



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

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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 25 July 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

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## **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 20 JUNE 2023**  
To approve the minutes of the Planning and Community Committee meeting held on 20 June 2023 and for the Chairman to sign them as a true record.  
*(These minutes were provided in the Full Council agenda of 27 June 2023)*
4. **CURRENT PLANNING APPLICATIONS**  
To consider current planning applications and agree comments to be forwarded to the planning authority. *(Appendix 4)* Page 5
5. **PLANNING DECISIONS**  
To note information on decision notices received from the planning authority since the last meeting. *(Appendix 5)* Page 7

## 6. **TREE PRESERVATION ORDERS**

### **Applications for works to trees**

This type of application does not require consultation.

To note application 231432:

Location: TPO 0003/1952 (T1, T2, T3): 21 Plymouth Avenue, Woodley, Wokingham, RG5 3SG

Proposal: T1, Cherry (W3 on TPO) - Dismantle cherry to just above ground level - dying cherry tree, audible decay at base, 2 co-dominant stems one of which is dead with extensive saprophitic fungal activity and woodpecker holes suggesting extensive significant decay, the other has very poor vitality. *Laetiporus sulphureus* in main stem below the main union. Reason for works: Dangerous and directly adjacent to busy footpath. Replant with suitable species.

T2, Horse Chestnut (W3 on TPO) - Dismantle Horse Chestnut tree to just above ground level - small cavity on North-West side of base, exudate from historic wound, epicormic growth on main stem suggesting stressed, heavily leaning towards house, asymmetric crown weighted to the South East towards house, when combined with the lean, creates a long lever arm. Reason for works: Currently sheltered by dangerous cherry (T1), which has to be removed and will therefore be exposed to unfamiliar wind loading which, when combined with the weighting towards the house, will increase the risk of failure and damage to the property. Replant with suitable species.

T3, Oak (W3 on TPO) - Reduce lateral spread on Oak tree by removing approximately 2m of branch length from lower and mid crown, shortening only significantly extended portions of the upper crown. Remove major dead wood and crown raise to 5m above ground level (by pruning secondary growth only). Reasons for work: smaller stem, change in tone around base, bulge in main stem at 2m above ground level suggesting possible internal decay, North West side of big stem sounds a little soft at ground level, poor bark, normal vitality, some possible fibre buckling.

To note application 231432:

Location: TPO 256/1984 A2: 4 Cody Close, Wokingham, Woodley, RG5 4XN

Proposal: T1, Oak – Removal of 3 branches growing over the garden of no.3 Cody Close (shown in photo 1), removal of 2 branches growing over the roof of no.3 Cody Close (shown in photo 2) and branches to be pruned back to points shown in photos 1 and 2.

To note application 231529:

Location: TPO 170/1980 (T1, T2, T3): 23 Mollison Close, Woodley, Wokingham, RG5 4XG

Proposal: Application for works to Protected trees - TPO 170/1980. To remove new growth back to previous reduction points to control overall size of the crown.

To note application 231620:

Location: TPO 141/1977 (AREA 1): 18 Radcot Close, Woodley, Wokingham, RG5 3BG

Proposal: T1, Oak – Crown thin by 25%; crown reduction by 1m; removal of 1 no. crossing branch.

T2, Oak - Crown thin by 25%; crown reduction by 1m; removal of 2 no. crossing branches.

To note application 231634:

Location: TPO 1752/2020 W1: Land to the rear of 44 Redwood Avenue, Woodley, Wokingham, RG5

Proposal: G1, Mixed Species - Cut back to rear boundary line.

7. **TELECOMMUNICATIONS CONSULTATION**

Members are asked to consider the consultation by Waldon Telecom, on behalf of MBNL (EE Ltd and Hutchinson 3G Ltd) relating to the installation of a new telecommunications mast in the area. Details of the consultation can be seen at **Appendix 6**.

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Responses were due by 25 July 2023, but Waldon Telecom have agreed for the town council's response to be submitted by 27 July.

8. **STREET TRADING APPLICATION**

To note receipt from Wokingham Borough Council of the following new street trading application:

Applicant: Mr David Fider and Mrs Caroline Fider, Rorofide Catering Ltd – T/A Roro's Conscious Coffee, 1 Copper Beech Close, Woking

Trading Site: Converted Rice Horsebox situated in Southlake picnic area, Fairwater Drive, Woodley

Trading Times: Monday to Sunday – 9:00am to 5:00pm.

Comments were required by 7 July 2023; as such, the details were circulated to all Members prior to this meeting. No objections were received and a so a no comment response was provided to Wokingham Borough Council.

9. **TRAFFIC REGULATION ORDER UPDATE**

To note the update from Wokingham Borough Council regarding requests for amendments / introductions of waiting restrictions as part of the next amendment to Wokingham's Borough-wide Traffic Regulation Order 2017, as provided at **Appendix 9**.

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Following this update, Cllr Baker contacted Wokingham Borough Council to challenge the proposal as the scheme does not include any of the restrictions recommended previously by the Town Council. Wokingham Borough Council have agreed to withdraw the scheme from the next Traffic Regulation Order amendment until a full review of the responses have been completed and discussed with the Town Council.

10. **WBC CAR PARK CHARGE INCREASES**

To note the correspondence received from Wokingham Borough Council in response to queries raised at the last meeting of the Planning & Community Committee (P&C 20 June 2023 – Minute 27). **Appendix 10a / 10b**

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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 – June 2023
- CCB Newsletter – July 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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Woodley Town Council

**PLANNING APPLICATIONS**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>231285</b> 113 Loddon Bridge Road, Woodley, RG5 4AE	Householder application for the proposed erection of a single storey front and side extension, raising of the roof to create first floor habitable accommodation including the erection of a first floor rear extension, plus changes to fenestration.
<b>231402</b> 196 Loddon Bridge Road, Woodley, RG5 4BS	Householder application for the proposed single storey front extension creating porch area. Two storey front extension. Two storey side rear extension, changes to fenestration. Plus relocation of existing storage shed.
<b>231420</b> Sandford Mill, Sandford Lane, Woodley, RG5 4TB	Householder application for the proposed erection of a detached carport, shed and shepherds hut.
<b>231438</b> 38 Buccaneer Close, Woodley, RG5 4XP	Householder application for the proposed part-conversion of the garage to create habitable accommodation and single storey rear extension.
<b>231497</b> 36 Dunbar Drive, Woodley, RG5 4HA	Householder application for the proposed insertion of a new window to the first floor side elevation.
<b>231498</b> 26 Fitzroy Crescent, Woodley, RG5 4EU	Householder application for the proposed single storey rear extension with flat roof and re-roofing of the existing side and rear extension following demolition of the existing conservatory.
<b>231506</b> 26 Hazel Drive, Woodley, RG5 3SA	Householder application for the erection of a residential single storey annexe to the rear of the dwelling.
<b>231541</b> 11 Crediton Close, Woodley, RG5 4DQ	Householder application for the proposed single storey rear extension following removal of existing covered pergola plus part conversion of existing garage to create habitable accommodation. To include changes to fenestration.
<b>231556</b> 55 South Lake Crescent, Woodley, RG5 3QN	Householder application for the proposed erection of a single storey front extension, single storey rear extension, insertion of rear dormer, and front roof lights to existing roof to facilitate conversion of loft to create habitable accommodation, following demolition of existing single storey side extension.
<b>231600</b> 131-133 Crockhamwell Road, Woodley, RG5 3JP	Full application for the proposed removal of ATM & Night Safe Bezel, existing signage and reinstate materials where required.
<b>231621</b> 79 Beechwood Avenue, Woodley, RG5 3DF	Householder application for the proposed erection of a single storey front extension to form porch, erection of a front pergola, garage conversion to create habitable accommodation, single storey rear extension, first floor side extension, plus the erection of an outbuilding.
<b>231622</b> 51 Woodwaye, Woodley, RG5 3HB	Householder application for the proposed erection of a single storey rear extension plus changes to fenestration.
<b>231652</b> 1 School Drive, Woodley, RG5 3PZ	Householder application for the erection of a rear dormer and roof lights to the front of the dwelling, to facilitate conversion of the loft to create habitable accommodation (retrospective).

