



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. Doyle; M. Forrer;  
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 19 May 2020, at which your attendance is requested. This will be a virtual meeting, as authorised by the Coronavirus Act (2020), Section 28.**

Deborah Mander  
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 COMMITTEE MEETING HELD ON 25 FEBRUARY 2020** Page 7  
To approve the minutes of the Planning Committee meeting held on 25 February 2020 and for the Chairman to sign them as a true record.
4. **CURRENT PLANNING APPLICATIONS**  
To consider current planning applications and agree comments to be forwarded to the planning authority. **(Appendix 4)** Page 13
5. **PLANNING DECISIONS**  
To note information on decision notices received from the planning authority since the last meeting. **(Appendix 5)** Page 15

6. **PLANNING APPEALS**

To note the following appeal decisions:

Application: 191105  
Location: 181 Headley Road East, Woodley, RG5 4JG.  
Proposal: Full planning application for the proposed erection of one 2 bedroom detached dwelling with new associated driveway, private garden and bike storage.  
(Woodley Town Council did not consider this application, as it was determined before the committee met.)  
Decision: The appeal was dismissed.

Application: 192571  
Location: 29 Duncan Road, Woodley, RG5 4HR.  
Proposal: Full application for the proposed sub-division to form 2 No. two-bedroom dwellings with parking and amenity space.  
(Woodley Town Council recommended refusal.)  
Decision: The appeal was allowed.

7. **NEIGHBOUR CONSULTATION SCHEME**

This type of application only requires consultation with adjoining neighbours of the site.

To note application 200454

Location: 14 Hanwood Close, Woodley, RG5 3AB.  
Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.5m, for which the maximum height would be 3.12m and the height of the eaves 2.42m.

To note application 200599

Location: 49 Rowan Drive, Woodley, RG5 4LN.  
Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3m and the height of the eaves 3m.

To note application 200932

Location: 41 Caldbeck Drive, Woodley, RG5 4JX.  
Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3m and the height of the eaves 3m.

To note application 200936

Location: 15 Walmer Road, Woodley, RG5 4PN.  
Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.5m, for which the maximum height would be 3.5m and the height of the eaves 2.5m.

8. **ADVERTISEMENT CONSENT NOTIFICATION**

This type of application does not require consultation.

To note application 200783

Location: Unit 4, East Reading Retail Centre, Shepherds Hill, Woodley, RG6 1FE.

Proposal: Application for advertisement consent for 3 No. external illuminated fascia signs fixed to the high-level cladding.  
Advertisement period 30/09/2019 to 30/09/2024.

9. **TELECOMMUNICATIONS NOTIFICATION**

This type of application does not require consultation.

To note application 200608

Location: Henley Wood road, Earley, RG6 7EE.

Proposal: Prior approval application for the erection of a base station consisting of 1 No. 10 metre 'Alpha 26' street pole, 3 No. shrouded antennas and 3 No. ground-based equipment cabinets plus ancillary development.

To note application 200876

Location: Headley Park 8, Headley Road East, Woodley, RG5 4SA.

Proposal: Prior approval submission for proposed installation of non-ground penetrative electronic communications equipment comprising 18 metre high mast, cabin, support steelwork, concrete blocks, electricity meter cabinet, antennas, dishes, GPS antenna, close boarded timber fencing and associated ancillary development.

10. **TREE PRESERVATION ORDERS**

a) **Applications for works to trees**

This type of application does not require consultation.

To note application 200105

Location: TPO 143/1977, Area 1: 19 Sandford Drive, Woodley.

Proposal: To selectively prune two trees.

To note application 200285

Location: TPO 1611/2017, Area 4: The Old Pump House, Beggars Hill Road, Woodley.

Proposal: To selectively prune seven trees and fell one tree.

To note application 200561

Location: TPO 4/1961, Area 1: 92 & 94 Antrim Road, Woodley.

Proposal: To selectively prune one Oak tree.

To note application 200622

Location: TPO 3/1951: 23 Fairwater Drive, Woodley.

Proposal: To fell one multi-stemmed Silver Birch.

To note application 200826

Location: TPO 3/1951: 31 Malone Road, Woodley.

Proposal: To fell two conifers.

To note application 200854

Location: TPO 1647/2018: Bulmershe Leisure Centre, Woodlands Avenue, Woodley.

Proposal: To selectively prune one oak tree.

To note application 201132

Location: TPO 3/1951: 18 Bruce Road, Woodley.

Proposal: To fell and replace one Tree of Heaven.

- b) To note that Wokingham Borough Council has created the following Tree Preservation Order:

TPO 1715/2020 – relating to the trees to the east of Wheble Drive, Woodley.

Area W2 of TPO 3/1951 has been reviewed by Wokingham Borough Council, as this area was originally woodland, but has subsequently been developed for housing and the trees now grow in gardens. TPO 1715/2020 has been created for clarity and includes the trees of note that require protection in order to preserve the amenity of the area.

This order takes effect, on a provisional basis, from 5 March 2020 and will continue in force for 6 months or until the order is confirmed by Wokingham Borough Council.

- c) To note that Wokingham Borough Council has confirmed the following Tree Preservation Order:

TPO 1696/2019 – relating to trees associated with Church Mews, Woodley.

