



The Oakwood Centre, Headley Road, Woodley, Berkshire, RG5 4JZ
www.woodley.gov.uk

To: **Members of the Planning and Community Committee**
Councillors B. Soane (Chairman); D. Bragg; J. Cheng; R. Horskins; L. Guttridge; C. Jewell; V. Lewis; J. Sartorel; P. Singh; J. Taylor

NOTICE IS HEREBY GIVEN that a meeting of the Planning and Community Committee will be held at the Oakwood Centre at 7:45 pm on Tuesday 20 June 2023, at which your attendance is requested.

The Town Council reserves the right to record and broadcast this meeting. Anybody attending the meeting will, by virtue, consent to having their image and audio recorded for this purpose.

Kevin Murray
Deputy Town Clerk

A G E N D A

1. **APOLOGIES**
2. **DECLARATIONS OF INTEREST**
To receive any declarations of interest from Members on agenda items.
3. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 23 MAY 2023** Page 5
To approve the minutes of the Planning and Community Committee meeting held on 23 May 2023 and for the Chairman to sign them as a true record.
4. **CURRENT PLANNING APPLICATIONS** Page 13
To consider current planning applications and agree comments to be forwarded to the planning authority. *(Appendix 4)*
5. **PLANNING DECISIONS** Page 15
To note information on decision notices received from the planning authority since the last meeting. *(Appendix 5)*

6. **TREE PRESERVATION ORDERS**

Applications for works to trees

This type of application does not require consultation.

To note application 231342:

Location: TPO 003/1951 W3: 26 Quentin Road, Woodley, Wokingham, RG5 3NE.

Proposal: T1, Bay - Fell.

To note application 231399:

Location: TPO 25/1971, AREA 1: 107 Western Avenue, Woodley, Wokingham, RG5 3BL.

Proposal: T1, Cherry – Fell to leave stump.

7. **VARIATION OF PREMISES LICENCE: GOOD COMPANIONS PH**

To note we have received notification from Wokingham Borough Council of a variation of premises licence application for Good Companions, 149 Loddon Bridge Road, and to consider whether to submit any comments or objections to the application. The application is included at **Appendix 7**.

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The deadline for comments is 27 June 2023.

8. **BUDGETARY CONTROL**

To note **Report No. PC 4/23**.

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9. **CYCLING IN WOODLEY SUB COMMITTEE**

To consider the future of the Cycling in Woodley Sub Committee, as requested by Members at the last Committee meeting (P&C Committee – 23 May 2023 – Minute 16).

10. **WOKINGHAM BOROUGH COUNCIL CAR PARK CHARGE INCREASE**

At the Town Forum, prior to Full Council in February 2023, a question was raised regarding the legality of raising car park charges to provide a source of funds for other activities not covered by section 55 of the Road Traffic Regulation Act 1984, specifically sub section 4. It was agreed this matter would be discussed at the Planning & Community Committee when / if new charges were approved. (**Appendix 10a**)

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On 8 May 2023, Wokingham Borough Council published a news release confirming that new charges had been approved at their executive meeting in March, and that they expected the changes to be rolled out from 20 June; in Woodley on 22 June.

Members are asked to consider the matter raised at the Town Forum. The relevant section of the Road Traffic Regulation Act 1984 is provided at **Appendix 10b** for Members reference.

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11. **COMMUNITY SPEEDWATCH**

To receive an update on the Town Council's Speedwatch Group activities from Cllr David Bragg.

12. **COMMUNITY ISSUES**

To discuss and consider any recent community issues noted by Members.

13. **HIGHWAYS ISSUES**

To discuss and consider any recent highway issues noted by Members.

14. **PUBLICATIONS/INFORMATION**

To note receipt of the following:

- Me2 Club Newsletter – May 2023
- CCB Newsletter – June 2023

15. **FUTURE AGENDA ITEMS**

To consider suggestions for future agenda items.

16. **PUBLICITY/WEBSITE**

To consider suggestions for items to be publicised.

17. **ENFORCEMENT ISSUES**

a) To note the enforcement notifications listed in ***Appendix 17a.***

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b) To note the enforcement case closures listed in ***Appendix 17b.***

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Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 23 May 2023 at 7:45 pm

Present: *Councillors: B. Soane (Chairman); R. Horskins; C. Jewell; V. Lewis; J. Sartorel; P. Singh; J. Taylor;*

Officers present: *K. Murray, Deputy Town Clerk; M. Filmore, Committee Officer;*

Also present: *Councillor D. Bragg (virtual attendance);
1 member of the public*

1. As the Deputy Town Clerk commenced the meeting, it was highlighted that Councillor Mary Holmes had been listed as a Member of the Planning & Community Committee on the agenda but that, at the Council's Annual Meeting, Councillor Linda Guttridge had been appointed. Confirmation was requested as to who was the correct appointee, and a query was raised as to whether, under Standing Order 9.5d, this meant that the appointment could not be changed until the next Full Council meeting.

The Committee Officer confirmed that the inclusion of Councillor Mary Holmes on the agenda was an error, and that Councillor Linda Guttridge was the Member appointed at Full Council. He apologised for the error, and asked Members to contact him as soon as possible should they spot any errors in an agenda in future in order that he might be able to then rectify them prior to the meeting.

2. **APPOINTMENT OF CHAIRMAN AND VICE CHAIRMAN**

The Deputy Town Clerk asked for nominations for the position of Chairman of the Planning & Community Committee for the 2023/24 municipal year.

It was proposed by Councillor Horskins, seconded by Councillor Sartorel, and

RESOLVED:

- ◆ That Councillor Soane be appointed to the position of Chairman of the Planning & Community Committee for the 2023/24 municipal year.

Voting: For: 5 Against: 0 Abstentions: 2 No Vote Recorded: 0

It was proposed by Councillor Soane, seconded by Councillor Sartorel, and

RESOLVED:

- ◆ That Councillor Horskins be appointed to the position of Vice Chairman of the Planning & Community Committee for the 2023/24 municipal year.

Voting: For: 5 Against: 0 Abstentions: 2 No Vote Recorded: 0

3. **APOLOGIES**

Apologies for absence were received from Councillors Bragg and Cheng. Councillor Bragg advised he would attend the meeting virtually.

4. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

5. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 25 APRIL 2023**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 25 April 2023 be approved and be signed by the Chairman as a true and accurate record.

6. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

- ◆ To forward comments to the planning authority as detailed in **Appendix A**.

