



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 P. Wicks (Chairman); K. Baker; D. Bragg; J. Cheng; M. Forrer; K. Gilder;  
C. Jewell; J. MacNaught; D. Mills; S. Rahmouni; R. Skegg

**NOTICE IS HEREBY GIVEN that a meeting of the Planning and Community Committee will be held at 7:45 pm on Tuesday 14 July 2020, at which your attendance is requested. This will be a virtual meeting, as authorised by the Coronavirus Act (2020), Section 78.**

Kevin Murray  
Deputy Town Clerk

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## **A G E N D A**

1. **APPOINTMENT OF CHAIRMAN AND VICE CHAIRMAN**  
Following the appointment of Committee members at the Full Council meeting on 23 June 2020 (minute number 10.3), Members are asked to appoint a Chairman and Vice Chairman of the Planning and Community Committee for the 2020/21 municipal year.
2. **APOLOGIES**
3. **DECLARATIONS OF INTEREST**  
To receive any declarations of interest from Members on agenda items.
4. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 16 JUNE 2020** Page 5  
To approve the minutes of the Planning and Community Committee meeting held on 16 June 2020 and for the Chairman to sign them as a true record.
5. **CURRENT PLANNING APPLICATIONS**  
To consider current planning applications and agree comments to be forwarded to the planning authority. **(Appendix 5)** Page 13

6. **PLANNING DECISIONS**

To note information on decision notices received from the planning authority since the last meeting. (**Appendix 6**)

7. **TREE PRESERVATION ORDERS**

This type of application does not require consultation.

To note application 201129

Location: TPO 753/1995: 2 Windermere Close, Woodley.

Proposal: To selectively prune one Oak tree.

To note application 201365

Location: TPO 1431/2012: 19 Welford Road, Woodley.

Proposal: To remove one Oak tree and plant a more suitably sized Cherry tree.

8. **CYCLING IN WOODLEY WORKING PARTY**

To receive **Report No. PC 5/20** of the Cycling in Woodley Working Party meeting held on 9 July 2020.

To follow

9. **CYCLING IMPROVEMENTS IN WOODLEY**

To note that a response has not yet been received from Wokingham Borough Council to the email asking how the potential cycleway improvement projects had been chosen and requesting an update on the provision of items listed under the Transport and Highways heading in the Section 106 Agreement for the Parklands development in Woodlands Avenue. (Planning and Community Committee, 19 May 2020, minute number 12.) A reminder has been sent.

10. **READING BOROUGH COUNCIL: TRANSPORT STRATEGY CONSULTATION**

Item deferred from the Planning and Community Committee meeting held on 16 June 2020 (minute number 28).

To note that Reading Borough Council is developing the Reading Transport Strategy and is undertaking a statutory consultation. The Reading Transport Strategy will include a new Local Cycling and Walking Infrastructure Plan, which covers the Reading wider urban area, extending into Wokingham Borough and West Berkshire. The consultation can be viewed at:

<https://consult.reading.gov.uk/dens/reading-transport-strategy-2036/>

Members are asked to consider a response to the consultation. Responses are required by 30 August 2020.

11. **LOCAL GREEN SPACE DESIGNATIONS**

Following the last meeting, an initial list of suggestions of areas to be considered for designation as a Local Green Space was sent to Wokingham Borough Council and a time extension was requested to enable further suggestions to be sought from members of the public (Planning and Community Committee, 16 June 2020, minute number 29). The Borough Council subsequently granted a time extension until 17 July 2020.

The request for suggestions was publicised on the Town Council's website and on social media, with suggestions requested by 12 July. All suggestions received will be circulated to Committee members prior to the meeting. Members are asked to consider the suggestions made by members of the public and consider making a further response to Wokingham Borough Council.

12. **APPLICATION FOR STREET TRADING CONSENT:  
WOODLEY TOWN CENTRE**

To note that notification has been received from Wokingham Borough Council of the following new application for street trading consent:

Applicant: Coffee Car  
Trading site: Woodley Town Centre  
Trading times: Monday to Friday, 9am to 5pm

The Town Council's comments on this application were required prior to this meeting and details of the application were therefore circulated to the Committee and Member's views sought. No objections were raised.

13. **PRE-APPLICATION CONSULTATION:  
PROPOSED TELECOMMUNICATIONS INSTALLATION:  
MOHAWK WAY, WOODLEY**

To note correspondence received from Clarke Telecom Limited, attached at **Appendix 13**, regarding the proposed installation of a new telecommunications mast on an existing site at Mohawk Way, Woodley, RG5 4TA. This pre-application consultation was notified to Committee members ahead of the meeting, and comments requested, as a response was required by Clarke Telecom Limited by 10 July 2020.

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A response was subsequently sent stating that the Town Council had no objection to the installation, but requested that the existing mast be removed within six weeks of the installation of the new mast.

14. **WOKINGHAM BOROUGH COUNCIL: SPEED LIMIT REVIEW**

As agreed at the last meeting (Planning and Community Committee, 16 June 2020, minute number 32), a draft response to the Speed Limit Review was circulated to all Councillors and comments requested. Any comments received will be forwarded to committee members prior to the meeting.

Members are asked to consider a final response to the Speed Limit Review.

15. **PUBLICATIONS/INFORMATION**

To note receipt of the following:

- *Connecting Communities in Berkshire E-Bulletin – June 2020*
- *Me2 Club Newsletter – June 2020*
- *Woodley Town Centre Newsletter – July 2020*

16. **FUTURE AGENDA ITEMS**

To consider suggestions for future agenda items.

17. **PUBLICITY/WEBSITE**

To consider suggestions for items to be publicised.

18. **ENFORCEMENT ISSUES**

To note the enforcement notifications listed in **Appendix 18**.

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**Minutes of a Meeting of the Planning and Community Committee held remotely  
on Tuesday 16 June 2020 at 7:45 pm**

**Present:** *Councillors: P. Wicks (Chairman); D. Bragg; M. Doyle; C. Jewell; D. Mills*

**Officers present:** *L. Matthews, Committee Officer; K. Murray, Deputy Town Clerk*

18. **APOLOGIES**

Apologies for absence were received from Councillors K. Baker, J. Cheng, M. Forrer, J. MacNaught, S. Rahmouni and R. Skegg.

19. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

20. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON  
19 MAY 2020**

**RESOLVED:**

- ◆ That the minutes of the Planning and Community Committee meeting held on 19 May 2020 be approved and be signed by the Chairman as a true and accurate record when it was possible to do so.

21. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

22. **PLANNING DECISIONS**

**RESOLVED:**

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

23. **PLANNING APPEALS**

**RESOLVED:**

- ◆ To note that the following appeal against refusal of planning permission had been lodged with the Planning Inspectorate:  
Application: 192825  
Location: Edgefield, Western Avenue, Woodley, RG5 3BH.  
Proposal: Full planning application for the change of use of residential swimming pool to a mixed use of residential swimming pool and use for the provision of baby and toddler swimming classes. (Retrospective)
- ◆ To note that an appeal had been made to the Secretary of State against the decision of Wokingham Borough Council to issue an enforcement notice to remedy a breach of planning control:  
Location: Edgefield, Western Avenue, Woodley, RG5 3BH.

Requirements of the enforcement notice:

1. Cease the use of the residential swimming pool for the provision of swimming classes.
2. Cease the use of the swimming pool for the purposes other than for a use incidental to the enjoyment of the dwelling house as such.