11. **CYCLING IN WOODLEY WORKING PARTY**

To receive **Report No. PC 3/20** of the Cycling in Woodley Working Party meeting held on 4 March 2020. Page 19

12. **CYCLING IMPROVEMENTS IN WOODLEY**

To note that Wokingham Borough Council have asked for the Town Council's views on the use of Section 106 money to improve cycling routes in Woodley.

The possible projects under consideration are:

- a) Upgrade the existing footway along the south and east side of Kingfisher Drive to provide a shared use footway/cycleway to improve accessibility towards Earley Station.
- b) Upgrade the existing footway along the south side of Beechwood Avenue to provide a shared use footway/cycleway to improve accessibility between The Bulmershe School and Woodley Shopping Centre.

Members are asked to consider whether either location is a particular concern and which project would provide the most benefit.

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

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.

14. **STOPPING-UP OF HIGHWAY AT 14 SOUTH LAKE CRESCENT**  
To note that an Order has been made by the Department of Transport under the provisions of the Town and Country Planning Act 1990, Section 247, for the stopping-up of the highway at 14 South Lake Crescent, Woodley, RG5 3QW, as attached at **Appendix 14**. Page 22
  
15. **WOKINGHAM BOROUGH COUNCIL: PUBLIC RIGHTS OF WAY IMPROVEMENT PLAN**  
To note the press release from Wokingham Borough Council regarding the Public Rights of Way Improvement Plan. (**Appendix 15**) Page 25
  
16. **ARBORFIELD AND BARKHAM NEIGHBOURHOOD PLAN**  
To note that Wokingham Borough Council formally adopted the Arborfield and Barkham Neighbourhood Plan on 22 April 2020. A copy of the plan can be viewed at: [www.wokingham.gov.uk/neighbourhoodplanning](http://www.wokingham.gov.uk/neighbourhoodplanning)
  
17. **ENFORCEMENT ISSUES**  
To note the enforcement notifications listed in **Appendix 17**. Page 27

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**Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 25 February 2020 at 7:45 pm**

**Present:** *Councillors: P. Wicks (Chairman); K. Baker; D. Bragg; C. Jewell; J. MacNaught; D. Mills; S. Rahmouni; R. Skegg*

**Officer present:** *K. Murray, Deputy Town Clerk*

**Also present:** *Councillor K. Gilder  
6 members of public*

184. **APOLOGIES**

Apologies for absence were received from Councillors J. Cheng and M. Forrer.

185. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

186. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 28 JANUARY 2020**

**RESOLVED:**

- ◆ That the minutes of the Planning and Community Committee meeting held on 28 January 2020 be approved and signed by the Chairman as a true and accurate record.

187. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

188. **PLANNING DECISIONS**

**RESOLVED:**

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

189. **NEIGHBOUR CONSULTATION SCHEME**

**RESOLVED:**

- ◆ To note application 200226  
Location: 50 Howth Drive, Woodley, RG5 3EB.  
Proposal: Application for prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and the height of the eaves 3m.
- ◆ To note application 200438  
Location: 22 Reading Road, Woodley, RG5 3DB.  
Proposal: Application for prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.8m, for which the maximum height would be 4m and the height of the eaves 2.75m.

190. **TELECOMMUNICATIONS NOTIFICATION**

**RESOLVED:**

- ◆ To note application 200203  
Location: Land opposite 179 Headley Road East.  
Proposal: Prior approval application for the erection of a 20m monopole housing 6 No. antennas and 1 No. microwave dish and installation of 2 No. equipment cabinets and 1 No. meter.

191. **TREE PRESERVATION ORDERS**

**RESOLVED:**

- ◆ To note application 193384  
Location: TPO 256/1984: 4 Philips Close, Woodley.  
Proposal: To fell two Oak trees.
- ◆ To note application 200079  
Location: TPO 682/1994: 8 Welford Road, Woodley.  
Proposal: To selectively prune one Oak tree.
- ◆ To note application 200151  
Location: TPO 143/1977, Area 1: 27 Sandford Drive, Woodley.  
Proposal: To selectively prune one Oak tree.
- ◆ To note application 200256  
Location: TPO 3/1951, Area 1: Land adjacent to 23 Kingfisher Drive, Woodley.  
Proposal: To selectively prune one multi-stemmed Alder.
- ◆ To note application 200266  
Location: TPO 1696/2019, Area 1 and T2: 3 Church Mews, Woodley.  
Proposal: To selectively prune one Bay tree and one Copper Beech.

192. **COMMUNITY SPEEDWATCH UPDATE**

There were no updates on matters relating to Community Speedwatch to report to the meeting.

193. **CYCLING IN WOODLEY WORKING PARTY**

Councillor Jewell informed Members that a meeting of the Cycling in Woodley Working Party would be held on 4 March 2020 and would be attended by a representative from Wokingham Borough Council.

194. **WOKINGHAM BOROUGH COUNCIL: DRAFT LOCAL PLAN CONSULTATION**

Members considered the Wokingham Borough Council Draft Local Plan and noted that none of the areas identified for development were located within Woodley. The Bulmershe Site of Urban Landscape Value (SULV) was still designated as SULV, but was also classified in the draft Plan as a Local Green Space (LGS).

**RESOLVED:**

- ◆ To send a "no comment" response to the Wokingham Borough Council Draft Local Plan consultation.



195. **CENTRAL AND EASTERN BERKSHIRE AUTHORITIES – JOINT MINERALS AND WASTE PLAN FOCUSED REGULATION 18 CONSULTATION: SAND AND GRAVEL PROVISION AND OPERATOR PERFORMANCE**

Members considered the Central and Eastern Berkshire Authorities Joint Minerals and Waste Plan Focused Regulation 18 Consultation for Sand and Gravel Provision and Operator Performance.