7. **PLANNING DECISIONS**

RESOLVED:

- ◆ To note information on decision notices received from the planning authority since the last meeting, as given in the agenda.

8. **PRIOR APPROVAL SUBMISSION**

RESOLVED:

- ◆ To note the following prior approval application:

Application: 231050
Location: 72 Antrim Road, Woodley, Wokingham, RG5 3NY
Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.00m, for which the maximum height would be 3.00m and the height of the eaves 3.00m.

9. **TREE PRESERVATION ORDERS**
Applications for works to trees

RESOLVED:

- ◆ To note the following application for tree works:

Application: 230983
Location: TPO 3/1951 W3: 23 Fawcett Crescent, Woodley, Wokingham, RG5 3HX.
Proposal: T1, Ash - Form into multi knuckle pollard by forming pollard knuckle at the appropriate branch unions. 50-100mm stubs to be left to aid regrowth.

10. **PAVEMENT LICENCE – COFFEE #1**

RESOLVED:

- ◆ To note the following application for a Pavement Licence, under section 2, Business and Planning Act 2020:

Business: Coffee #1
Address: 5 Crockhamwell Road, Woodley, RG5 3JP
Operating Times: Mon-Fri – 7am-6pm
Sat & Sun – 8am-6pm

- ◆ To note that, as comments on the proposal were required prior to the meeting, details were circulated to Members via email and no concerns were raised.

11. **COMMUNITY SPEEDWATCH**

Members noted Report No. PC 2/23, which provided an update on the current position with regards to the Council's Community Speedwatch activities, and Councillor Bragg provided some further clarification verbally.

Members noted that Thames Valley Police were unlikely to take action over lower level breaches of speed limits; instances would be recorded, and only when a number of breaches had been registered for the same vehicle would a letter be sent to the owner. Higher breaches of speed limits would, however, be enforced.

Members noted that a minimum of three volunteers would be needed to undertake Speedwatch activities, however ideally eight or nine volunteers would be needed to spread the workload. It was agreed that further publicity was needed to seek interest from potential volunteers.

It was noted that the main issue currently was that data could not be downloaded from the Council's Sentinel Camera as the relevant software was not compatible with current computer operating systems. Members were advised that, at the time Thames Valley Police presented the Community Speedwatch UK scheme to the Council, the cost of purchasing new hand held cameras was around £150.

It was suggested that the Committee should not consider purchasing new equipment until sufficient numbers of volunteers had been sourced, and that it would be helpful to pull together a job description which explains what would be expected of volunteers.

In response to a query, Councillor Bragg estimated it would take a minimum of three weeks for a potential Speedwatch location to be identified and then to get it ratified by the Thames Valley Police.

Councillor Bragg advised that he was willing to continue as the Council's Community Speedwatch co-ordinator, and that he would seek to communicate with potential volunteers soon to arrange a meeting. Members were happy with this.

RESOLVED:

- ◆ To note the report regarding the history and current position regarding the Town Council's Community Speedwatch group, as provided in the agenda.

Councillor Bragg ceased attending the meeting virtually.

12. **EARLEY STATION FOOTBRIDGE**

Members noted that the last inspection of the footbridge was believed to have taken place last week. The Committee Officer advised that he last wrote to Wokingham Borough Council on the 15 May for an update, but was yet to receive a response.

RESOLVED:

- ◆ To note the report regarding the history and current position regarding Wokingham Borough Council's project to consider the replacement, repair or removal of Earley Station Footbridge, as provided in the agenda.

13. **COMMUNITY ISSUES**

There were no community issues raised by Members.

14. **HIGHWAYS ISSUES**

Concern was raised over the amount of overgrown vegetation on roundabouts in the area, particularly those to the north of Woodley where roads meet the A4. Members asked that this be raised by Wokingham Borough Council.

15. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - Me2 Club Newsletter – April 2023
 - Connecting Communities in Berkshire – May 2023

16. **FUTURE AGENDA ITEMS**

It was requested that the future of the Cycling in Woodley Sub Committee be considered at a future meeting.

16. **PUBLICITY/WEBSITE**

Members requested the Council publicise a request for more speedwatch volunteers.

17. **ENFORCEMENT ISSUES**

RESOLVED:

- ◆ To note the information on enforcement issues received from the planning authority, as given in the agenda.

The meeting closed at 8:59 pm

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 23 May 2023

Application No. & Address	Proposal
223458 Sonning Golf Club, Duffield Road, Reading, RG4 6GJ	Outline planning permission for the proposed erection of up to 50 no. dwellings with public open space and revised access off Duffield Road, plus associated improvements to Sonning Golf Club including reconfigured and extended golf club car parking areas and relocation of the 18th green, addition of an extended practice putting green, new driving nets, new short game chipping area and conversion of the west wing of the existing clubhouse to accommodate a new golf simulator practice facility, including removal of external staircase and changes to fenestration. (All matters reserved except for access.) We [WBC] have received revised/additional plans for the above application. The revised details show: Amended proposal to reduce the number of dwellings to up to 50 units. Includes additional technical details.
Observations: The Planning & Community Committee have reviewed this amended submission and have determined to submit no additional comments, other than to reiterate their earlier objections to the application. Please refer to previous full comments submitted.	
230178 53 Reading Road, Woodley, RG5 3DA	Householder application for the proposed drop kerb for vehicle access on to paved drive.
Observations: No objections.	
230765 7 Mannock Way, Woodley, RG5 4XW	Full application for the proposed change of use of amenity land to residential garden including erection of new boundary wall, plus the erection of a single storey rear extension, insertion of rooflights to facilitate conversion of the loft to habitable accommodation and changes to fenestration. We (WBC) have received revised/additional plans for the above application. The revised details show: Revised plans received proposing a 1.8m high fence instead of a brick wall, which would be linear and set back 1m-3.5m from the pavement.
Observations: The Planning & Community Committee have considered this application and felt that, whilst the installation of a fence was out of keeping with the estate, the inclusion of vegetation growing up the outside of the fence would mitigate this. They asked that the Planning Officer consider making this a condition of approval.	
230780 29 Woodlands Avenue, Woodley, RG5 3HN	Householder application for the proposed erection of a single storey rear extension following demolition of the existing conservatory, conversion of the loft to habitable accommodation, including new dormers, roof alterations and changes to fenestration.
Observations: No objections.	