<b>231685</b> 78 Crockhamwell Road, Woodley, RG5 3LA	Householder application for the proposed erection of a two storey rear extension including the extension of an existing side dormer, the addition of a dormer and rooflight and changes to fenestration.
<b>231695</b> 41 Duncan Road, Woodley, RG5 4HS	Householder application for the proposed erection of a single storey rear extension with two roof lights and open porch to front elevation.

Woodley Town Council

**PLANNING DECISIONS**

**WITHDRAWN – NO DETERMINATION MADE BY WOKINGHAM BOROUGH COUNCIL**

<b>Reference / Address</b>	<b>Proposal</b>
NONE	

**REFUSED – CONTRARY TO TOWN COUNCIL RECOMMENDATION**

<b>Reference / Address</b>	<b>Proposal</b>
<b>231154</b> 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.

**REFUSED – ENDORSING TOWN COUNCIL RECOMMENDATION**

<b>Reference / Address</b>	<b>Proposal</b>
NONE	

**APPROVED – CONTRARY TO TOWN COUNCIL RECOMMENDATION**

<b>Reference / Address</b>	<b>Proposal</b>
<b>230295</b> Woodley Library, Headley Road, Woodley, RG5 4JA	Application to vary condition 5 of planning consent 213402 for the proposed installation of roof-mounted solar panels and 2 no. Air Source Heat Pumps, plus associated external plant enclosure. (Part Retrospective). Condition 5 relates to the operating times of the Air Source Heat Pumps and the variation is to allow the hours that the ASHPs do not operate at night to be changed to between 23:00 to 02:00.

**APPROVED – ENDORSING TOWN COUNCIL RECOMMENDATION**

<b>Reference / Address</b>	<b>Proposal</b>
<b>230780</b> 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.
<b>230896</b> 100 Wheble Drive, Woodley, RG5 3DU	Householder application for the proposed erection of a single storey rear extension, following removal of the existing shed.
<b>230905</b> 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.

**APPROVED – ENDORSING TOWN COUNCIL RECOMMENDATION cont...**

<p><b>231030</b> 3 Copse 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 &amp; insertion of 5no. roof lights'. Condition 2 refers to approved plans. The variation is to insert 1no. additional front window, 3no. additional rear rooflights, remove 3no. side windows, widen 1no. rear patio door &amp; Juliet balconies, addition of 1no. side window, raise rear gables &amp; enclose porch (part retrospective).</p>
<p><b>231031</b> 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><b>231039</b> 18 Selcourt Close, Woodley, RG5 3AS</p>	<p>Householder application for the proposed conversion of the garage to habitable accommodation with an associated change to fenestration. (Part retrospective)</p>
<p><b>231044</b> 52 Norton Road, Woodley, RG5 4AJ</p>	<p>Householder application for the proposed erection of a single storey front extension.</p>
<p><b>231074</b> 84 Haddon Drive, Woodley, RG5 4LT</p>	<p>Householder application for the proposed erection of a part single, part two storey side extension, a first floor rear extension and ground floor rear extension following the demolition of the existing conservatory.</p>
<p><b>231075</b> 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><b>231101</b> 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><b>231135</b> Bridges Resource Centre, 109 Colemansmoor Road, RG5 4DA</p>	<p>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.</p>
<p><b>231141</b> 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><b>231153</b> 67 Vauxhall Drive, Woodley, RG5 4EB</p>	<p>Householder application for the proposed erection of a single storey rear extension, and changes to fenestration.</p>
<p><b>231195</b> 83 Woodlands Avenue, Woodley, RG5 3HG P</p>	<p>Householder application for the proposed erection of a single storey rear extension plus changes to fenestration.</p>
<p><b>231239</b> 8 Eynsham Close, Woodley, RG5 4LF</p>	<p>Householder application for the proposed single storey rear extension.</p>
<p><b>231245</b> 8 Eynsham Close, Woodley, RG5 4LF</p>	<p>Householder application for the proposed conversion of the garage to habitable accommodation with an associated change to fenestration.</p>



**APPROVED – ENDORSING TOWN COUNCIL RECOMMENDATION cont...**

<b>231263</b> 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.
<b>231278</b> 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.
<b>231340</b> 9 Dunbar Drive, Woodley, RG5 4HA	Householder application for the proposed conversion of the garage to habitable accommodation plus changes to fenestration.
<b>231359</b> 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.

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Our ref: KJ/MBNL/77538

11<sup>th</sup> July 2023

Ms Deborah Mander  
 Town Clerk  
 Woodley Town Council  
 The Oakwood Centre  
 Headley Road  
 Woodley  
 RG5 4JZ

**VIA TRACKED E-MAIL**

Dear Ms Mander,

**CONSULTATION BY EE LTD AND HUTCHISON 3G LTD  
 PROPOSED SHARED MOBILE TELECOMMUNICATIONS RADIO EQUIPMENT AT LODDON VALE  
 PRACTICE, HEADLEY ROAD EAST CYCLE PATH, WOODLEY, READING, RG5 4SD [NGR E:  
 477227 N: 173471] – REPLACING SITE 91520 “ORANGE HEADLEY PARK ESTATE”**

Mobile operators EE and 3 (H3G) currently have a radio base station located at the Orange Headley Park Estate, Orange PCS (BRK88) Weston Site, Headley Park ind. Estate, Woodley, Wokingham, Reading, RG5 4SE which provides network coverage to your area. This site is being lost from the network due to redevelopment of that site by the landowner. The loss of an established site from the network can result in a loss of communications and data services locally and wider disruption to the network if a replacement site capable of adequately replicating coverage within that specific area is not identified and integrated into the network at the earliest opportunity.

The operators are now seeking to secure a replacement site in your local area to prevent any loss of services once the apparatus at Orange Headley Park Estate has been removed. Following a search of the area and consideration of various potential options, a suitable solution has been identified that will provide partial coverage replacement and will work in conjunction with another site to ensure that services continue to be provided within your area.

The purpose of this letter is to inform you of the proposed installation and provide you with an opportunity to comment or seek additional information prior to the submission of an application to the local authority.

Proposed location: Loddon Vale Practice, Headley Road East Cycle Path, Woodley, Reading, RG5 4SD [NGR E: 477227 N: 173471]

Proposed development: The installation of a 20m high Phase 7 monopole with a wraparound cabinet at its base to support 12no. antenna apertures and 2no. 600mm diameter transmission dishes along with 5no. equipment cabinets and development ancillary thereto. Please refer to drawings numbered Rev B 002 – 265.