**RESOLVED:**

- ◆ To send a “no comment” response to the Central and Eastern Berkshire Authorities Joint Minerals and Waste Plan Focused Regulation 18 Consultation for Sand and Gravel Provision and Operator Performance.

196. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

- ◆ To note receipt of the following:
  - *Me2 Club Newsletter – January 2020*
  - *Woodley Town Centre Newsletter – February 2020*

197. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

198. **PUBLICITY/WEBSITE**

**RESOLVED:**

- ◆ To publicise the following:
  - The Wokingham Borough Council Draft Local Plan consultation.
  - A summary of the planning application observations submitted by the Committee following each meeting.

199. **ENFORCEMENT ISSUES**

No enforcement notifications had been received since the last meeting.

The meeting closed at 9:05 pm

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## Woodley Town Council

Page 1

Date :- 27/02/2020

## Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
<b>Approved on the following applications; </b>			
<b>200172</b>	06/02/2020	Mr & Mrs Arnel Tan	29 Beechwood Avenue Beechwood Avenue Woodley RG5 3DE
<b>Proposal :</b> Householder application for proposed erection of a single storey front extension to form a porch, single storey rear extension, plus changes to fenestration.			
<b>Observations :</b> No objections.			
<b>200291</b>	14/02/2020	N Renkin	3 Quentin Road Quentin Road Woodley RG5 3NF
<b>Proposal :</b> Householder application for the proposed garage conversion to create habitable accommodation with changes to fenestration.			
<b>Observations :</b> No objections.			
<b>200345</b>	13/02/2020	Mr Parmjit Singh	299 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4BE
<b>Proposal :</b> Householder application for the proposed erection of a single storey front extension, part single part two storey rear extension with 4 No. rooflights, loft conversion to create habitable accommodation with 7 No. rooflights.			
<b>Observations :</b> The Committee had no objections to the application but asked that the neighbours' concerns be taken into consideration.			
<b>200352</b>	14/02/2020	Mr J Redman	27 Leyburn Close Leyburn Close Woodley RG5 4PX
<b>Proposal :</b> Householder application for the proposed conversion of garage to create habitable accommodation, canopy roof to create front porch following demolition of existing conservatory and side porch, changes to fenestration.			
<b>Observations :</b> No objections.			
<b>200390</b>	17/02/2020	Mr & Mrs Shehi	46 Woodlands Avenue Woodlands Avenue Woodley RG5 3HJ
<b>Proposal :</b> Householder application for the proposed erection of a detached shed. (Part-retrospective)			
<b>Observations :</b> One letter of concern had been received for this application.			
The Committee had no objection to the application, but asked that the neighbours' concerns be taken into consideration.			

Date :- 27/02/2020

**Observations on the following Planning Applications**

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
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**Refused on the following applications;****193409**

17/02/2020

Mr James Burroughs

2b Butts Hill Road  
Butts Hill Road  
Woodley  
RG5 4NH**Proposal :** Householder application for proposed erection of a single storey rear extension to create habitable accommodation annex, plus changes to fenestration.**Observations :** One letter of concern had been received for this application.

The Committee considered the proposal and recommended that the application be refused on the following grounds:

- The proposal will require the felling of a mature tree that is protected by a Tree Preservation Order.
- The proposal will have a detrimental effect on the mature sycamore tree in the adjacent garden of Powerscourt, Western Avenue.
- Massing.
- Overbearing to neighbouring properties.

**200191**

29/01/2020

Mr &amp; Mrs Kalsi

314 Kingfisher Drive  
Kingfisher Drive  
Woodley  
RG5 3LH**Proposal :** Householder application for the proposed erection of a two storey side extension, new driveway and dropped kerb.**Observations :** Two residents were present at the meeting to voice concerns about the proposal and Councillor Gilder was present to voice concerns on behalf of local residents.

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

- The estate was designed with vehicular access provided to the rear of all properties, with pedestrian access at the front. This proposal is out of character and would set a precedent for cars to park in front gardens with access over footpaths.
- Providing vehicular access over the footpath would have safety implications, particularly for children, as the presence of vehicles would not be expected. Children regularly use these footpaths on their journey to school, which is in close proximity, and to the Southlake Play Area.
- Providing vehicular access from the road to the proposed parking spaces by a dropped kerb will reduce the number of parking spaces available in the road.
- The example given to evidence an existing precedence is totally inappropriate for the location of this application. The walkways serving each group of houses are significantly different. The walkway serving 3 Kingfisher Drive serves only 4 houses and is open plan with no bushes/trees in front of the 4 houses. The walkway at the applicant's location is smaller, serves dozens of houses and is not open plan, with the boundaries of the properties it serves all having trees/bushes.

**200204**

05/02/2020

Mr N Looby

1 Windermere Close  
Windermere Close  
Woodley  
RG5 4EZ**Proposal :** Full application for the proposed installation of an automated vehicular entrance gate and manual pedestrian gate at Windermere Close.**Observations :** The Committee recommended that this application be refused on the following grounds:

- The restricted access from Loddon Bridge Road could result in vehicles backing up onto Loddon Bridge Road.
- Concerns about the noise produced by the proposed rumble strips located in close proximity to houses.