230852 45 Woodwaye, Woodley, RG5 3HB	Householder application for the proposed single storey rear extension plus changes to fenestration.
Observations: No objections.	
230896 100 Wheble Drive, Woodley, RG5 3DU	Householder application for the proposed erection of a single storey rear extension, following removal of the existing shed.
Observations: No objections.	
230905 24 Wroxham Road, Woodley, RG5 3AT	Householder application for the proposed erection of a single storey front extension, single storey rear extension, and amendments to the existing roof. Following demolition of existing conservatory.
Observations: No objections.	
230911 132 Antrim Road, Woodley, RG5 3NZ	Householder application for the proposed erection of a single-storey, detached outbuilding in rear garden (Retrospective).
Observations: The Planning & Community Committee have considered this application and, whilst they had no objections, they did note that the application and plans appeared incomplete as they did not provide dimensions of the height of the outbuilding. They also noted the concerns of neighbours regarding the lighting on the outbuilding.	
230912 132 Antrim Road, Woodley, RG5 3NZ	Householder application for the proposed erection of a single-storey, detached outbuilding in rear garden (Retrospective).
Observations: The Planning & Community Committee have considered this application. They noted that the application and plans appear incomplete as they don't provide dimensions, specifically height, of the outbuilding. The Committee also wished to submit objections to the proposal on the grounds that they believe, due to its apparent size, it is overbearing and unneighbourly. They also noted the concerns of neighbours regarding the lighting on the outbuilding.	
230953 39 Western Avenue, Woodley, RG5 3BJ	Application to vary condition 2 of planning consent 214058 for the proposed development of a single storey rear & side extensions including removal of pitched roof to the existing rear extension following demolition of the existing detached garage. Condition 2 refers to the approved details and the variation is to allow the infilling of the 'step' in the rear elevation and changes to fenestration.
Observations: No objections	

<p>231030 3 Cope Mead, Woodley, RG5 4RP</p>	<p>Application to vary condition 2 of planning consent 210140: Proposed erection of part single, part two storey front extension, erection of front canopy roof, insertion of 3no. front dormers, part single, part two storey rear extension, part garage conversion to create habitable accommodation, changes to fenestration & insertion of 5no. roof lights'. Condition 2 refers to approved plans 02-10, 03-10, 03-11 & 03-12 rcd. 18.01.21. The variation is to insert 1no. additional front window, 3no. additional rear rooflights, remove 3no. side windows, widen 1no. rear patio door & Juliet balconies, addition of 1no. side window, raise rear gables & enclose porch.</p>
<p>Observations: No objections.</p>	
<p>231031 33 Fawcett Crescent, Woodley, RG5 3HX</p>	<p>Householder application for the proposed erection of a first floor side extension and a single storey rear extension, following demolition of the existing outbuilding.</p>
<p>Observations: No objections.</p>	
<p>231032 33 Fawcett Crescent, Woodley, RG5 3HX</p>	<p>Householder application for the proposed erection of a single storey rear extension, following demolition of the existing outbuilding.</p>
<p>Observations: No objections.</p>	
<p>231074 84 Haddon Drive, Woodley, RG5 4LT</p>	<p>Householder application for the proposed erection of a replacement single-storey rear extension; 1st floor rear extension above existing ground floor extension; two -storey side extension. Following Demolition of existing conservatory</p>
<p>Observations: No objections.</p>	
<p>231075 21 Wilmington Close, Woodley, RG5 4LR</p>	<p>Householder application for the proposed replacement of existing garage door with 1no. window to facilitate garage conversion to create habitable space.</p>
<p>Observations: No objections.</p>	
<p>231101 2 Tiverton Close, Woodley, RG5 3BE</p>	<p>Householder application for the proposed erection of a single storey side extension to form garage, part single storey, part two storey rear extension, plus changes to fenestration and demolition of existing garage.</p>
<p>Observations: No objections.</p>	
<p>231141 61 Norton Road, Woodley, RG5 4AJ</p>	<p>Householder application for the proposed garage conversion with addition of a first floor side extension and internal works.</p>
<p>Observations: No objections.</p>	

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Woodley Town Council

PLANNING APPLICATIONS

Application No. & Address	Proposal
231039 18 Selcourt Close, Woodley, RG5 3AS	Householder application for the proposed conversion of the garage to habitable accommodation with an associated change to fenestration. (Part retrospective)
231044 52 Norton Road, Woodley, RG5 4AJ	Householder application for the proposed erection of a single storey front extension.
231135 Bridges Resource Centre, 109 Colemansmoor Road, RG5 4DA	Full application for the proposed installation of an external, two-storey fire escape staircase to the side elevation of the existing property, associated works and replacement timber fencing and side gate.
231153 67 Vauxhall Drive, Woodley, RG5 4EB	Householder application for the proposed erection of a single storey rear extension, and changes to fenestration.
231154 49 Quentin Road, Woodley, RG5 3NE	Householder application for the proposed erection of a part two storey part first floor side extension, and single storey rear extension.
231195 83 Woodlands Avenue, Woodley, RG5 3HG	Householder application for the proposed erection of a single storey rear extension plus changes to fenestration.
231214 38 Selsdon Avenue, Woodley, RG5 4PG	Householder application for the proposed erection of single storey front extension, two storey side extension, single storey rear extension plus changes to fenestration.
231239 8 Eynsham Close, Woodley, RG5 4LF	Householder application for the proposed single storey rear extension.
231245 8 Eynsham Close, Woodley, RG5 4LF	Householder application for the proposed conversion of the garage to habitable accommodation with an associated change to fenestration.
231263 2 Shackleton Way, Woodley, RG5 4UT	Householder application for the proposed erection of a single storey front and part single part two storey side extension plus a single storey side extension, following demolition of the existing front canopy roof, bay window, garage and side extension.
231267 31 Knowle Road, Woodley, RG5 3QE	Householder application for proposed erection of a single storey rear/side extension and dropped kerb following demolition of existing storage room.
231277 9 Redwood Avenue, Woodley, RG5 4DS	Householder application for the proposed erection of a single storey front extension and addition of a pitched roof over the existing front porch, plus changes to fenestration.
231292 41 South Lake Crescent, Woodley, RG5 3QJ	Householder application for the proposed erection of a single storey front extension to form a porch and a part single part two storey side and rear extension following demolition of the existing single storey side extension, plus modification of the rear roof form and changes to fenestration.
231340 9 Dunbar Drive, Woodley, RG5 4HA	Householder application for the proposed conversion of the garage to habitable accommodation plus changes to fenestration.