24. **TREE PRESERVATION ORDERS**

**RESOLVED:**

- ◆ To note application 201171  
Location: TPO 1182/2007: Sandford Croft, Sandford Lane, Woodley.  
Proposal: To fell and replace one Corsican Pine.
- ◆ To note application 201227  
Location: TPO 256/1984, Area 2: 4 Phillips Close, Woodley.  
Proposal: To selectively prune one Ash and seven Oak trees.  
To fell one Oak tree.
- ◆ To note application 201348  
Location: TPO 832/1996, Group 2: 10 Highcliffe Close, Woodley.  
Proposal: To selectively prune one Horse Chestnut.
- ◆ To note application 201360  
Location: TPO 3/1951, Woodland 3: 68 Nightingale Road, Woodley.  
Proposal: To fell one Scots Pine.
- ◆ To note that Wokingham Borough Council had created the following Tree Preservation Order:  
TPO 1732/2020 – relating to trees in Loddon Gardens, Woodley.  
This order took effect, on a provisional basis, on 5 June 2020 and would continue in force for 6 months or until the order was confirmed by Wokingham Borough Council.
- ◆ To note that Wokingham Borough Council had confirmed the following Tree Preservation Order:  
TPO 1708/2020 – relating to trees on the south-east boundary of 7 Lanark Close, Woodley.

25. **BUDGETARY CONTROL**

**RESOLVED:**

- ◆ To note Report No. PC 4/20.

26. **CYCLING IN WOODLEY WORKING PARTY**

Councillor Jewell noted that there had been an increase in cycling during the lockdown measures introduced to limit the spread of Covid-19 and she was keen to encourage and maintain this increase as life returned to normal. A meeting of the Cycling in Woodley Working Party would therefore be arranged as soon as possible to discuss this matter.

27. **CYCLING IMPROVEMENTS IN WOODLEY**

Members noted that a response was awaited from Wokingham Borough Council to the questions raised at the last meeting with regard to the Section 106 Agreement for the Parklands development in Woodlands Avenue. (Planning and Community Committee, 19 May 2020, minute number 12)

28. **READING BOROUGH COUNCIL: TRANSPORT STRATEGY CONSULTATION**

This item had been deferred from the Planning and Community Committee meeting held on 19 May 2020 (minute number 13).

**RESOLVED:**

- ◆ To defer this item to the next meeting of the Planning and Community Committee, to be held on 14 July 2020.
- ◆ That Members of the Cycling in Woodley Working Party would look at this consultation and report back to the Committee.

29. **LOCAL GREEN SPACE DESIGNATIONS**

Members considered suggestions of areas of green open space of particular importance to local communities in Woodley for submission for possible designation as a Local Green Space (LGS) in the Local Plan, as requested by Wokingham Borough Council.

**RESOLVED:**

- ◆ To publicise this matter on the Town Council's website, together with the areas identified by the Committee, and to request further suggestions from members of the public.
- ◆ To send a provisional list of suggestions to Wokingham Borough Council for consideration for designation as a Local Green Space by the response deadline of 18 June 2020. The list of areas identified by the Committee is attached at **Appendix B**.
- ◆ To request an extension of the deadline to allow time for suggestions to be submitted by members of the public.

30. **APPLICATION FOR A GOODS VEHICLE OPERATORS LICENCE:  
1 VISCOUNT WAY, WOODLEY**

Members noted that notification had been received from Wokingham Borough Council of the following application for a Goods Vehicle Operators Licence:

Operator: Melanie Dudman and Garry Dudman  
Operating Centre: 1 Viscount Way, Woodley, RG5 4DZ  
Authorisation: 1 vehicle

The views of Committee members had been sought prior to the meeting as any objections were required by 1 June 2020.

**RESOLVED:**

- ◆ To note that no objections to the application were raised by Committee members.

31. **APPLICATION FOR PREMISES LICENCE:  
CRUMBS, 4 LIBRARY PARADE, WOODLEY**

Information regarding this item had been circulated to Members in advance of the meeting, and Member's views sought, as a response had been required by Wokingham Borough Council by 16 June 2020.

**RESOLVED:**

- ◆ To note the application under the Licensing Act 2003 for a premises licence to permit the sale of alcohol at Crumbs, 4 Library Parade, Woodley, RG5 3LX.
- ◆ To note that a response was sent to the Licensing Officer, Wokingham Borough Council, stating that the Town Council had no objections to the application, in accordance with the replies received from Committee members.

32. **WOKINGHAM BOROUGH COUNCIL: SPEED LIMIT REVIEW**

Members noted the press release regarding the speed limit review being undertaken by Wokingham Borough Council.

**RESOLVED:**

- ◆ To contact members of the Woodley Speedwatch team to identify areas where speeding has been identified as a problem, by use of the data logger and speed camera, and to draft a response requesting appropriate signage to indicate the speed limit in these areas.
- ◆ To circulate the draft response to all members of the Town Council and request comments so that a final response can be agreed at the next meeting of the Committee, on 14 July 2020.

33. **ANNUAL GRANTS 2020/21**

Members noted that a letter of thanks had been received from Revitalise for the grant given by the Town Council and the Revitalise Annual Review 2018/19 had also been received.

34. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

- ◆ To note receipt of the following:
  - *Swan Lifeline Newsletter – Spring 2020*
  - *Me2 Club Newsletter – May 2020*
  - *Woodley Town Centre Newsletter – June 2020*

35. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

36. **PUBLICITY/WEBSITE**

**RESOLVED:**

- ◆ To publicise the following:
  - The request from Wokingham Borough Council for suggestions of areas within Woodley to be considered for designation as a Local Green Space.

37. **ENFORCEMENT ISSUES**

**RESOLVED:**

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

The meeting closed at 8:55 pm



## Woodley Town Council

## Observations on the following Planning Applications

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>200482</b> 96 Kingfisher Drive, Woodley, RG5 3LG	Householder application for the proposed part single storey part two storey front, single storey side and rear extension to existing dwelling.
<b>Observations:</b> No objections.	
<b>201055</b> 14 Church Road, Woodley, RG5 4QH	Full application for the proposed sub-division of the plot and the erection of one 2 bedroom dwelling with associated amenity space.
<b>Observations:</b> The Committee recommended that this application be refused on the following grounds: <ul style="list-style-type: none"> <li>- Dangerous access to the site as it located on a bend in the road, leading to poor visibility.</li> <li>- Lack of parking provision on the site of the new dwelling. It is unacceptable to have an allocated parking space in the adjacent property.</li> </ul>	
<b>201150</b> 9 Malvern Close, Woodley, RG5 4HL	Householder application for the proposed erection of a single storey front extension and single storey rear and side extension.
<b>Observations:</b> No objections.	
<b>201173</b> 119 Western Avenue, Woodley, RG5 3BL	Householder application for the proposed erection of a single storey rear extension including 2 No. rooflights, erection of canopy roof to create front porch, erection of pitched roof to existing flat roof dormers to front of dwelling and changes to fenestration.
<b>Observations:</b> No objections.	
<b>201200</b> 20 Wingate Road, Woodley, RG5 4JU	Householder application for the proposed erection of a part single storey part two storey front/side/rear extension, including garage conversion to create habitable accommodation, plus new hardstanding.
<b>Observations:</b> The Committee was concerned that there could be insufficient parking provision for the proposed size of the property and wanted to ensure that the front garden would be paved to provide the three parking spaces shown on the drawings.	