The site and design have been selected as they allow the technical requirements to be met safely, whilst keeping environmental and visual impact to the minimum. The type of structure proposed is a street style structure, in recognition of the need to limit the impact of the development upon the

**Waldon Telecom Ltd.**

Rosemount House, Rosemount Avenue,  
 West Byfleet, Surrey, KT14 6LB  
 Registered in England No. 3651880

T: +44 (0) 1932 411 011  
 E: [ENQ@waldontelecom.com](mailto:ENQ@waldontelecom.com)  
[www.waldontelecom.com](http://www.waldontelecom.com)  
 VAT Registration No. 709 2762 24

surrounding area. The structure has been kept to 20m in height whilst is the minimum needed to achieve technical requirements. The proposed new site is to be located on an area of grass verge with clear public views and although, there are some residential properties opposite the site, it is considered that the design ensures the impact would be kept to an acceptable level and will not cause visual harm or unacceptably alter the visual amenity of the area. The installation of a new structure will always be, to some degree, a noticeable addition in the local area, however all efforts have been taken to keep the installation as small as possible, but this is bound by technical constraints.

The type of structure proposed is a slimline monopole that has been specifically designed to be deployed within suburban and urban areas and to blend, as far as possible with standard items of street furniture. It has a slim column, similar to a lamppost, with a slightly wide section at the top where the antennas are housed. The equipment cabinets are similar in style to the type of utility (BT, Broadband, electric) boxes that are found at roadsides across the country.

We confirm that the installation has been designed to be fully compliant with the public health and safety guidelines established by the ICNIRP, the independent commission set up to provide scientific advice and guidance on the health and environmental effects of non-ionizing radiation to protect people and the environment. These guidelines have the support of UK Government and the formal backing of the World Health Organisation. They are in place to protect all members of the public, wherever they are in relation to a base station, 24 hours a day.

We respectfully request that any comments are submitted in writing within 14 days and include site reference 77538.

Yours faithfully,



**Katy Jessop**  
**Town Planner**  
**Waldon Telecom**  
**For and on behalf of MBNL (EE UK Ltd and H3G UK Ltd).**

E-mail: [katy.jessop@waldontelecom.com](mailto:katy.jessop@waldontelecom.com)

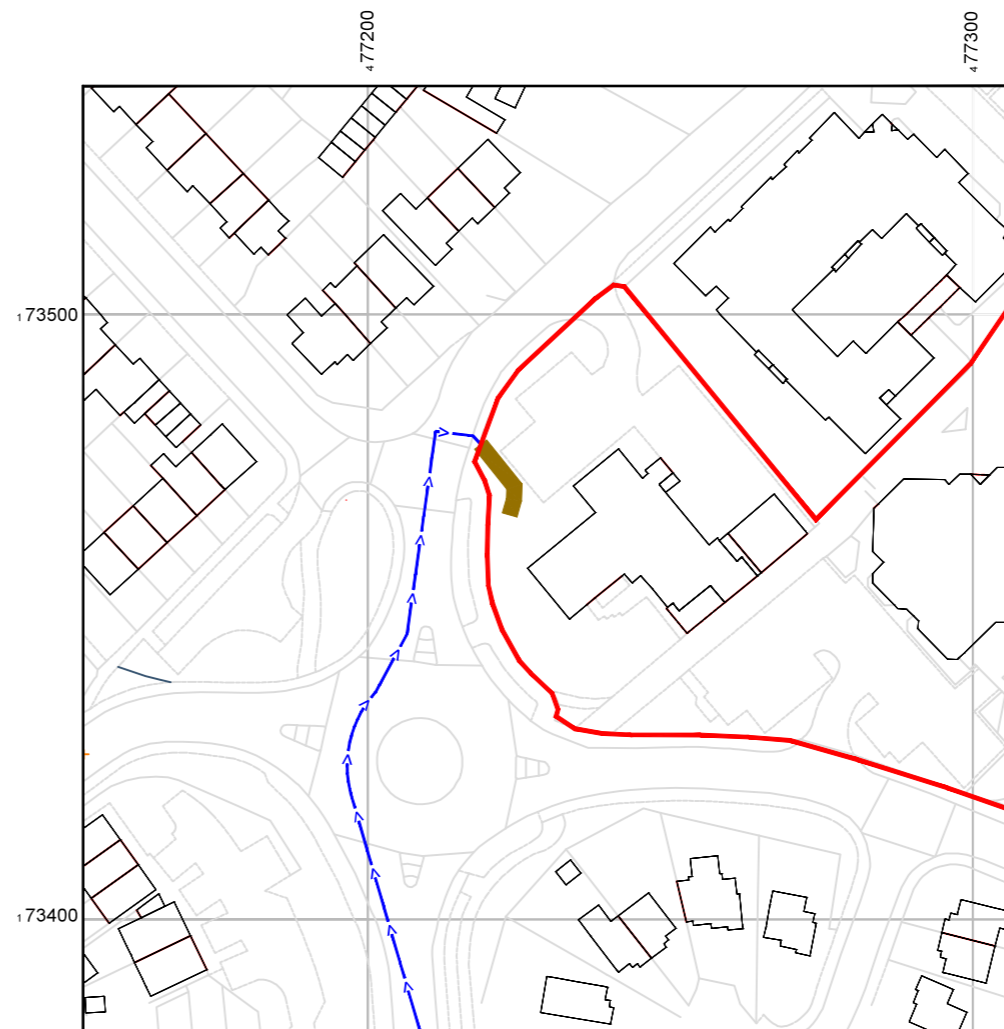
Enc.

Drawings referenced: Rev B 002 – 265.

SITE LOCATION



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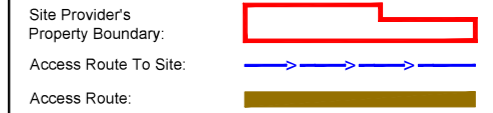


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NGR E: 477227 N: 173471

NOTES:

- ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.
- DIRECTIONS TO SITE: on M4 heading west come off at junction 10, take the A329 towards Reading. Take the slip road on the left for A329 and head towards Earley / Winnersh / Woodley. At the roundabout, take the 2nd exit for A3290. Then keep taking the second exit at the next 3 roundabouts. The proposed site is beside the third roundabout.



Master:	MBNL / EE / H3G	Project:	NTQ	Purpose of Issue:	GA	Issue:	B
Date:	16/05/2023	Revision / Upgrade Description:					
Drawn:	S. Shrestha	GA amended to new nomination dated 29/04/2023					
Checked:	A. Bailey						
Approved:	T. Newman						
Master:	MBNL / EE / H3G	Project:	NTQ	Purpose of Issue:	GA	Issue:	A
Date:	20/04/2023	Revision / Upgrade Description:					
Drawn:	T. Harvey	First Issue - Site nomination dated: 09/09/2022					
Checked:	A. Bailey						
Approved:	T. Newman						

Hutchison 3G UK Limited  
Green Park  
450 Longwater Avenue  
Reading  
RG2 3UR  
H3G Base Station Information Line  
0845 6043003  
Available 8am-6pm Monday to Friday

Hatfield Business Park  
Hatfield  
Hertfordshire  
AL10 9BW  
Tel: 01707 315000  
Fax: 01707 319001

**MBNL** Mobile Broadband Network Limited  
Sixth Floor, Thames Tower, Station Road, Reading, RG1 1LX

Design Consultant & Principal Contractor:

**waldon**  
A part of **WGroup Services**

WALDON TELECOM  
ROSEMOUNT HOUSE  
ROSEMOUNT AVENUE  
WEST BYFLEET  
SURREY  
KT14 6LB

TEL : 01932 411011  
FAX : 01932 411012

Site Name: **LODDON VALE PRACTISE**

Site ID: **1688682**

Address: **HEADLEY ROAD EAST CYCLE PATH, WOODLEY, BOROUGH OF WOKINGHAM, ENGLAND, RG5 4SD**

Title: **002 SITE LOCATION PLAN**

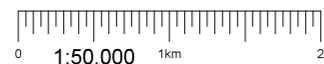
Project: **NTQ**

Purpose of Issue: **GENERAL ARRANGEMENT**

EE Cell ID:	MBNL Cell ID:	3UK Cell ID:
<b>77538</b>	<b>WKM120</b>	<b>RG4714</b>

Master Drawing No:	Issue:
<b>1688682_WKM120_77538_RG4714_M002</b>	<b>B</b>

SITE AREA PLAN



SITE PHOTOGRAPH

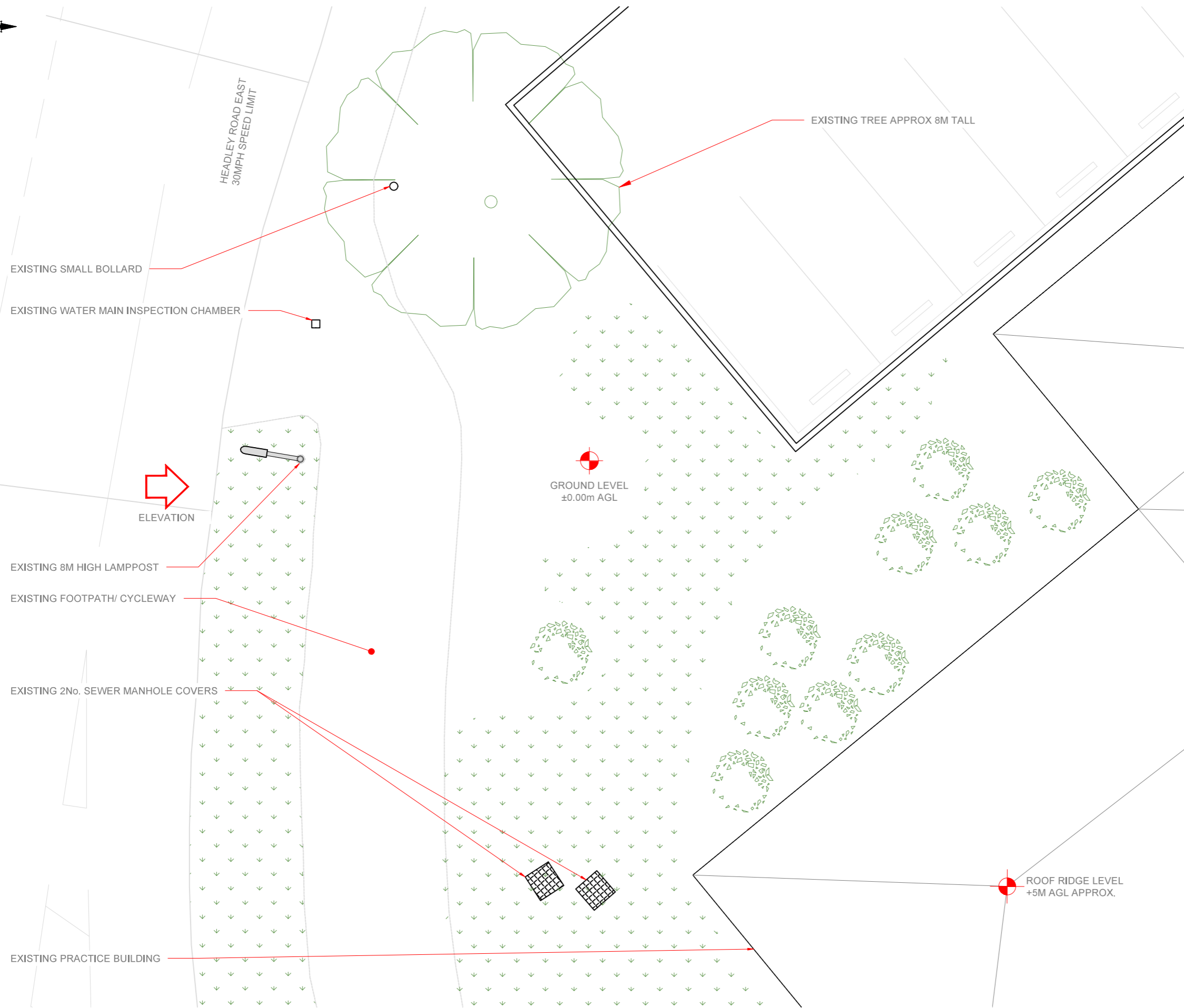
SITE LOCATION PLAN



GOOGLE MAPS QR CODE

GOOGLE MAPS - <https://goo.gl/maps/prab8oWMW9o2ses16>

GOOGLE STREETVIEW - <https://goo.gl/maps/9kUPEfjWSKdEvdMV7>



HEADLEY ROAD EAST  
30MPH SPEED LIMIT

EXISTING SMALL BOLLARD

EXISTING WATER MAIN INSPECTION CHAMBER

EXISTING TREE APPROX 8M TALL



ELEVATION

EXISTING 8M HIGH LAMPOST

EXISTING FOOTPATH/ CYCLEWAY

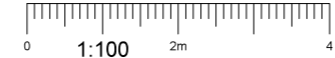
EXISTING 2No. SEWER MANHOLE COVERS

EXISTING PRACTICE BUILDING

GROUND LEVEL  
±0.00m AGL

ROOF RIDGE LEVEL  
+5M AGL APPROX.

EXISTING SITE PLAN



NOTES:

- ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master:	MBNL / EE / H3G	Project:	NTQ	Purpose of Issue:	GA	Issue:	B
Date:	16/05/2023	Revision / Upgrade Description:					
Drawn:	S. Shrestha	GA amended to new nomination dated 29/04/2023					
Checked:	A. Bailey						
Approved:	T. Newman						
Master:	MBNL / EE / H3G	Project:	NTQ	Purpose of Issue:	GA	Issue:	A
Date:	20/04/2023	Revision / Upgrade Description:					
Drawn:	T. Harvey	First Issue - Site nomination dated: 09/09/2022					
Checked:	A. Bailey						
Approved:	T. Newman						

Hutchison 3G UK Limited  
Green Park  
450 Longwater Avenue  
Reading  
RG2 3UR

H3G Base Station Information Line  
0845 6043000  
Available 8am-6pm Monday to Friday

Hatfield Business Park  
Hatfield  
Hertfordshire  
AL10 9BW

Tel: 01707 315000  
Fax: 01707 319001

**MBNL** Mobile Broadband Network Limited  
Sixth Floor, Thames Tower, Station Road, Reading, RG1 1LX

Design Consultant & Principal Contractor:

WALDON TELECOM  
ROSEMOUNT HOUSE  
ROSEMOUNT AVENUE  
WEST BYFLEET  
SURREY  
KT14 6LB

TEL : 01932 411011  
FAX : 01932 411012

Site Name: **LODDON VALE PRACTISE**

Site ID: **1688682**

Address: **HEADLEY ROAD EAST CYCLE PATH, WOODLEY, BOROUGH OF WOKINGHAM, ENGLAND, RG5 4SD**

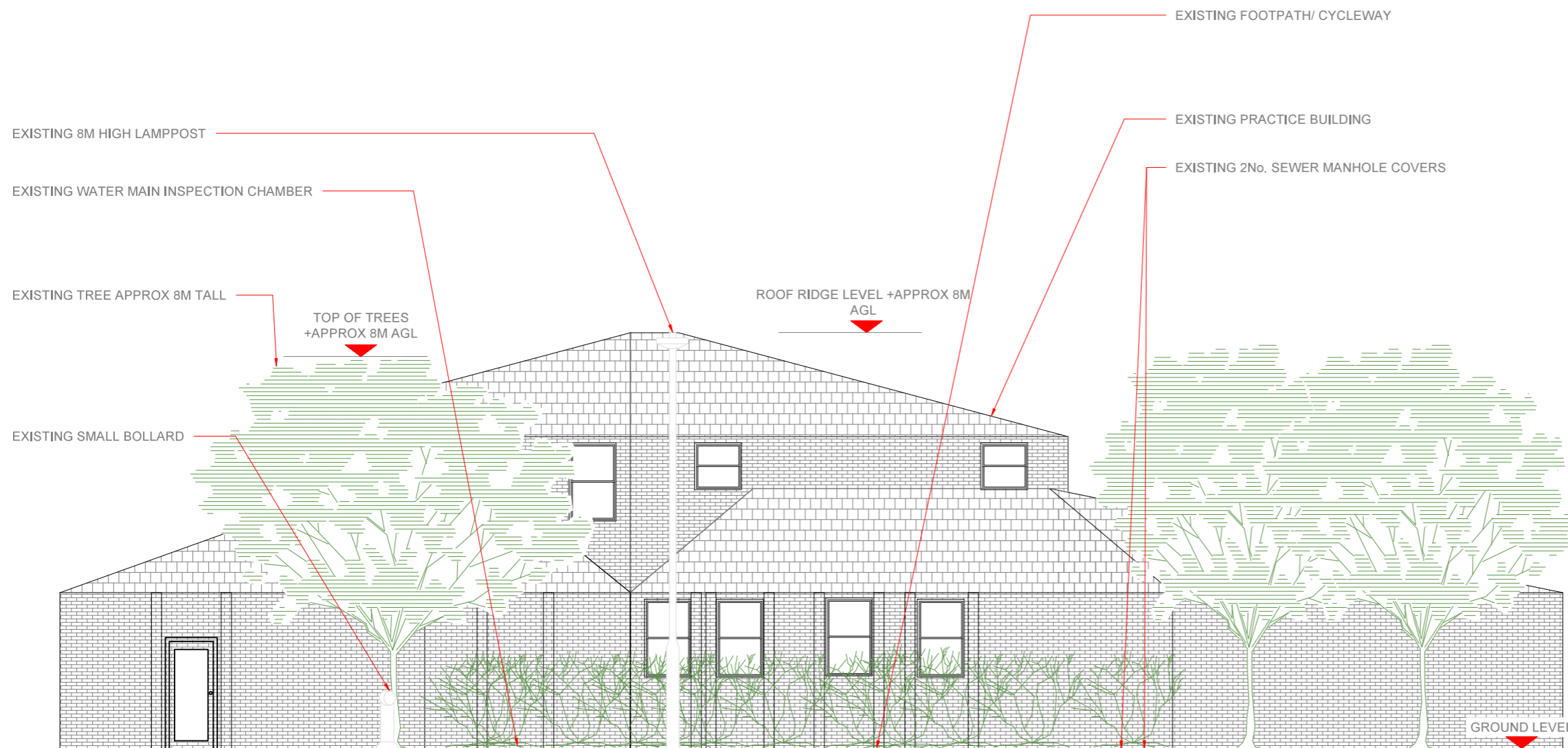
Title: **100 EXISTING SITE PLAN**

Project: **NTQ**

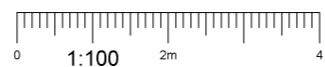
Purpose of Issue: **GENERAL ARRANGEMENT**

EE Cell ID:	MBNL Cell ID:	3UK Cell ID:
<b>77538</b>	<b>WKM120</b>	<b>RG4714</b>

Master Drawing No: **1688682\_WKM120\_77538\_RG4714\_M002** Issue: **B**



EXISTING SITE ELEVATION



NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master:	MBNL / EE / H3G	Project:	NTQ	Purpose of Issue:	GA	Issue:	B
Date:	16/05/2023	Revision / Upgrade Description:					
Drawn:	S. Shrestha	GA amended to new nomination dated 29/04/2023					
Checked:	A. Bailey						
Approved:	T. Newman						
Master:	MBNL / EE / H3G	Project:	NTQ	Purpose of Issue:	GA	Issue:	A
Date:	20/04/2023	Revision / Upgrade Description:					
Drawn:	T. Harvey	First Issue - Site nomination dated: 09/09/2022					
Checked:	A. Bailey						
Approved:	T. Newman						



Hutchison 3G UK Limited  
Green Park  
450 Longwater Avenue  
Reading  
RG20 3UR  
H3G Base Station Information Line  
0845 6043000  
Available 9am-6pm Monday to Friday



Hatfield Business Park  
Hatfield  
Hertfordshire  
AL10 9BW  
Tel: 01707 315000  
Fax: 01707 319001



Mobile Broadband Network Limited  
Sixth Floor, Thames Tower, Station Road, Reading, RG1 1LX

Design Consultant & Principal Contractor:



WALDON TELECOM  
ROSEMOUNT HOUSE  
ROSEMOUNT AVENUE  
WEST BYFLEET  
SURREY  
KT14 6LB

TEL : 01932 411011  
FAX : 01932 411012

Site Name: **LODDON VALE PRACTISE**

Site ID: **1688682**

Address: **HEADLEY ROAD EAST CYCLE  
PATH, WOODLEY,  
BOROUGH OF WOKINGHAM,  
ENGLAND,  
RG5 4SD**

Title: **150 EXISTING SITE ELEVATION**

Project: **NTQ**

Purpose of Issue: **GENERAL ARRANGEMENT**

EE Cell ID:	MBNL Cell ID:	3UK Cell ID:
<b>77538</b>	<b>WKM120</b>	<b>RG4714</b>

Master Drawing No:	Issue:
<b>1688682_WKM120_77538_RG4714_M002</b>	<b>B</b>



EXISTING SMALL BOLLARD

PROPOSED EE 1NO. RBS6130 CABINET TO BE INSTALLED

EXISTING WATER MAIN INSPECTION CHAMBER

PROPOSED EE WILTSHIRE CABINET TO BE INSTALLED ON CONCRETE BASE

EXISTING 8M HIGH LAMPOST

PROPOSED H3G BOWLER & RBS6130 CABINETS TO BE INSTALLED ON CONCRETE BASE

ELEVATION

PROPOSED EE & H3G 1NO. LINK AC MK5B CABINET TO BE INSTALLED

EXISTING FOOTPATH/ CYCLEWAY

HEADLEY ROAD EAST  
30MPH SPEED LIMIT

EXISTING 2No. SEWER MANHOLE COVERS

EXISTING PRACTICE BUILDING

EXISTING TREE APPROX 8M TALL

PROPOSED EE GPS & H3G GPS NODES AT 20.12M HEIGHT TO BE INSTALLED ABOVE ANTENNA USING STANDARD MOUNTING KIT

PROPOSED EE & H3G 20M HIGH PHASE 7 MONOPOLE TO BE FIXED TO PROPOSED NEW ROOT FOUNDATION

FUTURE EE & H3G 2NO. 300Ø DISHS TO BE FIXED TO PROPOSED PHASE 7 MONOPOLE

GROUND LEVEL  
±0.00m AGL

ROOF RIDGE LEVEL  
+5M AGL APPROX.