Date :- 27/02/2020

**Observations on the following Planning Applications**

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
<b>200342</b>	14/02/2020	Mr R Teader	62 Woodlands Avenue Woodlands Avenue Woodley RG5 3HL

**Proposal :** Householder application for the proposed loft conversion with gable ends to replace pitched roof on front and rear elevations.

**Observations :** The Committee recommended that this application be refused on the following grounds:  
- Out of character with the street scene.

<b>200350</b>	13/02/2020	Mr & Mrs Giamattei	12 Sandford Drive Sandford Drive Woodley RG5 4RR
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**Proposal :** Householder application for the proposed erection of a detached carport and new dropped kerb.

**Observations :** Three residents were present at the meeting to voice concerns about this application.

The Committee considered the proposal and recommended that the application be refused on the following grounds:

- Out of character with neighbouring properties.
- Overbearing to neighbouring properties.
- Unneighbourly.

Woodley Town Council

**PLANNING APPLICATIONS**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>200179</b> 21 Anthian Close. Woodley, RG5 4XA	Householder application for the proposed raising of the roof to create habitable accommodation and garage conversion, also first floor side extension above garage and changes to fenestration.
<b>200824</b> 184 Loddon Bridge Road, Woodley, RG5 4AA	Application to vary condition 2 of planning consent 192193 for the full application for the erection of 2 No. 2 bedroom semi detached dwellings and 1 No. 2 bedroom bungalow following demolition of existing buildings. Condition 2 refers to Approved Details and the variation is to change the elevations, floor plans and block plans including an increase in the roof height of all three dwellings by 500mm.
<b>200846</b> 19 Silver Fox Crescent. Woodley, RG5 3JA	Householder application for the proposed single storey rear extension with canopy roof and proposed conversion of roof form to existing dwelling.
<b>200902</b> 8 Wroxham Road, Woodley, RG5 3AT	Householder application for the proposed erection of a first floor side extension and a single storey rear extension with 2 No. rooflights.
<b>200924</b> 196 Loddon Bridge Road, Woodley, RG5 4BS	Householder application for the proposed erection of a single storey front extension to create porch, plus part single storey, part two storey, side/rear extension.
<b>200996</b> Addington School, Woodlands Avenue, Woodley, RG5 3EU	Full planning application for the proposed new vehicular access to Addington School.
<b>201001</b> Land to North of Norris Green, Waingels Road, Charvil, RG5 4RU	ADJOINING PARISH CONSULTATION Full planning application for the proposed installation of an air ventilation column.
<b>201012</b> 3 Quentin Road, Woodley, RG5 3NF	Application to vary conditions 5 and 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 and 6.
<b>201015</b> 21 Farriers Close, Woodley, RG5 3DD	Householder application for the proposed erection of a single storey side/rear extension with 2 No. rooflights, following the demolition of the existing conservatory, plus conversion of garage to create habitable accommodation.
<b>201029</b> 39 Colemans Moor Lane, Woodley, RG5 4BT	Householder application for the proposed erection of a single storey rear extension with 2 No. rooflights.

<p><b>201038</b> 4 Addington Gardens, Woodley, RG5 3EW</p>	<p>Householder application for the proposed loft conversion including the installation of 3 No. rooflights and rear facing dormer.</p>
<p><b>201079</b> 41 Butts Hill Road, Woodley, RG5 4NJ</p>	<p>Householder application for the proposed erection of a single storey rear extension including 5 No. rooflights following demolition of existing conservatory, part conversion of garage, raising of side roof and 1 No. rear facing dormer to create habitable accommodation.</p>
<p><b>201090</b> 7 Brunel Drive, Woodley, RG5 4PW</p>	<p>Householder application for the proposed erection of a single storey front extension.</p>
<p><b>201125</b> 4 Seaford Gardens, Woodley, RG5 3LN</p>	<p>Householder application for the proposed erection of a part single storey part two storey side extension including 4 No. rooflights following demolition of existing conservatory.</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>192819</b> 11 Shepherds Hill, Woodley, RG6 1BB	Householder application for the proposed erection of a part single storey part two storey rear extension following part demolition of existing rear extension, plus the insertion of 1 No. rooflight.	Approved <b>E</b>
<b>193217</b> 4 Catalina Close, Woodley, RG5 4UG	Householder application for the proposed erection of a part single storey part two storey side extension, including garage conversion to create habitable accommodation, following demolition of existing side extension.	Approved (WTC unable to comment)
<b>193409</b> 2B Butts Hill Road, Woodley, RG5 4NH	Householder application for proposed erection of a single storey rear extension to create habitable accommodation annex, plus changes to fenestration.	Refused <b>E</b>
<b>200026</b> 148 Loddon Bridge Road, Woodley, RG5 4AB	Householder application for the proposed creation of a dropped kerb.	Approved <b>E</b>
<b>200070</b> Henley Wood Road, Earley, RG6 7EE	ADJOINING PARISH APPLICATION Prior approval submission for the erection of 1 No. 10m street pole shrouded telecommunications antenna and 3 No. ground ancillary cabinets.	Refused <b>C</b>
<b>200081</b> 10 Rosewood, Woodley, RG5 3QU	Householder application for the proposed part single storey, part two storey side and rear extension to existing dwelling.	Refused <b>E</b>
<b>200097</b> 162 Reading Road, Woodley, RG5 3AA	Householder application for proposed erection of a single storey side/rear extension including the insertion of 2 No. rooflights, plus changes to fenestration.	Approved <b>E</b>
<b>200172</b> 29 Beechwood Avenue, Woodley, RG5 3DE	Householder application for proposed erection of a single storey front extension to form a porch, single storey rear extension, plus changes to fenestration.	Approved <b>E</b>
<b>200191</b> 314 Kingfisher Drive, Woodley, RG5 3LH	Householder application for the proposed erection of a two storey side extension, new driveway and dropped kerb.	Approved <b>C</b>
<b>200204</b> 1 Windermere Close, Woodley, RG5 4EZ	Full application for the proposed installation of an automated vehicular entrance gate and manual pedestrian gate at Windermere Close.	Approved <b>C</b>
<b>200284</b> 93 Loddon Bridge Road, Woodley, RG5 4AE	Full application for the proposed change of use from C3 residential to a mixed use of residential and Solicitor's Office. (Retrospective)	Refused (WTC unable to comment)

