the existing dwelling and outbuildings, once associated with a former scrapyard use.

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### TOWN AND COUNTRY PLANNING ACT 1990 - LOCAL COUNCIL OBSERVATIONS

Woodley Town Council have considered the Application No 180988 and observations thereon are as follows :

Eight residents were present at the meeting to voice their concerns and four letters of concern had been received.

After listening to the residents' concerns, the Committee considered the proposal and recommended that the application be refused on the following grounds:

- Overdevelopment of the site.
- Overlooking and loss of privacy to properties in Consul Close and Hudson Road.
- Current problems due to lack of capacity in the local sewerage system will be exacerbated. Residents in Consul Close report that manhole covers are regularly displaced and the sewers overflow and cause flooding when the capacity is exceeded.
- The development will cause additional surface water runoff and will lead to an increased flooding risk in the area. Residents report that there is currently a stream running across the site, which collects water from the site.
- Part of the site is currently an overgrown garden area and development of this will result in harm to the local ecology and loss of habitat for wildlife.
- The extra traffic generated by this development will increase the existing traffic problems on Colemans Moor Road, especially during the morning and evening rush-hours.
- The development could lead to increased parking in Colemans Moor Road if the proposed number of parking spaces proves to be insufficient.

Local residents also had concerns regarding the clearance of the site, which contains industrial waste and hazardous materials, and the possible damage to surrounding buildings, by vibration and by excavation close to buildings located adjacent to the site boundary. The Committee asked that these concerns be addressed if planning permission is granted.

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