Antenna Aperture ID	Proposed 4G/5G Bearing	Operator: Shared/ EE/H3G
A1	320°	EE
A2	320°	EE
A3	320°	H3G
A4	320°	H3G
B1	80°	EE
B2	80°	EE
B3	80°	H3G
B4	80°	H3G
C1	200°	EE
C2	200°	EE
C3	200°	H3G
C4	200°	H3G

NOTES:

- ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master	MBNL / EE / H3G	Project	Purpose of Issue	Issue
M002	MBNL	NTQ	GA	B
Date:	16/05/2023			
Drawn:	S. Shrestha			
Checked:	A. Bailey			
Approved:	T. Newman			
Revision / Upgrade Description:	GA amended to new nomination dated 29/04/2023			
Master	MBNL / EE / H3G	Project	Purpose of Issue	Issue
M001	MBNL	NTQ	GA	A
Date:	20/04/2023			
Drawn:	T. Harvey			
Checked:	A. Bailey			
Approved:	T. Newman			
Revision / Upgrade Description:	First Issue - Site nomination dated: 09/09/2022			

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RG30 3UR

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Hatfield  
Hertfordshire  
AL10 9BW

Tel: 01707 315000  
Fax: 01707 319001

**MBNL** Mobile Broadband Network Limited  
Sixth Floor, Thames Tower, Station Road, Reading, RG1 1LX

Design Consultant & Principal Contractor:

**waldon**  
A part of MGroup Services

WALDON TELECOM  
ROSEMOUNT HOUSE  
ROSEMOUNT AVENUE  
WEST BYFLEET  
SURREY  
KT14 6LB

TEL : 01932 411011  
FAX : 01932 411012

Site Name: **LODDON VALE PRACTISE**

Site ID: **1688682**

Address: **HEADLEY ROAD EAST CYCLE PATH, WOODLEY, BOROUGH OF WOKINGHAM, ENGLAND, RG5 4SD**

Title: **215 MAX CONFIGURATION SITE PLAN**

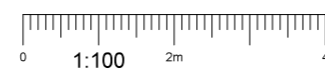
Project: **NTQ**

Purpose of Issue: **GENERAL ARRANGEMENT**

EE Cell ID: <b>77538</b>	MBNL Cell ID: <b>WKM120</b>	3UK Cell ID: <b>RG4714</b>
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Master Drawing No: <b>1688682_WKM120_77538_RG4714_M002</b>	Issue: <b>B</b>
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PROPOSED SHARED SITE PLAN

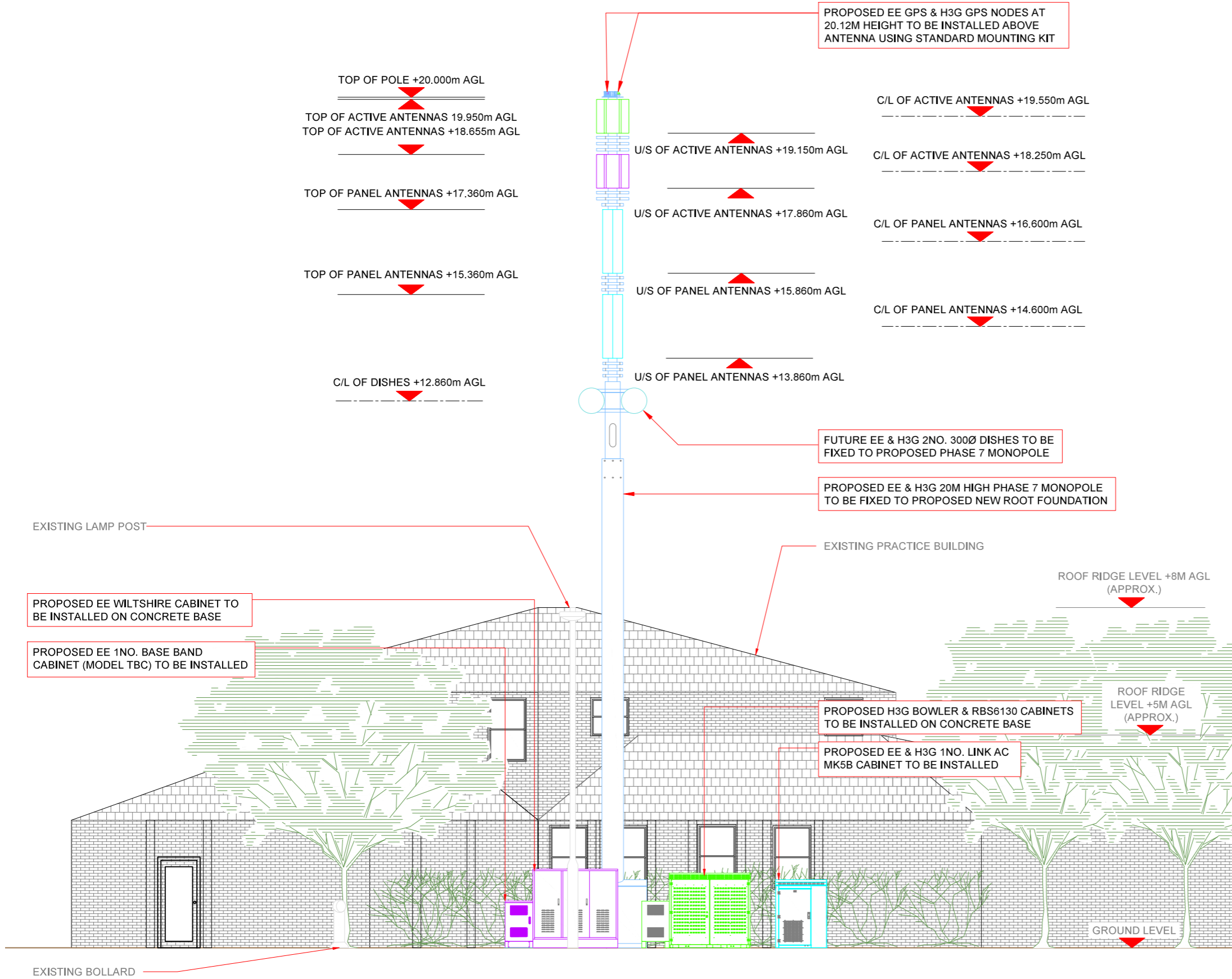


Passive Infrastructure Equipment Capacity & Lead Operator			
A	B	C	LEAD
HS2	HS2	HS2	TBC



Antenna Aperture ID	Proposed 4G/5G Bearing	Operator: Shared/ EE/H3G
A1	320°	EE
A2	320°	EE
A3	320°	H3G
A4	320°	H3G
B1	80°	EE
B2	80°	EE
B3	80°	H3G
B4	80°	H3G
C1	200°	EE
C2	200°	EE
C3	200°	H3G
C4	200°	H3G

NOTES:  
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.