<p><b>201202</b> 18 Coppice Road, Woodley, RG5 3QX</p>	<p>Householder application for the proposed erection of single storey front, side and rear extension with 2 No. rooflights following demolition of existing garage.</p>
<p><b>Observations:</b> The Committee was concerned that there were only two parking spaces proposed for a 4 bedroom property. If planning permission is granted, the Committee would like this to be subject to a condition that the proposed new bedroom and shower room must be ancillary to the main dwelling.</p>	
<p><b>201216</b> 66 Mannock Way, Woodley, RG5 4XW</p>	<p>Householder application for the proposed erection of a single storey front extension, part raising of the roof and part garage conversion.</p>
<p><b>Observations:</b> The Committee had no objections to the proposal, but pointed out that the garage would no longer be large enough to house a car.</p>	
<p><b>201285</b> 14 Wallace Close, Woodley, RG5 3HW</p>	<p>Householder application for proposed conversion of existing garage into habitable accommodation, plus changes to fenestration.</p>
<p><b>Observations:</b> The Committee was concerned that it would not be possible to park three cars in the front garden, as shown on the drawings, unless the hedges at the front of the property were removed – and the hedges might not belong to 14 Wallace Close.</p>	
<p><b>201304</b> 9 Lunds Farm Road, Woodley, RG5 4PY</p>	<p>Householder application for the proposed erection of a single storey front extension, two storey side extension, single storey rear extension, plus the insertion of 4 No. rooflights, following demolition of existing garage and conservatory.</p>
<p><b>Observations:</b> The Committee had no objections to the proposal, but asked that any comments from the neighbours be taken into consideration.</p>	

**Areas to be considered for designation as a Local Green Space**

	Reasonably close proximity to the community it serves	Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife				Local in character and is not an extensive tract of land
		<i>Beauty</i>	<i>Historic significance</i>	<i>Recreational value</i>	<i>Tranquillity/wildlife</i>	
Land over the river from the Loddon Park estate	✓	✓		✓	✓	
The park between Masters Close and Marathon Close	✓			✓		✓
The area between Mohawk Way and the old (closed off) Coleman's Moor Road.	✓	✓	✓	✓	✓	✓
Hearn Road play area	✓			✓		✓
Crescent Park in Southlake Crescent	✓			✓		✓
Mortimer's Meadow	✓	✓		✓	✓	✓
Redwood play area	✓			✓		✓
Bulmershe Fields	✓			✓		✓
Woodford Park and Coronation Fields	✓	✓	✓	✓	✓	✓
Sandford Park, between Hurricane Way and Mohawk	✓			✓		✓
Dinton Pastures	✓	✓	✓	✓	✓	
Ashenbury Park	✓	✓	✓	✓	✓	✓
Aldermoors Nature Reserve	✓	✓	✓	✓	✓	✓
Vauxhall Park	✓	✓		✓		✓
South Lake	✓		✓	✓	✓	✓
Malone Park	✓			✓		✓

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**PLANNING APPLICATIONS**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>201113</b> 123 Loddon Bridge Road, Woodley, RG5 4AG	Householder application for the proposed erection of boundary wall to front/side and new side access.
<b>201293</b> 63 Welford Road, Woodley, RG5 4QS	Householder application for the proposed erection of a single storey rear extension, including the insertion of 2 No. rooflights following demolition of existing conservatory, raising of existing flat roof, plus changes to fenestration.
<b>201384</b> 2 Penrose Avenue, Woodley, RG5 3PA	Full application for the proposed erection of 2 No. three bedroom semi-detached dwellings with associated parking and gardens, and extended parking area to the front of the existing dwelling.
<b>201390</b> 41 Caldbeck Drive, Woodley, RG5 4JX	Householder application for proposed erection of a first floor side extension, part garage conversion into habitable accommodation, plus changes to fenestration.
<b>201425</b> 93 Loddon Bridge Road, Woodley, RG5 4AE	Full application for the proposed change of use from existing home office to a Solicitor's Office. (Retrospective)
<b>201431</b> 39 Wallace Close, Woodley, RG5 3HW	Householder application for the proposed installation of 2.5m wide and 12m long hard-standing, made with permeable material, and a 3.4m wide dropped kerb.
<b>201484</b> 23 Copse Mead, Woodley, RG5 4RP	Householder application for proposed erection of a single storey rear extension, first floor rear extension including the insertion of 2 No. rooflights, insertion of 1 No. rooflight at front elevation and 1 No. rooflight at side elevation, plus changes to fenestration.
<b>201492</b> 5 Fairwater Drive, Woodley, RG5 3JG	Householder application for proposed erection of a single storey front extension to form a porch, two storey side extension including the insertion of 4 No. rooflights, plus changes to fenestration.
<b>201495</b> 299 Loddon Bridge Road, Woodley, RG5 4BE	Householder application for the proposed erection of single storey front extensions, part single storey part two storey rear extension, loft conversion to create habitable accommodation, the insertion of 8 No. rooflights, plus internal alterations and changes to fenestration.
<b>201497</b> 54 Radcot Close, Woodley, RG5 3BG	Householder application for the proposed erection of a first floor front extension.
<b>201508</b> 38 Henley Wood Road, Earley, RG6 7EE	<b>ADJOINING PARISH CONSULTATION</b> Householder application for proposed erection of a single storey front extension to create a porch.

<p><b>201534</b> 15 Fawcett Crescent, Woodley, RG5 3HX</p>	<p>Householder application for the proposed erection of part two storey part single storey side and rear extensions following demolition of existing detached garage and rear conservatory.</p>
<p><b>201554</b> 96 Kingfisher Drive, Woodley, RG5 3LG</p>	<p>Householder application for the proposed erection of single storey front/side and rear extensions, with 2 No. rooflights.</p>
<p><b>201556</b> 16 Selsdon Avenue, Woodley, RG5 4PG</p>	<p>Householder application for the proposed erection of a single storey front extension, two storey side extension following demolition of existing garage, part single part two storey rear extension, conversion of loft to create habitable accommodation with 2 No. rooflights and 1 No. rear dormer following removal of existing chimney plus internal alterations and changes to fenestration.</p>
<p><b>201563</b> 53 Rochester Avenue, Woodley, RG5 4NB</p>	<p>Application to vary condition 2 of planning consent 193291 for the proposed erection of single storey front extension to create porch entrance, part single storey part two storey rear extension following the demolition of existing conservatory, first floor side extension and changes to fenestration. Condition 2 refers to approved details and the variation is to amend the approved ground floor rear extension to align alongside the boundary line.</p>
<p><b>201598</b> 330 Headley Road East, Woodley, RG5 4SJ</p>	<p>Householder application for the proposed erection of a two storey side extension with 3 No. rooflights.</p>
<p><b>201624</b> 30 Radcot Close, Woodley, RG5 3BG</p>	<p>Householder application for the proposed erection of a single storey side extension and part garage conversion, plus changes to fenestration.</p>

Woodley Town Council

**PLANNING DECISIONS**

**E:** Town Council recommendation endorsed by Borough  
**C:** Decision contrary to Town Council recommendation

<b>Application No. &amp; Address</b>	<b>Proposal</b>	<b>Decision</b>
<b>200482</b> 96 Kingfisher Drive, Woodley, RG5 3LG	Householder application for the proposed part single storey, part two storey front, single storey side and rear extension to existing dwelling.	Refused <b>C</b>
<b>200799</b> Sandford Farm, Perimeter Road, Woodley, RG5 4TE	Householder application for proposed erection of a single storey workshop/store.	Approved (WTC unable to comment)
<b>200996</b> Addington School, Woodlands Avenue, Woodley, RG5 3EU	Full planning application for the proposed new vehicular access to Addington School.	Approved <b>E</b>
<b>201001</b> Land to North of Norris Green, Waingels Road, Reading, RG5 4RU	ADJOINING PARISH CONSULTATION Full planning application for the proposed installation of an Air Ventilation Column.	Approved <b>E</b>
<b>201012</b> 3 Quentin Road, Woodley, RG5 3NF	Application to vary conditions 5 & 6 of planning consent 200291 for the householder application for the proposed garage conversion to create habitable accommodation with changes to fenestration. Condition 5 refers to access surfacing and condition 6 refers to widening of access and the variation is to remove conditions 5 & 6.	Approved <b>E</b> – condit 5 <b>C</b> – condit 6
<b>201055</b> 14 Church Road, Woodley, RG5 4QH	Full application for the proposed sub-division of the plot and the erection of one 2 bedroom dwelling with associated amenity space.	Refused <b>E</b>
<b>201150</b> 9 Malvern Close, Woodley, RG5 4HL	Householder application for the proposed erection of a single storey front extension and single storey rear and side extension.	Approved <b>E</b>
<b>201173</b> 119 Western Avenue, Woodley, RG5 3BL	Householder application for the proposed erection of a single storey rear extension including 2 No. rooflights, erection of canopy roof to create front porch, erection of pitched roof to existing flat roof dormers to front of dwelling and changes to fenestration.	Approved <b>E</b>
<b>201200</b> 20 Wingate Road, Woodley, RG5 4JU	Householder application for the proposed erection of a part single storey part two storey front/side/rear extension, including garage conversion to create habitable accommodation, plus new hardstanding.	Approved <b>E</b>
<b>201202</b> 18 Coppice Road, Woodley, RG5 3QX	Householder application for the proposed erection of single storey front, side and rear extension with 2 No. rooflights following demolition of existing garage.	Approved <b>E</b>
<b>201216</b> 66 Mannock Way, Woodley, RG5 4XW	Householder application for the proposed erection of a single storey front extension, part raising of roof and part garage conversion.	Refused <b>C</b>