<b>200291</b> 3 Quentin Road, Woodley, RG5 3NF	Householder application for the proposed garage conversion to create habitable accommodation with changes to fenestration.	Approved <b>E</b>
<b>200342</b> 62 Woodlands Avenue, Woodley, RG5 3HL	Householder application for the proposed loft conversion with gable ends to replace pitched roof on front and rear elevations.	Approved <b>C</b>
<b>200345</b> 299 Loddon Bridge Road, Woodley, RG5 4BE	Householder application for the proposed erection of a single storey front extension, the increase in height of the roof to provide third floor accommodation and a part two storey part single storey rear extension.	Refused <b>C</b>
<b>200350</b> 12 Sandford Drive, Woodley, RG5 4RR	Householder application for the proposed erection of a detached carport and new dropped kerb.	Refused <b>E</b>
<b>200352</b> 27 Leyburn Close, Woodley, RG5 4PX	Householder application for the proposed conversion of garage to create habitable accommodation, canopy roof to create front porch following demolition of existing conservatory and side porch, changes to fenestration.	Approved <b>E</b>
<b>200390</b> 46 Woodlands Avenue, Woodley, RG5 3HJ	Householder application for the proposed erection of a detached shed. (Part retrospective)	Approved <b>E</b>
<b>200443</b> 60 Headley Road, Woodley, RG5 4JE	Full application for the change of use of the rear portion of the existing building to form a studio flat (Use Class C3). (Retrospective)	Approved (WTC unable to comment)
<b>200467</b> 4 Rycroft Close, Woodley, RG5 3BP	Householder application for the proposed erection of a first floor side extension with hipped roof following demolition of existing pitched roof, reconfiguration of existing solar panels on rear roof including insertion of 1 No. rooflight and changes to fenestration.	Approved (WTC unable to comment)
<b>200479</b> Land to the east of 5 South Lake Crescent, Woodley, RG5 3QW	Full planning application for the erection of a detached 4 bedroom two storey dwelling with additional rooms to create habitable accommodation in the roof space.	Refused (WTC unable to comment)
<b>200605</b> 20 Wingate Road, Woodley, RG5 4JU	Householder application for the proposed erection of a part single part two storey rear extension, part single part two storey front/side extension, garage conversion to create habitable accommodation, erection of a detached outbuilding for ancillary residential accommodation and changes to fenestration.	Refused (WTC unable to comment)
<b>200611</b> 11 Copse Mead, Woodley, RG5 4RP	Householder application for proposed erection of a single storey front extension to form a porch, plus a single storey rear extension including the insertion of 1 No. rooflight.	Approved (WTC unable to comment)
<b>200684</b> 50 Howth Drive	Householder application for the proposed erection of a single storey front extension with pitched roof to create porch, single storey front and rear extension to existing side extension.	Approved (WTC unable to comment)
<b>200685</b> 72 Woodlands Avenue, Woodley, RG5 3HL	Householder application for the proposed erection of a single storey rear extension following the demolition of existing rear extension, plus removal of existing chimney.	Approved (WTC unable to comment)



<b>200698</b> 7 Malvern Close, Woodley, RG5 4HL	Householder application for the proposed erection of a first floor rear extension, insertion of 3 No. dormers to existing side roofs, conversion of garage/store to create habitable accommodation and changes to fenestration.	Refused (WTC unable to comment)
<b>200699</b> 92 Tippings Lane, Woodley, RG5 4RY	Householder application for the proposed erection of a fence to side and front of dwelling.	Refused (WTC unable to comment)
<b>200728</b> 134 Church Road, Earley, RG6 1HR	ADJOINING PARISH CONSULTATION Householder application for the proposed erection of a single storey extension to form a front porch and canopy roof, a part single part two storey rear extension with rear balcony, conversion of existing store to habitable accommodation, insertion of 2 No. rooflights and changes to fenestration, following demolition of existing conservatory.	Approved (WTC unable to comment)
<b>200751</b> 16B The Ridgeway, Woodley, RG5 3QD	Householder application for the proposed conversion of existing garage to create habitable accommodation, plus changes to fenestration.	Approved (WTC unable to comment)
<b>200761</b> 6 High Tree Drive, Earley, RG6 1EU	ADJOINING PARISH CONSULTATION Householder application for proposed erection of a single storey rear extension including the insertion of 2 No. rooflights, following the demolition of existing conservatory.	Approved (WTC unable to comment)
<b>200778</b> 44 Nightingale Road, Woodley, RG5 3LU	Householder application for the proposed erection of single storey side and rear extensions with 4 No. rooflights following the demolition of existing conservatory and existing single storey rear/side extension plus changes to fenestration.	Approved (WTC unable to comment)
<b>200798</b> 67 Welford Road, Woodley, RG5 4QS	Householder application for the proposed erection of single storey rear extension including interior alterations.	Approved (WTC unable to comment)
<b>200803</b> 10 Rosewood, Woodley, RG5 3QU	Householder application for the proposed erection of a single storey side and rear extension with 2 No. rooflights to existing dwelling.	Approved (WTC unable to comment)
<b>200829</b> 49 Rowan Drive, Woodley, RG5 4LN	Householder application for the proposed erection of single storey side/rear extension and front porch extension including internal alterations, following demolition of existing outbuilding.	Approved (WTC unable to comment)
<b>200845</b> 31 Wheble Drive, Woodley, RG5 3DX	Householder application for the proposed erection of a single storey side extension following demolition of existing detached garage.	Approved (WTC unable to comment)
<b>200919</b> 101 Howth Drive, Woodley, RG5 3DJ	Householder application for the proposed erection of single storey rear extension.	Approved (WTC unable to comment)