231359 148 Reading Road, Woodley, RG5 3AA	Householder application for the proposed conversion of the loft, including a hip to gable extension, rear facing dormer and front facing Velux roof light, re-roofing of existing rear extension and changes to fenestration.
231397 12 Vauxhall Drive, Woodley, RG5 4DU	Householder application for the proposed erection of first floor side and rear extensions with 1 no. Juliet balcony, plus changes to fenestration.

Woodley Town Council

PLANNING DECISIONS

WITHDRAWN – NO DETERMINATION MADE BY WOKINGHAM BOROUGH COUNCIL

Reference / Address	Proposal
NONE	

REFUSED – CONTRARY TO TOWN COUNCIL RECOMMENDATION

Reference / Address	Proposal
230742 8 The Orangery, Earley, RG6 1FH	Householder application for the proposed erection of a single storey rear extension.

REFUSED – ENDORSING TOWN COUNCIL RECOMMENDATION

Reference / Address	Proposal
NONE	

APPROVED – CONTRARY TO TOWN COUNCIL RECOMMENDATION

Reference / Address	Proposal
230912 132 Antrim Road, Woodley, RG5 3NZ	Householder application for the proposed erection of a single-storey, detached outbuilding in rear garden (Retrospective).

APPROVED – ENDORSING TOWN COUNCIL RECOMMENDATION

Reference / Address	Proposal
230308 10 Colemans Moor Road, Woodley, RG5 4DL	Householder application for the proposed conversion of existing garage to create habitable accommodation following demolition of existing store. First Floor side extension. Loft conversion to create habitable accommodation to include 3no. Juliet balconies plus changes to fenestration.
230531 124 Nightingale Road, Woodley, RG5 3LZ	Householder application for the proposed erection of a single storey rear extension and first floor side extension.
230765 7 Mannock Way, Woodley, RG5 4XW	Full application for the proposed change of use of amenity land to residential garden including erection of new boundary fence plus the erection of a single storey rear extension, insertion of rooflights to facilitate conversion of the loft to habitable accommodation and changes to fenestration. (Part retrospective)
230792 2 Shackleton Way, Woodley, RG5 4UT	Householder application for the proposed erection of a single storey side extension and a single storey front/side extension following demolition of the existing front canopy roof, bay window, garage and side extension.
230836 62 Malone Road, Woodley, RG5 3NJ	Householder application for the proposed erection of single storey front extension to incorporate porch, conversion of existing garage to create habitable accommodation, single storey rear extension plus changes to fenestration following demolition of existing conservatory. Existing flat roof to be replaced by new fibreglass roof.

APPROVED – ENDORSING TOWN COUNCIL RECOMMENDATION cont...

230849 30 Fitzroy Crescent, Woodley, RG5 4EU	Householder application for the proposed erection of a single-storey rear extension with roof lantern and single-storey front extension following demolition of existing kitchen and porch.
230852 45 Woodwaye, Woodley, RG5 3HB	Householder application for the proposed single storey rear extension plus changes to fenestration.
230911 132 Antrim Road, Woodley, RG5 3NZ	Householder application for the proposed erection of a single-storey, detached outbuilding in rear garden (Retrospective).
230953 39 Western Avenue, Woodley, RG5 3BJ	Application to vary condition 2 of planning consent 214058 for the proposed development of a single storey rear & side extensions including removal of pitched roof to the existing rear extension following demolition of the existing detached garage. Condition 2 refers to the approved details and the variation is to allow the infilling of the 'step' in the rear elevation and changes to fenestration.

Application to vary a premises licence under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We Spirit Pub Company (Services) Limited

(Insert name(s) of applicant)

being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

Premises licence number PR0224
--

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description Good Companions 149 London Bridge Road			
Post town	Woodley	Postcode	RG5 4AG

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£31,250.00 – Band B

Part 2 – Applicant details

Daytime contact telephone number			
E-mail address (optional)	Licensingpp@greeneking.co.uk		
Current postal address if different from premises address	Westgate Brewery		
Post town	Bury St Edmunds	Postcode	IP33 1QT

Part 3 - Variation

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible? Yes No

If not, from what date do you want the variation to take effect?

DD	MM	YYYY

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see guidance note 1) Yes No

Please describe briefly the nature of the proposed variation (Please see guidance note 2)

This is an application to change the layout and design of the premises in accordance with the submitted plan, drawing number 23:36/11. The changes include a new covered pergola to the side of the premises in existing car park, creation of new entrance and lobby, reconfigure rear of premises to create new trade space, ladies and accessible WC and smaller back of house area.

The opening hours and licensable activities permitted by the premises licence are to remain unaltered.

To add and remove conditions as listed below.

Any part of the variation application that changes the plan/layout at the premises to be of no effect until the work has been completed.

Locations of fire safety equipment subject to change in accordance with the requirements of the responsible authorities or following a risk assessment.

Any detail shown on the plan that is not required by the licensing plan regulations is indicative only and subject to change.

To remove the following conditions from the premises licence:

Annex 2

a) General

1. The extended period between the cessation of the supply of alcohol and the closure of the premises will allow for a more gradual dispersal of customers.
2. The style and operation of the pub will not alter significantly during the extended hours.
3. Where appropriate, non-alcoholic refreshment will be available in the extended period.
4. The premises will respect the Spirit Groups Approach to Responsible Drinking.
5. Policies change at regular intervals to reflect current trends.

b) Prevention of Crime and Disorder

1. When door staff are used they will be SIA approved and operate in accordance with the security industry guidelines.
4. All instances of crime and disorder will be reported to the police and will be kept in an incident logbook.

c) Public safety

1. Public safety is integral to the way that Spirit Group runs its business and is reviewed regularly through our health and safety policy.
2. This policy is fully briefed and trained to all management and staff and we will continue to train our staff to the standards required by the relevant legislation.

3. Free drinking water is available at all times.

d) Prevention of Public Nuisance

3. Soft drinks and non-alcoholic refreshment will be available if we decide to use the option to stay open for an extended period between the cessation of the supply of alcohol and the closure of the premises.

e) Protection of Children from Harm

3. No smoking area will be provided.
4. Soft and non-alcoholic drinks will be available
5. A recognised Proof of Age Policy will be enforced.