<b>201285</b> 14 Wallace Close, Woodley, RG5 3HW	Householder application for proposed conversion of existing garage into habitable accommodation, plus changes to fenestration.	Approved <b>E</b>
<b>201304</b> 9 Lunds Farm Road, Woodley, RG5 4PY	Householder application for the proposed erection of a single storey front extension, two storey side extension, single storey rear extension, plus the insertion of 4 No. rooflights, following demolition of existing garage and conservatory.	Approved <b>E</b>





Clarke Telecom Limited  
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 Northampton Road, Manchester,  
 M40 5AG, UK F: +44 (0) 161 785 4501  
[www.clarke-telecom.com](http://www.clarke-telecom.com)

Our ref: WKM007 51622

Clerk to Woodley Town Council:  
 The Oakwood Centre  
 Headley Road  
 Woodley  
 Berkshire  
 RG5 4JZ

Email: [admin@woodley.gov.uk](mailto:admin@woodley.gov.uk)

**Via Email**

2<sup>nd</sup> July 2020

Dear Sir/Madam,

**PRE-APPLICATION CONSULTATION – RADIO BASE STATION INSTALLATION AT WKM007 51622 – JUNCTION ON MOWHAWK WAY, SANDFORD PARK, WOODLEY, READING RG5 4TA NGR E:477914 N:173318**

Clarke Telecom Ltd act on behalf of the mobile telecommunications operator MBNL. MBNL undertakes the management and network deployment of telecommunications sites on behalf of both EE (UK) Ltd and Hutchison 3G UK Limited. The proposal is for a new Hutchison 3G UK Limited column, in order to provide the latest 4G and new 5G technologies to the Reading area.

The purpose of this letter is to consult with you and seek your views on our proposal before any planning submission is made. We understand that you are not always able to provide site specific comments, however, MBNL are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of MBNL's continued network improvement program, there is a specific requirement for a new mast on the Junction of Mowhawk Way to ensure that the latest high quality 2G, 3G and 4G service provision continues to be provided in the Woodley area. The proposed new column will also ensure that new 5G coverage can also be provided at this location. This ensures that coverage and capacity requirements are maintained.

The proposed new mast has been sited and designed in order to provide 5G coverage and to support the existing mobile network. At present it is paramount that digital connectivity is supported and maintained throughout the country. In particular the current massive shift in user demand from city centres and places of work to residential areas and suburbs requires an improvement in coverage and capacity throughout the whole network. The current proposal therefore provides such additional capacity to the network whilst still promoting the improved 5G technology.

The proposed development is within the limits set out in Part 16 for permitted development with Prior Approval. The location enables the whole of the surrounding area to benefit from improved 5G network coverage and has been designed to be future proof, thus enabling other technologies to be deployed depending upon the demand required. As the shift in demand is expected for the foreseeable future and that as central government considers digital communications to be a critical national infrastructure, we intend to support customers and local residents by ensuring as little disruption as possible. The existing

site will therefore be retained so that all existing users may benefit at this difficult time. In addition, EE will become the Emergency Services Network Provider and in order to dedicate the 4G network for that use, the intention is to support all users during the current climate and to maintain all current services without the removal of any existing equipment.

The current proposed works are an upgrade to this installation to enable 5G to be brought to this area. Ultimately the existing column will be replaced by the proposed new column in a slightly different location, but the timings of this cannot be provided due to the need to ensure that there is no loss of service especially during these very trying times that we are living through. Consequently the intention is to retain the existing monopole for a short period, integrate the 5G antennas on the new monopole and to remove the existing monopole when it is practicable. The intention is not to have both monopoles in place for an extended period but simply to ensure that the most effective support for the network is provided at the current time. The timescales involved are dependent upon available teams to complete the works, the integration of the new site and the operational requirement to maintain the network to its fullest capacity during this unprecedented period. We do not anticipate this to be a long period of time but I hope you can appreciate that at present our priority is providing connectivity to all users without any chance of a loss in coverage.

Mobile telecoms networks are now ubiquitous throughout the UK. It is an expectation that an individual can connect and use their mobile phone whenever and wherever they are. With the advent of new technology, under the banner of 5G, further advances are proposed and Central Government has seen the telecoms industry, and in particular 5G, to be at the forefront of economic development.

This new column will enable 5G coverage to be provided to this area of Woodley. The Government recognises that widespread coverage of mobile connectivity is essential for people and businesses. That is why the Government is committed to extending mobile geographical coverage further across the UK, with continuous mobile connectivity provided to all major roads and to being a world leader in 5G. This will allow everyone in the country to benefit from the economic advantages of widespread mobile coverage.

As well as improved mobile signal, 5G networks are also crucial to drive productivity and growth across the sectors that local areas are focusing on through their emerging Local Industrial Strategies. Enabling and planning for 5G implementation is central to achieving the Government's objective to deliver prosperity at the local level and enable all places to share in the proceeds of growth.

5G service provision will bring faster, more responsive and reliable connections than ever before. More than any previous generation of mobile networks, it has the potential to improve the way people live, work and travel, and to deliver significant benefits to the economy and industry through the ability to connect more devices to the Internet at the same time, the 'Internet of Things'. This will enable communities to manage traffic flow and control energy usage, monitor patient health remotely, and increase productivity for business and farmers, all through the real-time management of data.

The demand for mobile data in the UK is increasing rapidly, and as households and businesses become increasingly reliant on mobile connectivity, the infrastructure must be in place to ensure supply does not become a constraint on future demand.

The base station will also meet the extra demands on the network in this area as more people use internet enabled handheld devices.

The preferred MBNL option is as follows:

**JUNCTION ON MOWHAWK WAY, SANDFORD PARK, WOODLEY, READING RG5 4TA NGR  
E:477914 N:173318**

The proposal relates to the installation of a new monopole up to 17m in height supporting 6 no. antennas with a wrap around equipment cabinet at the base of the column, installation of 3 no. new equipment cabinets and ancillary development thereto. Enclosed for reference is a copy of the latest drawings.

The proposed height is essential in order to ensure the latest 4G and new 5G technologies are provided in and around this area of Woodley. These latest technologies operate at higher frequency bands than older technologies such as 2G and 3G. The higher the frequency band the greater the radio signal is naturally weakened. This means that the effects of clutter are even more significant than for the provision of older technologies. As a result, a higher column is normally required to maintain the same coverage footprint. The latest 4G technology and new 5G service provision carry higher capacity and data speeds to the user, this leads to such antennas having to be positioned at a higher height than more standard antennae and in turn a taller antenna height for 5G service provision.

The new column is located where there is an existing established radio base station. There are no other more suitable locations within the immediate area for the operator to locate their equipment. As such this is sequentially the most preferable site for the operator to install the new column and associated equipment cabinets.

The proposal for this MBNL site has been designed within International Commission on Non-Ionising Radiation Protection (ICNIRP) public exposure guidelines. A certificate of ICNIRP compliance will be included within the planning submission.

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14 day period starts from the date at the top of this letter.

For your information pre-consultation letters and a set of plans have been sent to the other local ward councillors for Loddon Ward, the local MP Matt Rodda and the clerk to Woodley Town Council.

We look forward to receiving your response within 14 days of the date of this letter.