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**Report of a Meeting of the Cycling in Woodley Working Party held at The Oakwood Centre on Wednesday 4 March 2020 at 6:00 pm**

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**Present:** *Councillors C. Jewell (Chairman); K. Baker; A. Chadwick; A. Heap; J. MacNaught*

**Officer Present:** *L. Matthews, Committee Officer*

**Also Present:** *Robert Curtis, Transport Planning Team Manager, Wokingham Borough Council*

1. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor D. Bragg.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by members of the working party.

3. **MINUTES OF THE MEETING HELD ON 5 DECEMBER 2019**

The minutes of the Cycling in Woodley Working Party meeting held on 5 December 2019 were noted and agreed.

4. **CYCLING STRATEGY**

Cllr Jewell welcomed Robert Curtis to the meeting. Robert Curtis explained that Wokingham Borough Council (WBC) were currently developing the new Local Transport Plan (LTP4) and the Town Council's concerns and suggestions for improving the cycling environment could help to shape LTP4. This meeting would act as an initial form of engagement with the Town Council.

The following items were discussed:

**1. Local cycling and walking infrastructure**

Using funds made available by the Department for Transport last year, WBC had appointed consultants to assess local walking and cycling flows. The consultants had identified possible cycle routes and networks for development only in Wokingham town and WBC would soon consult on these. It was hoped that the networks would be extended to other areas in the future. Robert Curtis agreed to find out how much the consultants had charged for this work. He confirmed that the new network would take into account the potential for new routes that were not currently in existence.

When asked whether it might be possible for Woodley to apply for future money that might be made available by the Government for the development of a Local Cycling and Walking Infrastructure Plan (LCWIP) Robert Curtis advised that guidance on this was given online. When asked about the funding that had recently been announced by the Government to encourage cycling and walking, Robert Curtis said that further details about this funding were awaited.

Members stressed the need for the Town Council to be consulted before cycle routes were installed in Woodley as members of this working party could advise where routes were most needed and would be most used.

## **2. The development of a cycle route from the Sandford Farm Estate to Twyford**

Members pointed out the need for a more direct and safer route for cycling from Woodley to Twyford Station. The encouragement of cycling to Twyford Station would reduce the need for additional car parking spaces at the station. Cllr Baker said that WBC had already agreed the funding for this project some time ago and the route had already been planned, so the project just needed to be progressed.

## **3. Cycle rack provision**

Cllr Heap had carried out a survey of cycle rack locations in Woodley. The survey also highlighted the many shopping areas that had no provision for cycle parking. Robert Curtis said that he would see whether there was any Section 106 money available for the provision of cycle racks in areas under WBC ownership. It was agreed that any deficiency in WTC-owned facilities for cycle parking should be addressed as soon as possible.

## **4. Signage**

In reply to a question, Robert Curtis said that WBC did not have a specific budget for signage but that the need for signs for cycle routes could be highlighted in LTP4.

## **5. Map of cycle routes**

A map of cycle routes was available online, but was not very detailed, and the printed version was at a very small scale. Robert Curtis agreed to find out whether it would be possible for a better map to be made available in printed form.

## **6. Shared cycle paths**

Where there were shared paths for cyclists and pedestrians, Members asked for delineation to be made so that pedestrians would know which side of the path they should walk on to increase safety. This could be done by separating lanes by a white line or just by providing signage. Robert Curtis explained that there was a view that delineating separate lanes encouraged cyclists to go faster as they felt it was safe to do so. Members suggested that as a minimum requirement signs saying "Please be aware of pedestrians and show them some consideration" should be provided at bends and junctions and at the start of a shared facility.

Councillor MacNaught reminded everyone that pedestrians had been knocked down on the shared path on Woodlands Avenue, in the vicinity of the residential care home and pointed out that elderly pedestrians required a little more "wobble room". WBC had promised to install bollards at the end of the path to slow cyclists down, but this had not been done. Robert Curtis agreed to look into this.

## **7. Cycling in the town centre**

There were regular complaints from residents about cyclists in Woodley town centre, which is a pedestrianised precinct. Members asked whether WBC had taken measures in other town centres to help with this problem. Robert Curtis agreed to investigate.