Annex 3

Thames Valley Police

4. During the times that the provision for dancing is operating, a designated dance floor will be provided for this purpose.

Environmental Health

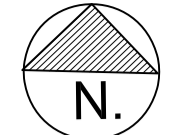
1. The outdoor drinking areas shall be closed to the public between 23.00 hours and 10.00 hours, except for the area outside the front and side of the building, as shown hatched on the plan attached to the premises licence, which may be used for any purpose other than the consumption of food and alcohol from 23.00 hours until half an hour before the licensed closing hours of the premises (amended June 2007). (duplicated in annex 4).

To add the following conditions:

1. The DPS shall be responsible for ensuring that all staff are trained in the Licensing Act to a level commensurate with their roles. All staff are to sign a record to confirm that such training has been received.
2. Training records shall be kept on the premises and produced to the Police/Local Authority on request. Training shall be reviewed every 6 months to ensure that staff are up to date with the latest legislation and their training records endorsed accordingly.
3. An incident log will be kept and maintained at the premises and all incidents shall be recorded in it. As a minimum, the log will record the date and time of the incident, the name of the person making the entry, the nature of the incident and any actions taken.
4. The DPS/Manager will undertake a weekly inspection of the public areas of the premises to identify anything might present an identifiable risk to public safety. Any risks identified that are deemed to be unreasonable must be rectified at the earliest possible opportunity.
5. A challenge 25 policy shall be implemented and full and appropriate identification shall be sought from any person who appears under the age of 25.

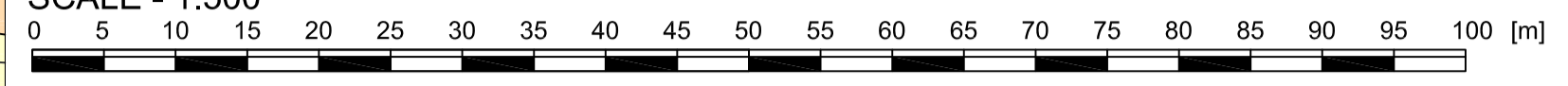
All other conditions to remain unaltered.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend:



BLOCK PLAN
SCALE 1:500

SCALE - 1:500



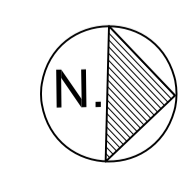
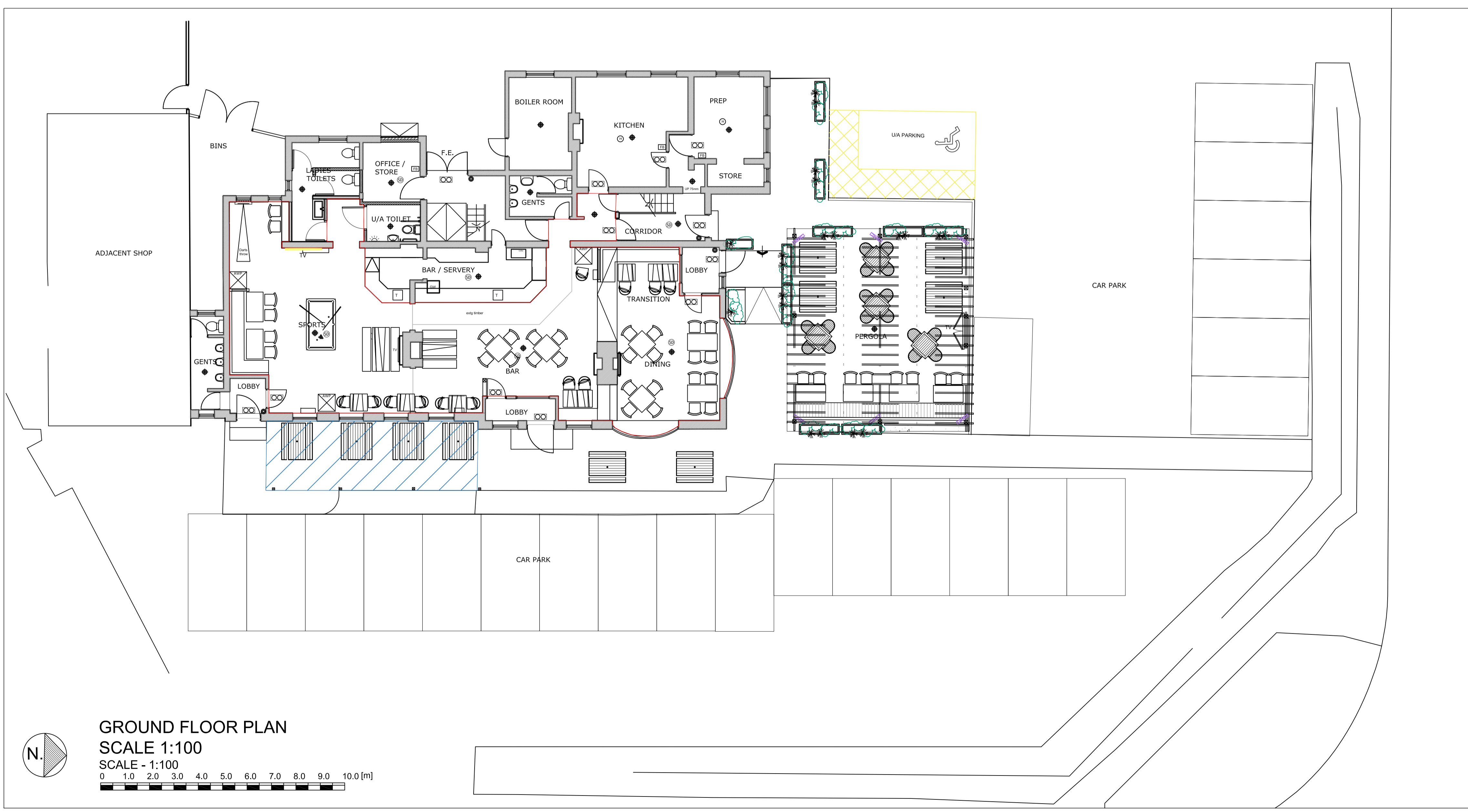
FIRE SAFETY KEY