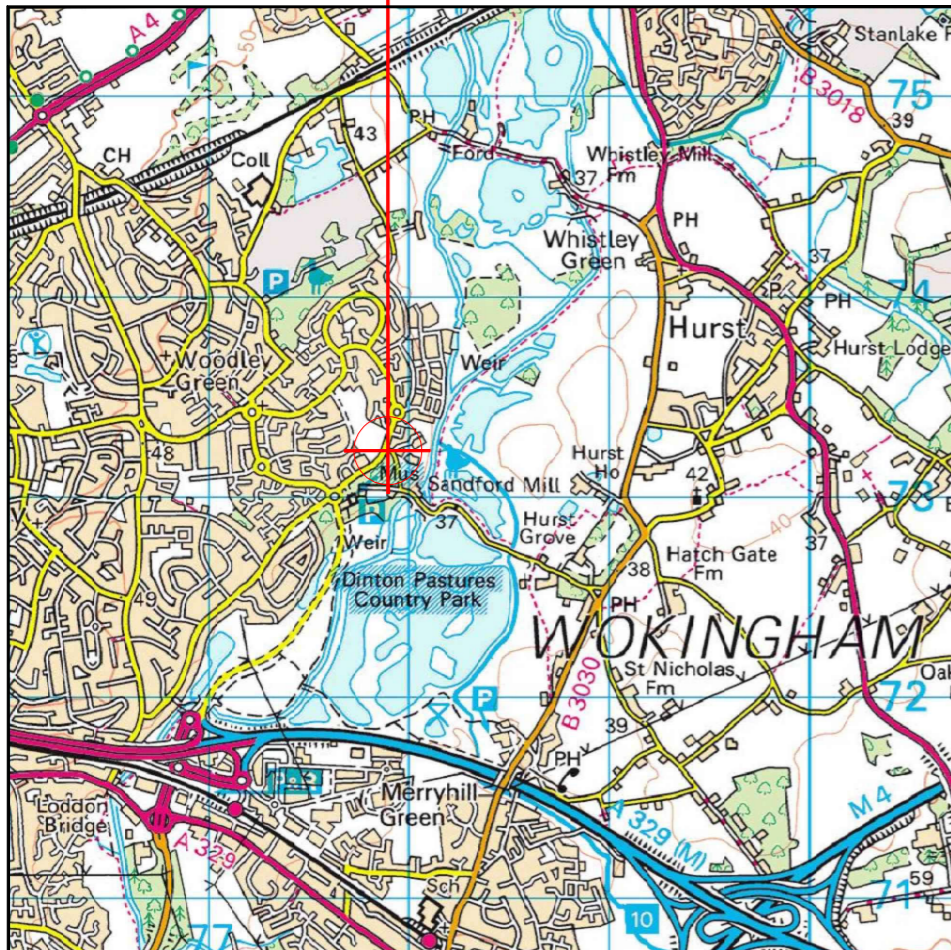
Yours sincerely

A handwritten signature in blue ink, appearing to read "Jennie Hann".

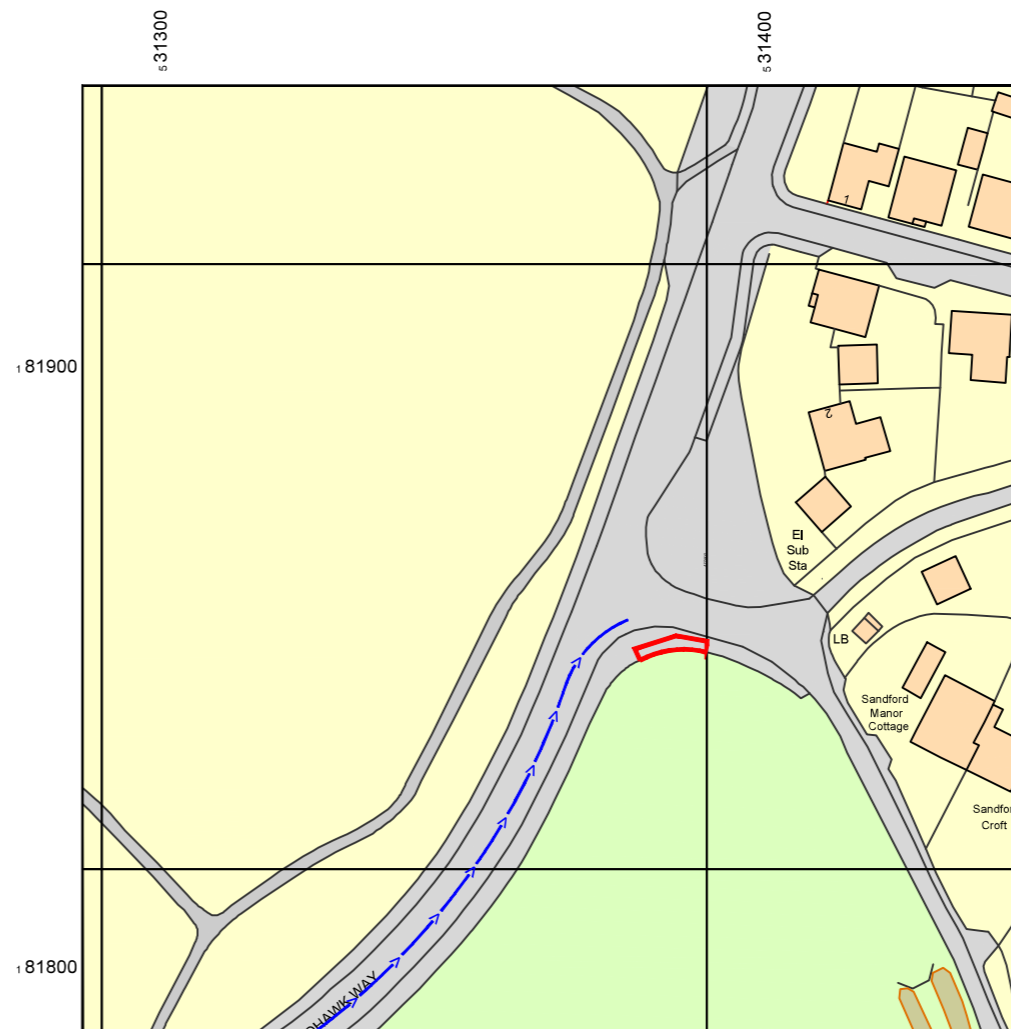
**Jennie Hann BSc MTPL MRTPI**  
Planning Manager  
Clarke Telecom  
Tel: +44 (0)161 785 4500  
Fax: +44 (0)161 785 4501  
Email: [jennie.hann@clarke-telecom.com](mailto:jennie.hann@clarke-telecom.com)

(For MBNL on behalf of Hutchison 3G UK Limited)

SITE LOCATION



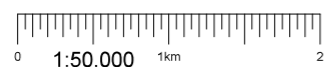
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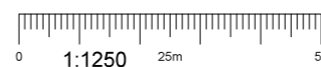
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NGR E: 477914 N: 173318

SITE AREA PLAN



SITE LOCATION PLAN



SITE PHOTOGRAPH



GOOGLE MAPS QR CODE

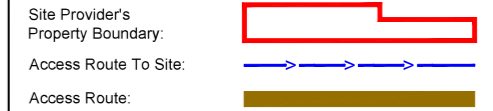
GOOGLE MAPS - [Hyperlink to map of the site](#)

GOOGLE STREETVIEW - [Hyperlink to streetview of the site](#)

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

DIRECTIONS TO SITE:



Master:	MBNL / EE / H3G	Project:	H3G UNILATERAL SW	Purpose of Issue:	Planning	Issue:	A
Date:	30/06/2020	Revision / Upgrade Description:					
Drawn:	C. Pettigrew	First Issue					
Checked:	A. Dobson						
Approved:	A. Dobson						



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Mobile Broadband Network Limited  
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Design Consultant & Principal Contractor:



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Manchester, M40 5AG  
Tel: 0161 785 4500 Fax: 0161 785 4501  
Web: www.clarke-telecom.com