## **8. Climate emergency and the need to encourage cycling**

When asked whether the Climate Emergency team at WBC were looking at ways of encouraging cycling, Robert Curtis said that the team was currently still in the process of trying to establish targets. He pointed out that the My Journey team does try to encourage cycling. Members suggested that cycling could be encouraged by promoting the use/hire/loan of e-bikes and Robert Curtis agreed to look into the possibility of doing this.

In addition to the above items, and in reply to a question, Robert Curtis agreed to find out how much WBC had spent on installing the cycle route along Wokingham Road.

There being no further questions, Cllr Jewell thanked Robert Curtis for coming to the meeting. Robert Curtis said that he would be happy to meet with the working party again in the future.

Before the end of the meeting, Cllr Jewell informed Members that she had not yet received any response from local residents who had been approached with regard to setting up a focus group.

5. **DATE OF NEXT MEETING**

The date of the next meeting would be set when a response had been received to the points raised with Robert Curtis.

Meeting closed at 6:50 pm

# **PUBLIC NOTICE**

## **DEPARTMENT FOR TRANSPORT TOWN AND COUNTRY PLANNING ACT 1990**

The Secretary of State gives notice of an Order made under Section 247 of the above Act entitled "The Stopping up of Highway (South East) (No.13) Order 2020" authorising the stopping up of an irregular shaped eastern part width of South Lake Crescent comprising its parking bay adjacent to no.s 12a and 14 South Lake Crescent at Woodley in the Borough of Wokingham to enable development as permitted by Wokingham Borough Council, under reference 183380.

Copies of the Order may be obtained, free of charge, from the Secretary of State, National Transport Casework Team, at [nationalcasework@dft.gov.uk](mailto:nationalcasework@dft.gov.uk) (quoting NATTRAN/SE/S247/3935).

Any person aggrieved by or desiring to question the validity of or any provision within the Order, on the grounds that it is not within the powers of the above Act or that any requirement or regulation made has not been complied with, may, within 6 weeks of 27 May 2020 apply to the High Court for the suspension or quashing of the Order or of any provision included.



S Zamenzadeh, Casework Manager

## TOWN AND COUNTRY PLANNING ACT 1990

### **THE STOPPING UP OF HIGHWAY (SOUTH EAST) (NO.13) ORDER 2020**

The Secretary of State makes this Order in exercise of powers under section 247 of the Town and Country Planning Act 1990, ("the Act").

1. The Secretary of State authorises the stopping up of the highway described in the Schedule to this Order and shown on the plan numbered NATTRAN/SE/S247/3935, to enable development to be carried out in accordance with the planning permission granted by Wokingham Borough Council, under reference 183380.
2. The developer shall to the reasonable satisfaction of Wokingham Borough Council provide improvement of the highway as proposed and detailed in the approved planning permission, development plans and associated legal agreements.
3. Where immediately before the date of this Order there is any apparatus of statutory undertakers under, in, on, over, along or across any highway authorised to be stopped up pursuant to this Order then, subject to section 261(4) of the Act, those undertakers shall have the same rights as respects that apparatus after that highway is stopped up as they had immediately beforehand.
4. This Order shall come into force on the date on which notice that it has been made is first published in accordance with section 252(10) of the Act, and may be cited as the Stopping up of Highway (South East) (No.13) Order 2020.



Signed by authority of  
the Secretary of State  
27 May 2020

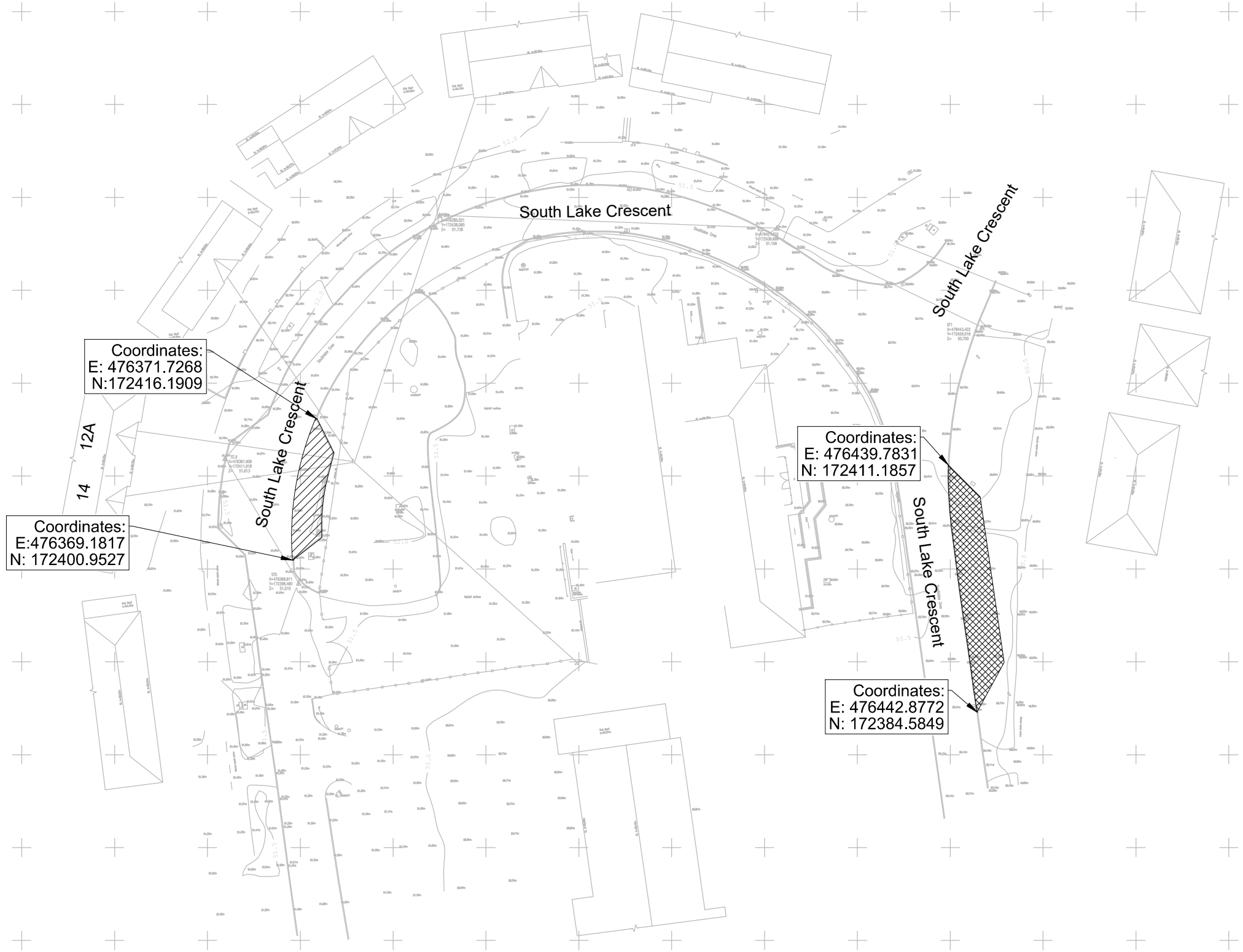
DAVE CANDLISH  
An Official in the  
National Transport Casework Team  
Department for Transport