PROPOSED EE GPS & H3G GPS NODES AT 20.12M HEIGHT TO BE INSTALLED ABOVE ANTENNA USING STANDARD MOUNTING KIT

FUTURE EE & H3G 2NO. 3000Ø DISHES TO BE FIXED TO PROPOSED PHASE 7 MONOPOLE

PROPOSED EE & H3G 20M HIGH PHASE 7 MONOPOLE TO BE FIXED TO PROPOSED NEW ROOT FOUNDATION

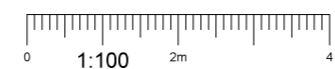
PROPOSED EE WILTSHIRE CABINET TO BE INSTALLED ON CONCRETE BASE

PROPOSED EE 1NO. BASE BAND CABINET (MODEL TBC) TO BE INSTALLED

PROPOSED H3G BOWLER & RBS6130 CABINETS TO BE INSTALLED ON CONCRETE BASE

PROPOSED EE & H3G 1NO. LINK AC MK5B CABINET TO BE INSTALLED

PROPOSED MAX CONFIGURATION ELEVATION



Passive Infrastructure Equipment Capacity & Lead Operator			
A	B	C	LEAD
HS2	HS2	HS2	TBC

Master: M002	MBNL / EE / H3G	Project: NTQ	Purpose of Issue: GA	Issue: B
Date: 16/05/2023	Drawn: S. Shrestha	Revision / Upgrade Description: GA amended to new nomination dated 29/04/2023		
Checked: A. Bailey	Approved: T. Newman			
Master: M001	MBNL / EE / H3G	Project: NTQ	Purpose of Issue: GA	Issue: A
Date: 20/04/2023	Drawn: T. Harvey	Revision / Upgrade Description: First Issue - Site nomination dated: 09/09/2022		
Checked: A. Bailey	Approved: T. Newman			

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SURREY  
KT14 6LB

TEL : 01932 411011  
FAX : 01932 411012

Site Name: **LODDON VALE PRACTISE**

Site ID: **1688682**

Address: **HEADLEY ROAD EAST CYCLE PATH, WOODLEY, BOROUGH OF WOKINGHAM, ENGLAND, RG5 4SD**

Title: **265 MAX CONFIGURATION ELEVATION**

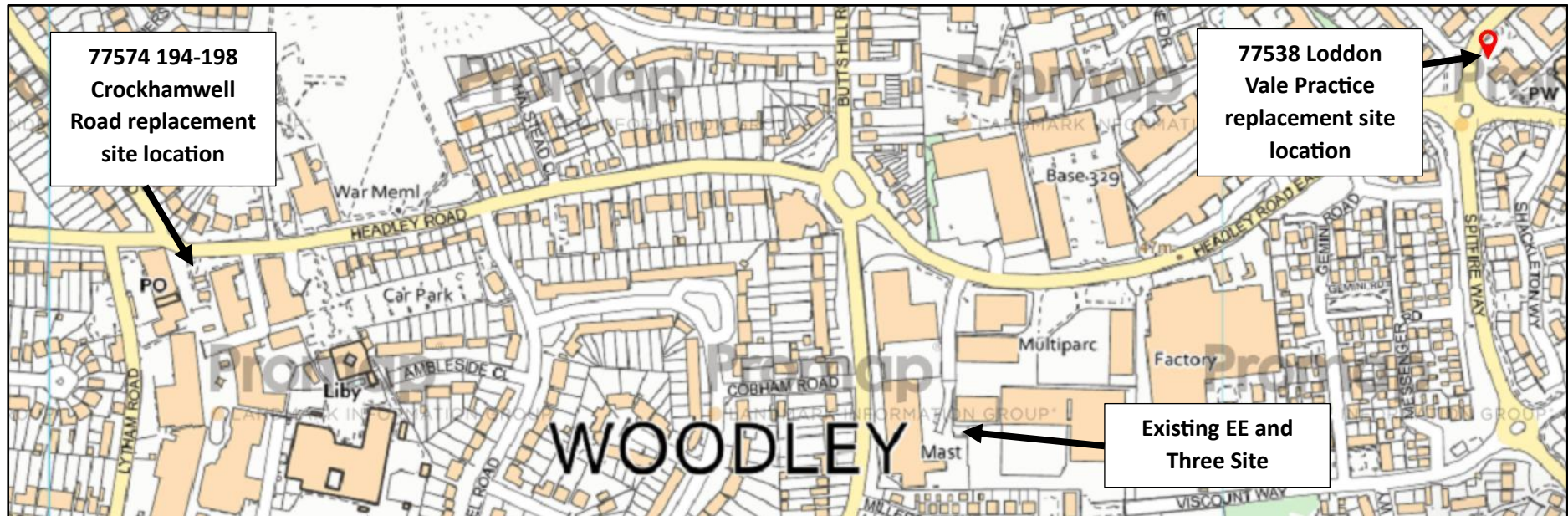
Project: **NTQ**

Purpose of Issue: **GENERAL ARRANGEMENT**

EE Cell ID: <b>77538</b>	MBNL Cell ID: <b>WKM120</b>	3UK Cell ID: <b>RG4714</b>
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Master Drawing No: <b>1688682_WKM120_77538_RG4714_M002</b>	Issue: <b>B</b>
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Map showing existing site location within Headley Park Industrial Estate in relation to replacement sites 77538 Loddon Vale Practice and 77574 194-198 Crockhamwell Road



# Fwd: Upcoming TRO Amendment- Initial Member Consultations

From: Kevin Murray <kevin.murray@woodley.gov.uk>  
 To: Matthew Filmore <matthew.filmore@woodley.gov.uk>  
 Date: 10/07/2023 11:59 AM

For info;

Kevin Murray  
 Deputy Town Clerk  
 Woodley Town Council  
 0118 969 0356

**From:** Deborah Mander <townclerk@woodley.gov.uk>  
**To:** Kevin Murray <kevin.murray@woodley.gov.uk>  
**Sent:** 10/07/2023 11:44 AM  
**Subject:** Fwd: Upcoming TRO Amendment- Initial Member Consultations

[REDACTED]  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]  
**Sent:** 07/07/2023 11:11 AM  
**Subject:** Upcoming TRO Amendment- Initial Member Consultations

Dear Councillors,

I am writing to inform you that, following request(s) from resident(s) in your Ward, the following location(s) have been assessed and approved for the introduction/amendment of waiting restrictions as part of the next amendment to the Wokingham Borough-wide Traffic Regulation Order 2017. The proposals will now proceed to statutory consultation in accordance with the Road Traffic Regulation Act 1984. A copy of the drawing showing the proposed restrictions is attached for information.

ROAD NAME	WARD
Haddon Drive	Coronation
Rowan Drive	Coronation
Wilmington Close	Coronation

Please note that support was not obtained for the recent proposals which were taken through informal consultation, full details of the feedback will be shared shortly. The scheme shown on the attached plan comprises of only junction protection measures and a loading ban at Haddon Drive junction with Rowan Drive, proposals for the limited waiting restrictions have been dropped.

A formal Notice of Proposal will be advertised in accordance with The Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996 in the week commencing 7<sup>th</sup> August 2023.

Should you have any comments or concerns regarding any of these proposals please respond to Traffic Management [traffic.management@wokingham.gov.uk](mailto:traffic.management@wokingham.gov.uk) prior to 24<sup>th</sup> July 2023.

Regards

Jennifer Yeboah  
Traffic Engineer  
Wokingham Borough Council  
Civic Offices  
Shute End  
Wokingham  
RG40 1BN

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

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# Result of your highways general enquiry #216423

From: NoReply <NoReply@wokingham.gov.uk>

To: HGE-002727 <matthew.filmore@woodley.gov.uk>

Date: 27/06/2023 2:00 PM

---

**This email is being sent from an address that cannot receive emails.**

Thank you for your enquiry dated 21/06/2023 under General enquiries - Other.

Dear Mathew in response to the issues you have raised:

1) A list of the areas / items which section 55 of the Road Traffic Regulation Act 1984 permits the Council to spend potential surplus parking charge funds on;

I can confirm, as per Chris' email that the council and its highway service will be compiling with section 55 of the Road Traffic Act 1984.

2) Confirmation as to whether the Borough Council believe the funds raised by parking charges will provide a surplus; Within the remit of the services defined in Section 55 of the Road Traffic Act 1984, we are not forecasting a surplus.