Site Name: **MOHAWK WAY DNS**

Site ID: **985303**

Address:  
**JUNCTION ON MOWHAWK WAY  
SANDFORD PARK  
READING  
RG54TA**

Title: **002 SITE LOCATION PLAN**

Project: **H3G UNILATERAL S.W.**

Purpose of Issue: **PLANNING**

EE Cell ID:	MBNL Cell ID:	3UK Cell ID:
<b>51622</b>	<b>WKM007</b>	<b>RG4280</b>

Master Drawing No:	Issue:
<b>985303_WKM007_51622_RG4280_M001</b>	<b>A</b>



MOHAWK WAY (30mph)

EXISTING 10m HIGH PHASE 5 MEDIUM DUTY MONOPOLE ON D6 ROOT FOUNDATION

EXISTING MBNL HUAWEI BTS 3900A CABINETS IN SIDE BY SIDE ARRANGEMENT ON CONCRETE BASE

EXISTING MBNL KOMODO CABINET ON CONCRETE BASE

EXISTING MBNL FREDO CABINET ON CONCRETE BASE WITH C/W FLEXI MODULES AND UCUs

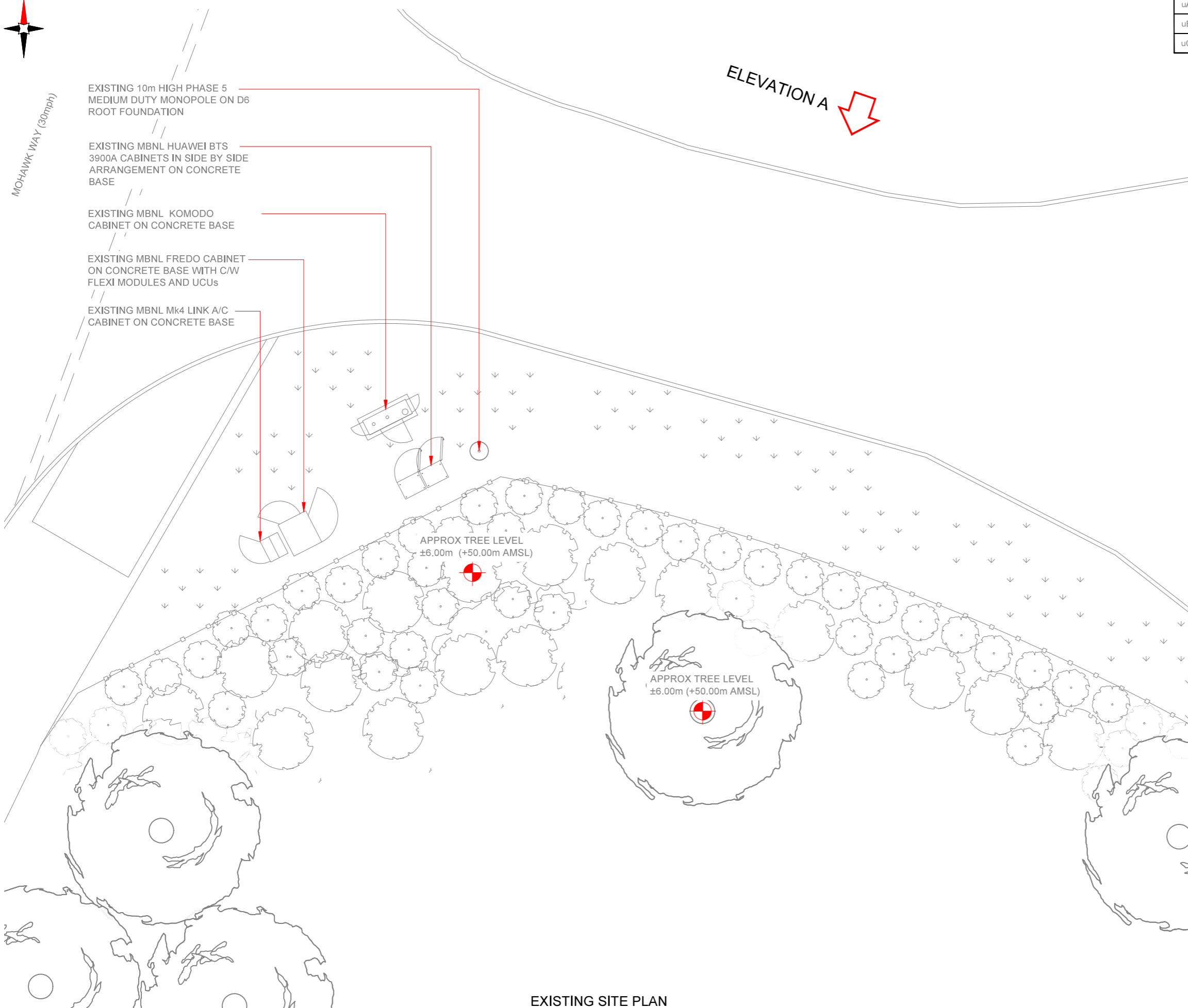
EXISTING MBNL Mk4 LINK A/C CABINET ON CONCRETE BASE

ELEVATION A

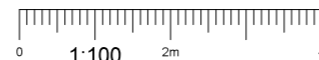
3G / 4G Antenna ID	Existing 3G Bearing
uA1	40°
uB1	220°
uC1	310°

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.



EXISTING SITE PLAN



Master:	MBNL / EE / H3G:	Project:	H3G UNILATERAL SW	Purpose of Issue:	Planning	Issue:	A
Date:	30/06/2020	Revision / Upgrade Description:					
Drawn:	C. Pettigrew	First Issue					
Checked:	A. Dobson						
Approved:	A. Dobson						