- Denotes - Vent-Axia V/A100LT 100mm Axial Bathroom Fan With Timer (2512108) mechanical extract fitted to en-suite ceilings and ducted to fresh air through external timber frame wall. Fitted with louvre grille terminus.
- Denotes - Non maintained emergency light fitting, with a three hour battery back-up (all to B.S.5266 Pt.1 1988)
- Illuminated 3 hour Maintained emergency exit sign, with directional and running man legends, to BS 5499 Part 1 European directive.
- Combined smoke detector/sounder/beacon
- Smoke detector
- Heat Detector
- Fire Blanket
- Fire Alarm Sounder
- Fire Alarm flashing beacon
- Fire Alarm call point
- FD 30SC self closing half hour fire door set

LICENSED AREA

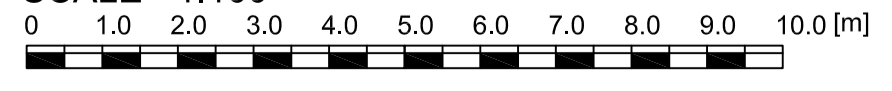
- AREA OF LICENSABLE ACTIVITIES
- SMOKING AREA

NOTE:
The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. This drawing must be read with and checked against any structural or other specialist drawings provided.
The Contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings. This drawing is not intended to show details of foundation or ground conditions. Each area of ground relied upon to support the structure depicted must be investigated by the Contractor and suitable methods of foundation be provided.



GROUND FLOOR PLAN
SCALE 1:100

SCALE - 1:100



Rev.	A	AMENDED FOLLOWING CLIENT REVIEW 17.05.23	BH	18.05.23
			By	Date

Hollington
AGENCY LTD
E-mail : ben@hollington-architects.co.uk Tel: 07974 763424

Site
GOOD COMPANIONS
149 Loddon Bridge Road, Reading, RG5 4AG

Title
LICENSING

Project Manager/Checked	Drawn By	Scale	Date
	BH	AS NOTED@A1	05.05.23
Arch./Des.	Drawing Number	Rev.	
	23:36/ 11	A	

PLANNING AND COMMUNITY COMMITTEE

BUDGETARY CONTROL

2023/2024

Expenditure		Budget	Actual Exp	Actual Exp	Actual Exp			
605		2023/24	as at	as at	as % of			
Code	Description		31/05/2022	31/05/2023	Budget			
4660	First Days Children's Charity	5100	2000	2550	50.00%			
4661	Readibus Grant	17325	8250	8662.5	50.00%			
4662	Wokingham Volunteer Centre	500	300	500	100.00%			
4663	CAB Grant	7000	3500	3500	50.00%			
4665	Keep Mobile Grant	2100	500	1050	50.00%			
4666	Link Visiting Scheme Grant	1500	500	750	50.00%			
4667	Arc Grant	5000	5000	5000	100.00%			
Total		38,525	20,050	22,013	57.14%			
<table border="1" style="margin-left: 20px;"> <tr> <td>Month</td> </tr> <tr> <td>2</td> </tr> <tr> <td>16.67%</td> </tr> </table>		Month	2	16.67%				
Month								
2								
16.67%								
Income		Budget	Actual Exp	Actual Exp	Actual Exp			
		2023/24	as at	as at	as % of			
Code	Description		31/05/2022	31/05/2023	Budget			
Total		0	0	0	0.00%			
Net		38,525	20,050	22,013	57.14%			

TOWN FORUM

7 February 2023

5 members of the public attended the Town Forum, with one member going on to be co-opted as a Councillor later during the meeting.

A member of the public spoke to raise the following concern, which had been submitted in writing in advance:

“There is a real risk that Wokingham Borough Council will misinterpret the meaning of section 55 of the Road Traffic Regulation Act 1984 when it considers for adoption the proposed off-street parking places Order 2023. This section prescribes the range of expenditures to which local authorities may apply any surplus funds that parking generates. It is not a list of the reasons for which they may make excessive charges.

Therefore, if the proposed charges are introduced in order to raise funds, for example to off-set council tax increases then the council will be acting ultra vires and leave itself open to a challenge in the courts. It is my assertion that Wokingham Borough Council has not presented a fully costed justification for the level of charges that it intends to impose, based on evidence and reasoning as to why this level of increase is necessary to relieve or prevent congestion of traffic.

Since it would be illegal for Wokingham Borough Council to set car park charges in order to provide a source of revenue for other activities, what steps will Woodley Town Council take to challenge the borough council should the proposed off-street parking places Order 2023 be adopted?”

The Mayor thanked the resident for the questioning. She acknowledged that this may be a valid question to ask of Wokingham Borough Council, but that Members of the Town Council would need to discuss this in further detail to determine whether they believed the funds being raised were indeed due to be spend unlawfully in line with the Road Traffic Regulation Act.

That Mayor recommended this be added to a future agenda of the Planning & Community Committee for consideration as and if the Order is indeed adopted.

Status: This version of this Act contains provisions that are prospective.

Changes to legislation: Road Traffic Regulation Act 1984 is up to date with all changes known to be in force on or before 25 April 2023. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

- C163** S. 55 applied (with modifications) (31.5.2022) by [The Civil Enforcement of Road Traffic Contraventions \(Approved Devices, Charging Guidelines and General Provisions\) \(England\) Regulations 2022 \(S.I. 2022/71\)](#), regs. 1(2), **25** (with reg. 1(5))
- C164** S. 55 applied (with modifications) (31.5.2022) by [The Civil Enforcement of Road Traffic Contraventions \(Approved Devices, Charging Guidelines and General Provisions\) \(England\) Regulations 2022 \(S.I. 2022/71\)](#), regs. 1(2), **27** (with reg. 1(5))

Marginal Citations

M11 1972 c. 70.