3) Assuming the Borough Council intend to use the increased charges to support a budget deficit, as indicated previously by Chris Easton, to provide details of the deficit they are budgeting to cover with the excess funds, and identify how those activities match with those permitted under the Act.

Referring to the answer to question 2 above which confirms we are operating within the terms of section 55, the increasing charges is part of a range of packages that ensure the authority can achieve a balanced budget.

This case has now been closed and we thank you for your enquiry.

Kind regards,

## Highways

Wokingham Borough Council

**Website:** [www.wokingham.gov.uk](http://www.wokingham.gov.uk)

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## RE: Result of your highways general enquiry #216423

From: Chris Easton [REDACTED]  
To: Matthew Filmore <matthew.filmore@woodley.gov.uk>  
Cc: Kevin Murray <kevin.murray@woodley.gov.uk>  
Date: 11/07/2023 8:27 AM

---

Hi Matthew,

Thanks for your email seeking further clarity on your items submitted to the H&T service. Whilst you may wish finer detail, the response given is correct and it has been made clear that the Council follows Section 55 of the Road Traffic Regulation Act 1984. To assist us with your understanding of where you feel the council may not be following this act, please can you highlight the relevant sections.

The council has a legal obligation to set a balanced revenue budget for the year ahead (income and expenditure are equal). The budget for the financial year is the responsibility of full council to approve and for 2023/24 was agreed at the council meeting of 16th February 2023 [Agenda for Council on Thursday, 16th February, 2023, 7.30 pm - Wokingham Borough Council \(modern.gov.co.uk\)](#). In order to achieve a balanced budget the council has to make changes to the budget each year due to a number of factors including inflation, salary increases, council tax and grant income changes, etc. A list of proposed changes was included in the Medium Term Financial Plan 2023/2024 document included in the above meeting. Here is a link to this specific document [Medium Term Financial Plan 2023-24.pdf \(modern.gov.co.uk\)](#) and the list of changes is shown from page 63. The proposed increase in off street car parking charges is one of the items on this list and forms part of the process which allowed the council to set a balance revenue budget for the financial year 2023/24.

I trust that this assists.

Thanks

**Chris Easton**  
**Assistant Director Highways and Transport**  
**Place and Growth**  
Wokingham Borough Council

**Email:** [REDACTED]

Wokingham Borough - a great place to live, learn, work & grow and a great place to do business

Website: [www.wokingham.gov.uk](http://www.wokingham.gov.uk)





To report anything such as potholes, broken signs, vegetation, faded lines etc. this can be done online at <http://www.wokingham.gov.uk/roads>. If you are reporting something dangerous or of an urgent nature, please call us on 0118 974 6000 and select the Highways option.

---

**From:** Matthew Filmore <matthew.filmore@woodley.gov.uk>  
**Sent:** Tuesday, June 27, 2023 3:30 PM  
**To:** Chris Easton [REDACTED]  
**Cc:** Kevin Murray <kevin.murray@woodley.gov.uk>  
**Subject:** Re: Result of your highways general enquiry #216423

**External Email**

**CAUTION: This is an EXTERNAL EMAIL - STOP & THINK before clicking a link or opening attachments.**

Sorry Chris, I hope you don't mind me contacting you directly.

I contacted General Enquiries with a follow up to our original email exchange regarding car parking charge increases (as per your instruction), however I found the answer to be extremely unhelpful; I don't how to follow up as there is no instruction on how to do so and the query appears to have been closed.

The system used by WBC did not provide me with a copy of my original enquiry, but hopefully you can access this using the reference in the subject line to understand the context.

It is the answers to questions 1 and 3 in the response below which I need more information for; the answers received are, in fact, not answers to the questions and not very helpful.

At our Planning & Community Committee meeting, Town Councillors were very specific about the information they wanted me to seek from WBC;  
namely:

- They would like a list of the activities / items WBC are permitted to spend any surplus on under Section 55 of the Road Traffic Regulation Act 1984. They had read the Act but were uncertain of what any surplus could be spent on, and wanted WBC to confirm; this is regardless of whether or not there is a surplus, and they were not simply seeking a confirmation statement from WBC that you are acting lawfully
- They wanted details of the deficit being budgeted which WBC have cited as a reason for raising



parking charges; I haven't been able to identify where in WBC's financial documents this is stated, and I believe Councillors are looking for the figures which to evidence the deficit which has been cited.

If I could have answers to those two questions I'd be grateful.

Kind regards,

**Matthew Filmore**

Committee Officer

Woodley Town Council

The Oakwood Centre, Headley Road

Woodley, Berkshire, RG5 4JZ

Tel: 0118 9690356

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Thank you for your help.

**From:** NoReply <[NoReply@wokingham.gov.uk](mailto:NoReply@wokingham.gov.uk)>

**To:** HGE-002727 <[matthew.filmore@woodley.gov.uk](mailto:matthew.filmore@woodley.gov.uk)>

**Sent:** 27/06/2023 1:59 PM

**Subject:** Result of your highways general enquiry #216423

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- 1) A list of the areas / items which section 55 of the Road Traffic Regulation Act 1984 permits the Council to spend potential surplus parking charge funds on;  
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- 2) Confirmation as to whether the Borough Council believe the funds raised by parking charges will provide a surplus;  
Within the remit of the services defined in Section 55 of the Road Traffic Act 1984, we are not forecasting a surplus.
- 3) Assuming the Borough Council intend to use the increased charges to support a budget deficit, as indicated previously by Chris Easton, to provide details of the deficit they are budgeting to cover with the excess funds, and identify how those activities match with those permitted under the Act.  
Referring to the answer to question 2 above which confirms we are operating within the terms of section 55, the increasing charges is part of a range of packages that ensure the authority can achieve a balanced budget.

This case has now been closed and we thank you for your enquiry.

Kind regards,

## **ENFORCEMENT NOTIFICATIONS - 25 JULY 2023**

**6 Cody Close, Woodley, Wokingham, RG5 4XN**

Enlarged their gardens by moving their boundaries into park

**4 Coppice Road, Woodley, Wokingham, RG5 3QX**

Extension appears larger than approved plans (222632)

**108 Reading Road, Woodley, Wokingham, RG5 3AD**

Building work taking place without planning permissions

**1 School Drive, Woodley, Wokingham, RG5 3PZ**

Building work (dormers) not in accordance with approved plans

**162 Crockhamwell Road, Woodley, Wokingham, RG5 3JH**

Rear of shop shutters have been erected 6 metres by 5 metres

## **ENFORCEMENT CLOSURES - 25 JULY 2023**

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

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

No breach

**7 Mannock Way, Woodley, Wokingham, RG5 4XW**

Works started before application 230765 determined

No breach

**31 Wyndham Crescent, Woodley, Wokingham, RG5 3AY**

Change to guttering causing issues for soakaway

No breach

**7 Cody Close, Woodley, Wokingham, RG5 4XN**

Enlarged their gardens by moving their boundaries into park

No breach

**1 Eastwood Road, Woodley, Wokingham, RG5 3PY**

Trees removed on council land and widening driveway

No breach

**4 Coppice Road, Woodley, Wokingham, RG5 3QX**

Unauthorised HMO (house of multiple occupation) in premises

No breach

**25 Enstone Road, Woodley, Wokingham, RG5 4QU**

Notice compliance check

No breach

**35 Denmark Avenue, Woodley, Wokingham, RG5 4RS**

Gutter downpipe on neighbours side

No breach

**33 Cottesmore Road, Woodley, Wokingham, RG5 3NX**

Rear elevation not in accordance with approved plans 210022

No breach