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Web: www.clarke-telecom.com

Site Name: **MOHAWK WAY DNS**

Site ID: **985303**

Address: **JUNCTION ON MOWHAWK WAY  
SANDFORD PARK  
READING  
RG54TA**

Title: **100 EXISTING SITE PLAN**

Project: **H3G UNILATERAL S.W.**

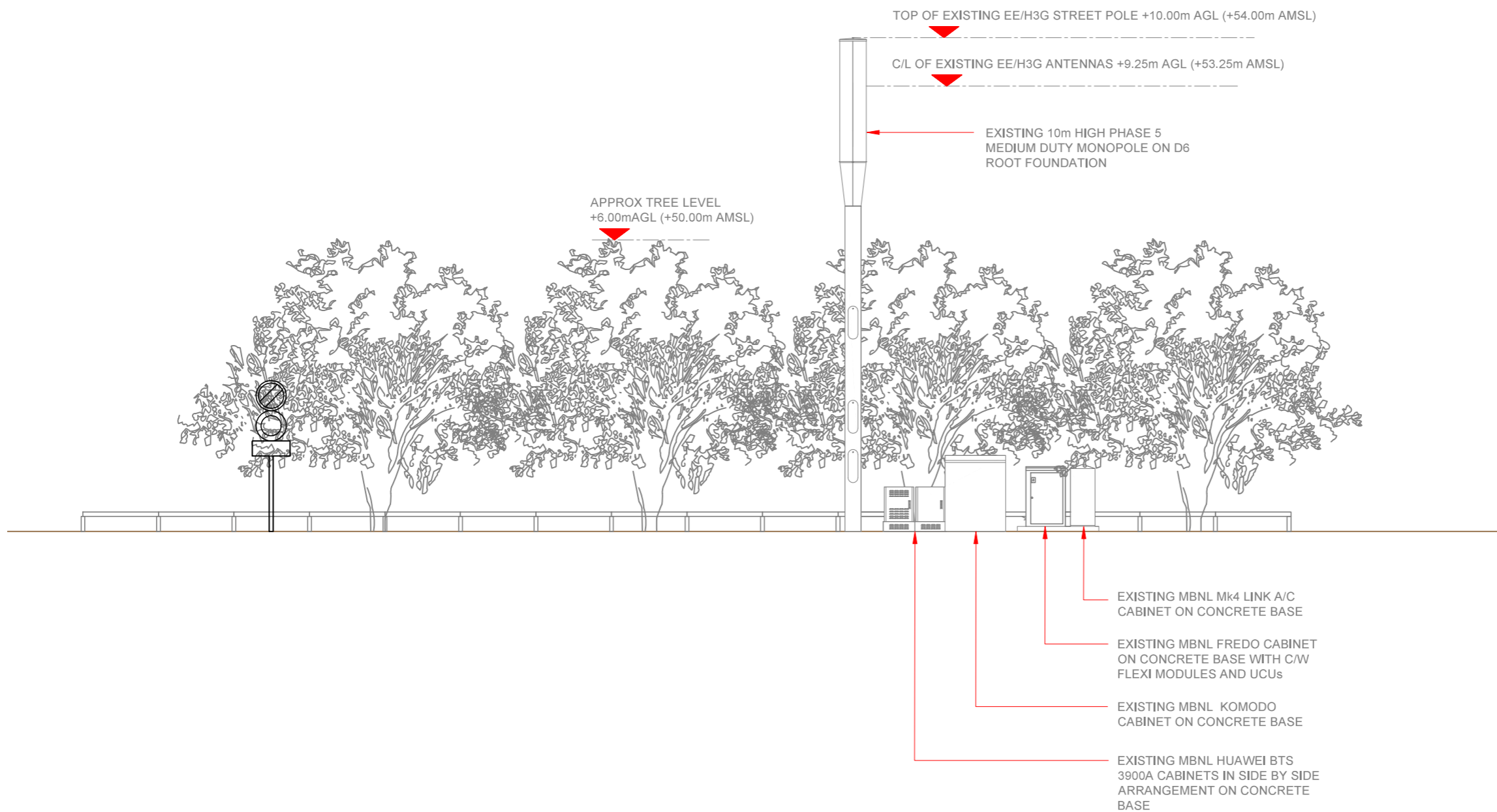
Purpose of Issue: **PLANNING**

EE Cell ID:	MBNL Cell ID:	3UK Cell ID:
<b>51622</b>	<b>WKM007</b>	<b>RG4280</b>

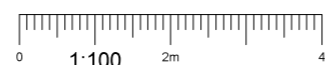
Master Drawing No:	Issue:
<b>985303_WKM007_51622_RG4280_M001</b>	<b>A</b>

3G / 4G Antenna ID	Existing 3G Bearing
uA1	40°
uB1	220°
uC1	310°

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



EXISTING ELEVATION A



Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
M001	MBNL	H3G UNILATERAL SW	Planning	A
Date:	30/06/2020	Revision / Upgrade Description:		
Drawn:	C. Pettigrew	First Issue		
Checked:	A. Dobson			
Approved:	A. Dobson			

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

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Design Consultant & Principal Contractor:

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Web: www.clarke-telecom.com

Site Name: **MOHAWK WAY DNS**

Site ID: **985303**

Address: **JUNCTION ON MOWHAWK WAY  
SANDFORD PARK  
READING  
RG54TA**

Title: **150 EXISTING ELEVATION A**

Project: **H3G UNILATERAL S.W.**

Purpose of Issue: **PLANNING**

EE Cell ID: <b>51622</b>	MBNL Cell ID: <b>WKM007</b>	3UK Cell ID: <b>RG4280</b>
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Master Drawing No: <b>985303_WKM007_51622_RG4280_M001</b>	Issue: <b>A</b>
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MOHAWK WAY (30mph)

ELEVATION A

EXISTING 10m HIGH PHASE 5 MEDIUM DUTY MONOPOLE ON D6 ROOT FOUNDATION TO BE REMOVED

EXISTING MBNL HUAWEI BTS 3900A CABINETS IN SIDE BY SIDE ARRANGEMENT ON CONCRETE BASE

EXISTING MBNL KOMODO CABINET ON CONCRETE BASE TO BE REMOVED

EXISTING MBNL FREDO CABINET ON CONCRETE BASE WITH C/W FLEXI MODULES AND UCUs

EXISTING MBNL Mk4 LINK A/C CABINET ON CONCRETE BASE

PROPOSED 17m HIGH EE/H3G PHASE 8 STREET POLE ON NEW ROOT FOUNDATION

PROPOSED EE/H3G WRAP-AROUND CABINET BUILT AROUND BASE OF PROPOSED STREET POLE

PROPOSED H3G COMMSCOPE BOWLER EQUIPMENT CABINET TO BE INSTALLED ON NEW COMBINED ROOT FOUNDATION

PROPOSED H3G HUAWEI APM5930 EQUIPMENT CABINET TO BE INSTALLED ON NEW COMBINED ROOT FOUNDATION

PROPOSED H3G LINK AC CABINET TO BE INSTALLED ON ROOT FOUNDATION

Antenna Aperture ID	Proposed 4G/5G Bearing	Operator: Shared/EE/H3G
A1	0°	H3G
A2	0°	H3G/EE
B1	120°	H3G
B2	120°	H3G/EE
C1	240°	H3G
C2	240°	H3G/EE

NOTES:

- ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master: M001	MBNL / EE / H3G	Project: H3G UNILATERAL SW	Purpose of Issue: Planning	Issue: A
Date: 30/06/2020	Revision / Upgrade Description:			
Drawn: C. Pettigrew	First Issue			
Checked: A. Dobson				
Approved: A. Dobson				



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Web: www.clarke-telecom.com

Site Name: **MOHAWK WAY DNS**

Site ID: **985303**

Address:  
**JUNCTION ON MOWHAWK WAY  
SANDFORD PARK  
READING  
RG54TA**

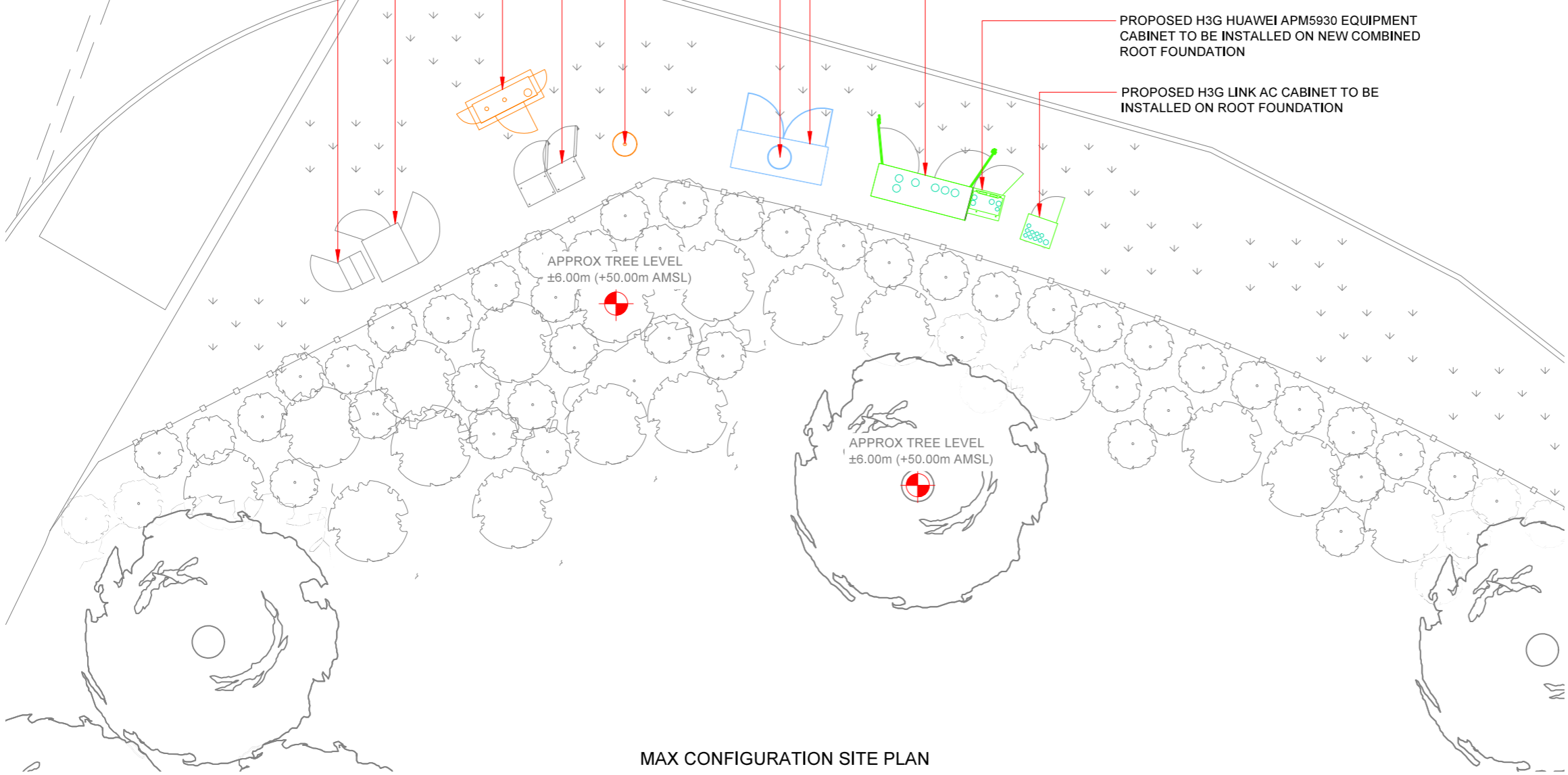
Title: **215 MAX CONFIGURATION SITE PLAN**