55 Financial provisions relating to designation orders. **S**

- (1) A local authority shall keep an account of their income and expenditure in respect of parking places [^{F304} for which they are the local authority and which are—
- (a) in the case of [^{F305}Transport for London,] the council of a London borough and the Common Council of the City of London, parking places on the highway; and
 - (b) in the case of any other authority, designated parking places.]
- (2) At the end of each financial year any deficit in the account shall be made good out of the [^{F306}general fund][^{F307}or, in Wales, council fund], and (subject to subsection (3) below) any surplus shall be applied for all or any of the purposes specified in subsection (4) below and, in so far as it is not so applied, shall be appropriated to the carrying out of some specific project falling within those purposes and carried forward until applied to carrying it out.
- (3) If the local authority so determine, any amount not applied in any financial year, instead of being or remaining so appropriated, may be carried forward in the account kept under subsection (1) above to the next financial year.
- ^{F308}[(3A) [^{F309}Transport for London,] The council of each London borough and the Common Council of the City of London shall, after each financial year, report to the [^{F310}Mayor of London] on any action taken by them, pursuant to subsection (2) or (3) above, in respect of any deficit or surplus in their account for the year.
- (3B) The report under subsection (3A) above shall be made as soon after the end of the financial year to which it relates as is reasonably possible.]
- (4) The purposes referred to in subsection (2) above are the following, that is to say—
- (a) the making good to the [^{F311}general fund][^{F307}or, in Wales, council fund] of any amount charged to that fund under subsection (2) above in the 4 years immediately preceding the financial year in question;
 - (b) meeting all or any part of the cost of the provision and maintenance by the local authority of [^{F312}off-street parking accommodation, whether in the open or under cover;]
 - (c) the making to other local authorities, ^{F313} . . . or to other persons of contributions towards the cost of the provision and maintenance by them, in the area of the local authority or elsewhere, of [^{F312}off-street parking accommodation, whether in the open or under cover;]
 - ^{F993}[^{F994}(d) if it appears to the local authority that the provision in their area of further off-street parking accommodation is unnecessary or undesirable, the following purposes—

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- (i) meeting costs incurred, whether by the local authority or by some other person, in the provision or operation of, or of facilities for, public passenger transport services, and
- (ii) the purposes of a highway or road improvement project in the local authority's area.]
- [^{F995}(e) in the case of a London authority, meeting all or any part of the cost of the doing by the authority in their area of anything—
 - (i) which facilitates the implementation of the London transport strategy, and
 - (ii) which is for the time being specified in that strategy as a purpose for which a surplus may be applied by virtue of this paragraph;
- (f) in the case of a London authority, the making to any other London authority of contributions towards the cost of the doing by that other authority of anything towards the doing of which in its own area the authority making the contribution has power—
 - (i) to apply any surplus on the account required to be kept under subsection (1) above; or
 - (ii) to incur expenditure required to be brought into that account.]
- ^{F315}[(4A) For the purposes of subsection (4)(d)(ii)—
 - (a) a highway improvement project means a project connected with the carrying out by the appropriate highway authority (whether the local authority or not) of any operation which constitutes the improvement (within the meaning of the Highways Act 1980) of a highway in the area of a local authority in England or Wales; and
 - (b) a road improvement project means a project connected with the carrying out by the appropriate roads authority (whether the local authority or not) of any operation which constitutes the improvement (within the meaning of the Roads (Scotland) Act 1984) of a road in the area of a local authority in Scotland.]
- ^{F317}(5)
- ^{F318}(6)
- ^{F319}(7)
- [^{F320}(8) For the purpose of enabling Transport for London and any other London authorities to discharge jointly any functions conferred by virtue of subsection (4)(f) above by a joint committee established under section 101(5) of the ^{M11}Local Government Act 1972, sections 101(5) and 102 of that Act shall have effect as if Transport for London were a local authority.
- (9) In the application of this section in relation to Transport for London, any reference to its general fund shall be taken as a reference to the financial reserves for which provision is made under section 85(4)(c) of the Greater London Authority Act 1999 in calculating Transport for London's component budget for the financial year in question.
- (10) In this section—
 - “London authority” means Transport for London, a London borough council or the Common Council of the City of London;

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“the London transport strategy” means the transport strategy prepared and published under section 142 of the Greater London Authority Act 1999.]

Extent Information

- E10** This version of this provision extends to Scotland only; a separate version has been created for England and Wales only

Textual Amendments

- F304** Words in s. 55(1) substituted (5.7.1993, 4.10.1993, 6.12.1993, 31.1.1994, 5.4.1994 and 4.7.1994 respectively for specified London boroughs and otherwise prosp.) by Road Traffic Act 1991 (c. 40, SIF 107:1), s. 81, **Sch. 7 para. 5(2)**; S.I. 1993/1461, **art. 3(1)(e)(f)**; S.I. 1993/2229, **art. 3(e)(f)**; S.I. 1993/2803, **art. 2(e)(f)**; S.I. 1993/3238, **art. 2(e)(f)**; S.I. 1994/81, **art. 3(e)(f)**; S.I. 1994/1482, art. 2(a), **Sch.**; S.I. 1994/1484, **art. 2(a)**
- F305** Words in s. 55(1)(a) inserted (3.7.2000) by 1999 c. 29, **s. 282(2)** (with Sch. 12 para. 9(1)); S.I. 2000/801, art. 2, **Sch.**
- F306** Words substituted by Local Government Finance Act 1988 (c. 41, SIF 81:1, 103:2), s. 137, **Sch. 12 Pt. III para. 42(1)–(3)**
- F307** Words in s. 55(2)(4)(a) inserted (1.4.1996) by 1994 c. 19, s. 22(1), **Sch. 7 Pt. II para. 38(6)(a)** (with ss. 54(5)(7), 55(5), Sch. 17 paras. 22(1), 23(2)); S.I. 1996/396, **art. 3**
- F308** S. 55(3A)(3B) inserted (5.7.1993, 4.10.1993, 6.12.1993, 31.1.1994, 5.4.1994 and 4.7.1994 respectively for specified London boroughs and otherwise prosp.) by Road Traffic Act 1991 (c. 40, SIF 107:1), s. 81, **Sch. 7 para. 5(3)**; S.I. 1993/1461, **art. 3(1)(e)(f)**; S.I. 1993/2229, **art. 3(e)(f)**; S.I. 1993/2803, **art. 2(e)(f)**; S.I. 1993/3238, **art. 2(e)(f)**; S.I. 1994/81, **art. 3(e)(f)**; S.I. 1994/1482, art. 2(a), **Sch.**; S.I. 1994/1484, **art. 2(a)**
- F309** Words in s. 55(3A) inserted (3.7.2000) by 1999 c. 29, **s. 282(3)(a)** (with Sch. 12 para. 9(1)); S.I. 2000/801, art. 2, **Sch.**
- F310** Words in s. 55(3A) substituted (3.7.2000) by 1999 c. 29, **s. 282(3)(b)** (with Sch. 12 para. 9(1)); S.I. 2000/801, art. 2, **Sch.**
- F311** Words substituted by Local Government Finance Act 1988 (c. 41, SIF 81:1, 103:2), s. 137, **Sch. 12 Pt. III para. 42(1)–(3)**
- F312** Words in s. 55(4)(b) and (c) substituted (1.11.1991) by New Roads and Street Works Act 1991 (c. 22, SIF 59, 108), s. 168(1), **Sch. 8 para. 46(2)**; S.I. 1991/2286, art. 2(2), **Sch. 2**; S.I. 1991/2288, art. 3, **Sch.**
- F313** Words in s. 55(4)(c) repealed (1.10.1991) by Road Traffic Act 1991 (c. 40, SIF 107:1), ss. 81, 83, Sch. 7, para. 5(4), **Sch. 8**; S.I. 1991/2054, art. 3, **Sch.**
- F315** S. 55(4A) inserted (1.11.1991) by New Roads and Street Works Act 1991 (c. 22, SIF 59, 108), s. 168(1), **Sch. 8 para. 46(4)**; S.I. 1991/2288, art. 3, **Sch.**
- F317** S. 55(5) repealed (S.)(1.11.1991) by Roads (Scotland) Act 1984 (c. 54, SIF 108), ss. 128(1), 156(3), Sch. 10 para. 4(1), **Sch. 11** and repealed (1.11.1991) by New Roads and Street Works Act 1991 (c. 22, SIF 59, 108) s. 168(1)(2), Sch. 8 para. 46(5), Sch. 9; S.I. 1991/2286, art. 2(2), **Sch. 2**; S.I. 1991/2288, art. 3, **Sch.**
- F318** S. 55(6) repealed (1.4.1996) by 1994 c. 19, ss. 22(1), 66(8), Sch. 7 Pt. II para. 38(6)(b), **Sch. 18**; (ss. 54(5)(7), 55(5), Sch. 17 paras. 22(1), 22(3)); S.I. 1996/396, **art. 3**
- F319** S. 55(7) repealed by Local Government Act 1985 (c. 51, SIF 81:1), ss. 1, 102(2)(3), **Sch. 17**
- F320** S. 55(8)(9)(10) inserted (3.7.2000) by 1999 c. 29, **s. 282(5)** (with Sch. 12 para. 9(1)); S.I. 2000/801, art. 2, **Sch.**
- F993** S. 55(4)(d): it is provided that the word "and" immediately preceding s. 55(4)(d) is repealed (3.7.2000) by 1999 c. 29, **s. 282(4)** (with Sch. 12 para. 9(1)); S.I. 2000/801, art. 2, **Sch.**
- F994** S. 55(4)(d) substituted (1.11.1991) by New Roads and Street Works Act 1991 (c. 22, SIF 59, 108), s. 168(1), **Sch. 8 para. 46(3)**; S.I. 1991/2286, art. 2(2), **Sch. 2**; S.I. 1991/2288, art. 3, **Sch.**