Project: **H3G UNILATERAL S.W.**

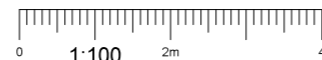
Purpose of Issue: **PLANNING**

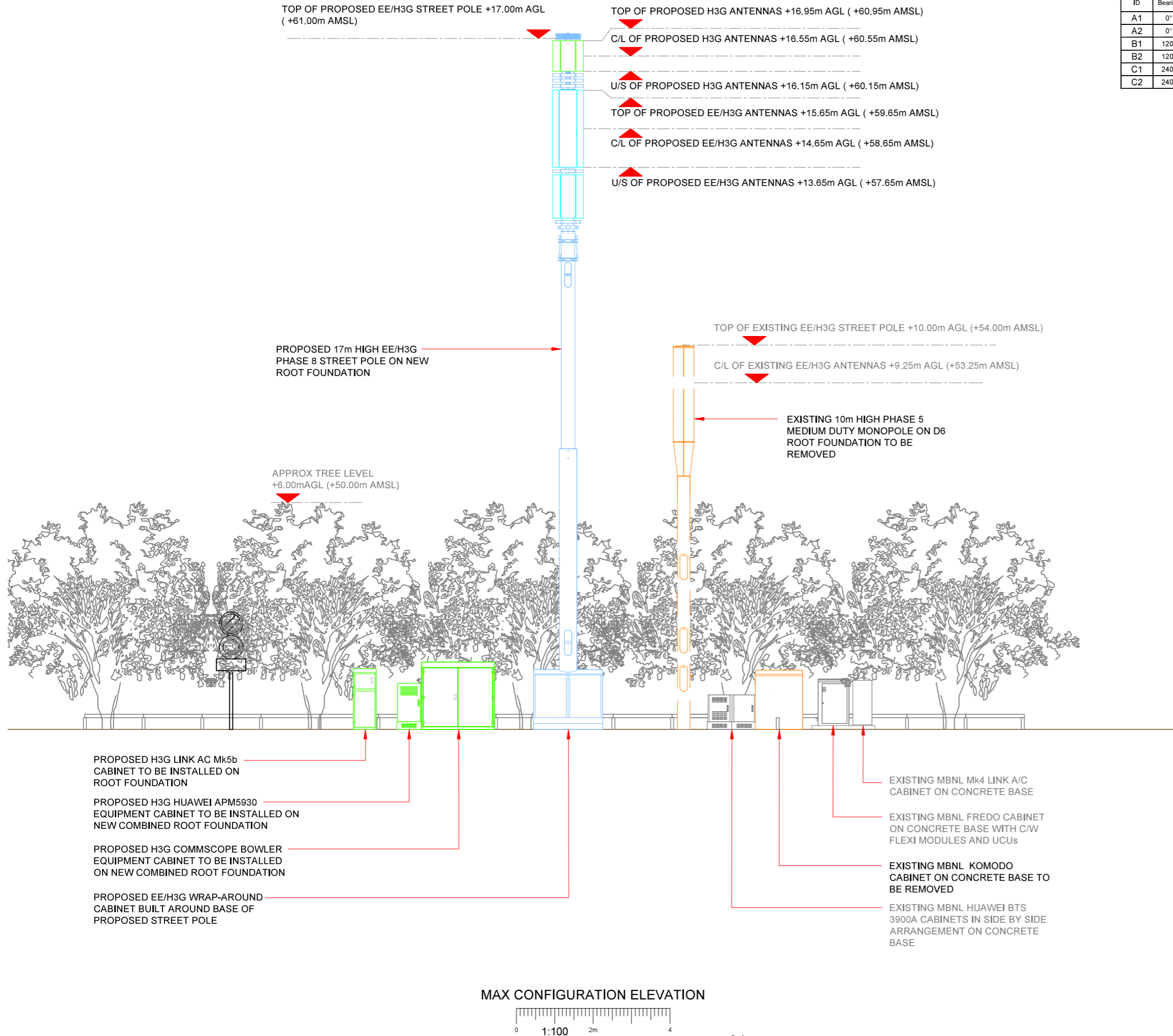
EE Cell ID: <b>51622</b>	MBNL Cell ID: <b>WKM007</b>	3UK Cell ID: <b>RG4280</b>
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Master Drawing No: <b>985303_WKM007_51622_RG4280_M001</b>	Issue: <b>A</b>
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MAX CONFIGURATION SITE PLAN





Antenna Aperture ID	Proposed 4G/5G Bearing	Operator: Shared/ EE/H3G
A1	0°	H3G
A2	0°	H3G/EE
B1	120°	H3G
B2	120°	H3G/EE
C1	240°	H3G
C2	240°	H3G/EE

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

Master: M001	MBNL / EE / H3G	Project: H3G UNILATERAL SW	Purpose of Issue: Planning	Issue: A
Date: 30/06/2020	Revision / Upgrade Description: First Issue			
Drawn: C. Pettigrew				
Checked: A. Dobson				
Approved: A. Dobson				

 <p>Hutchison 3G UK Limited Star House, 20 Greenfell Road Madderhead, SL8 1EH Tel: 01628 785 000 Fax: 01628 785 001</p> <p>H3G Base Station Information Line: 0845 6043000 Available 9am-5pm Monday to Friday</p>	 <p>Hatfield Business Park Hatfield Hertfordshire AL10 9BW</p> <p>Tel: 01707 315000 Fax: 01707 319001</p>
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Design Consultant & Principal Contractor:

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Tel: 0161 785 4500 Fax: 0161 785 4501  
Web: www.clarke-telecom.com

Site Name: **MOHAWK WAY DNS**

Site ID: **985303**

Address: **JUNCTION ON MOWHAWK WAY  
SANDFORD PARK  
READING  
RG54TA**

Title: **265 MAX CONFIGURATION ELEVATION**

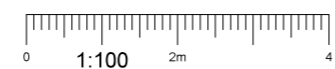
Project: **H3G UNILATERAL S.W.**

Purpose of Issue: **PLANNING**

EE Cell ID: <b>51622</b>	MBNL Cell ID: <b>WKM007</b>	3UK Cell ID: <b>RG4280</b>
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Master Drawing No: **985303\_WKM007\_51622\_RG4280\_M001** Issue: **A**

MAX CONFIGURATION ELEVATION





**ENFORCEMENT NOTIFICATIONS - 14 July 2020**

**Loddon Park, Perimeter Road**

Snagging issues prior to handover to WBC management