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F995 S. 55(4)(e)(f) inserted (3.7.2000) by 1999 c. 29, s. 282(4) (with Sch. 12 para. 9(1)); S.I. 2000/801, art. 2, Sch.

Modifications etc. (not altering text)

- C157** S. 55 modified (5.7.1993) by S.I. 1993/1474, art. 5(1)
S. 55 modified (4.10.1993) by S.I. 1993/2237, art. 5(1)
S. 55 modified (6.12.1993) by S.I. 1993/2804, art. 4(1)
S. 55 modified (31.1.1994) by S.I. 1993/3239, art. 4(1)
S. 55 modified (1.1.1997) by S.I. 1997/3038, art. 5(1)
S. 55 modified (1.7.1997) by S.I. 1997/1342, art. 5(1)
S. 55 modified (1.6.1998) by S.I. 1997/1134, art. 5(1)
S. 55 modified (15.11.2004) by The Road Traffic (Special Parking Area) (GLA Roads and GLA Side Roads) Order 2004 (S.I. 2004/2684), art. 4(1)
- C158** S. 55 applied (with modifications) (30.12.2003) by London Local Authorities and Transport for London Act 2003 (c. iii), s. 11
- C162** S. 55 applied (with modifications) (W.) (25.3.2013) by The Civil Enforcement of Road Traffic Contraventions (General Provisions) (Wales) Regulations 2013 (S.I. 2013/362), regs. 1, 23
- C332** S. 55 modified (3.5.2017) by The Road Traffic (Permitted Parking Area and Special Parking Area) (Angus Council) Designation Order 2017 (S.S.I. 2017/79), arts. 1, 5, sch. 3 para. 2

Marginal Citations

M11 1972 c. 70.

56 Grants where parking place designated by Secretary of State.

Where by virtue of paragraph 3 of Schedule 9 to this Act a parking place has been designated under section 45 of this Act by the Secretary of State—

- (a) he may make grants out of moneys provided by Parliament towards the cost of the provision and maintenance of off-street parking places whether in the open or under cover, or for any purpose such as is mentioned in section 55(4)(d)(i) or (ii) of this Act; but
- (b) in exercising his powers under this section he shall use his best endeavours to secure that the aggregate of the amounts paid by him by way of grants does not exceed the difference between—
 - (i) the aggregate of the sums received by him by way of charges made by him for vehicles left in parking places designated by him under section 45 of this Act; and
 - (ii) the aggregate of the expenses incurred by him in the provision, operation and maintenance of the parking places in respect of which those charges are made.

Provision of parking places by parish or community councils

57 General powers of parish or community councils for provision of parking places.

- (1) Where for the purposes of relieving or preventing congestion of traffic or preserving local amenities it appears to the council of a parish in England or a community in Wales to be necessary to do so, the council, subject to sections 58 and 59 of this Act, may—
 - (a) provide within their area and maintain suitable parking places for bicycles and motor cycles, or

ENFORCEMENT NOTIFICATIONS - 20 JUNE 2023

163 Colemans Moor Road, Woodley, Wokingham, RG5 4DB

Build work still being carried out whilst running a children's nursery

7 Mannoek Way, Woodley, Wokingham, RG5 4XW

Works started before application 230765 determined

1 Eastwood Road, Woodley, Wokingham, RG5 3PY

Land grab of amenity land

4 Coppice Road, Woodley, Wokingham, RG5 3QX

Additional window in side elevation

ENFORCEMENT CLOSURES - 20 JUNE 2023

3 Copse Mead, Woodley, Wokingham, RG5 4RP

Extensions constructed are not in accordance with approved app 210140

Application submitted

105 Colemans Moor Road, Woodley, Wokingham, RG5 4DA

CIL Notice served

Notice served