### THE SCHEDULE

#### Description of highway to be stopped up

The highway to be stopped up is at Woodley in the Borough of Wokingham, shown on the plan and is an irregular shaped eastern part width of South Lake Crescent comprising its parking bay adjacent to no.s 12a and 14 South Lake Crescent. It commences from grid reference E: 476369.1817, N: 172400.9527 extending in a north easterly direction for a distance of 15.5 metres and having a maximum width of 3.2 metres.

**HIGHWAY AT WOODLEY IN THE BOROUGH OF WOKINGHAM**




Coordinates:  
E: 476371.7268  
N: 172416.1909


Coordinates:  
E: 476369.1817  
N: 172400.9527

Coordinates:  
E: 476439.7831  
N: 172411.1857

Coordinates:  
E: 476442.8772  
N: 172384.5849

Key Scale 1:500 @ A3

Highway to be stopped up 

Proposed highway to be improved 

National Transport Casework Team

Department for Transport

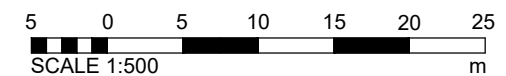
Plan No:  
NATTRAN/SE/S247/3935

Signed by Authority of the Secretary of State

on.....27.May.2020

Signature...  .....

DAVE CANDLISH  
An Official in the  
National Transport Casework Team  
Department for Transport





# NEWS RELEASE



**WOKINGHAM  
BOROUGH COUNCIL**

Date: 27 April 2020

Issue No: 65/20

Version: 1.0

## **Wokingham Borough Council approves plan to improve public rights of way**

Wokingham Borough Council's plan to improve its Public Rights of Way (PROW) network has been approved by its decision-making executive after extensive public consultation with residents, local community groups and town and parish councils.

The network, which consists of 233km of PROW, is 15% of the total highway network within Wokingham Borough and is used by thousands of residents to travel across the borough as part of their regular commute, and more relevant now for daily exercise during the Coronavirus pandemic.

Great progress was made over the previous ten year plan with new rights of way in the council's major development areas; resurfacing pathways that link to schools, local amenities and public transport; replacing stiles in conjunction with the Loddon Valley Ramblers; preventing the illegal use of paths; and more.

The plan for the next ten years will build upon this work, and contains 84 actions to fill gaps, improve information about the network, and create more off-road links between towns and more circular routes, as well as increasing accessibility and improving surfaces and drainage, while protecting river banks and helping encourage wildlife.

After significant consultation with the public, the original improvement plan was updated to include, as requested, a new revised list of proposed routes, as well as a greater emphasis on creating multi-use routes instead of cycle routes, which allow horse riding and cycling.

The new plan also takes into consideration any changes that would restrict existing vehicle access and looks at other options to balance the needs of all users while encouraging increased engagement with vehicle user groups to solve problems on byways.

"There have been many successes over the past 10 years. Looking forward to the next 10 years, we need to build on the work that has been done and take it to the next level," said Cllr Parry Batth, executive member for environment and leisure.

“Encouraging use of the network has always been a part of our plan, but now more than ever we hope to encourage the use of sustainable transport. We are going to create more walking and cycling routes between towns and villages so a greener way of travelling is possible and more appealing.

“We are grateful to all our residents and local communities who have provided vital feedback through the consultation which has allowed us to update our improvement plan and provide a proposal that will benefit our residents for the next ten years and beyond.”

Public rights of way are public footpaths, bridleways, restricted byways and byways. They are a crucial part of a wider network which includes public parks, nature parks, permitted routes, cycle routes and the wider highway network.

For further details visit [www.wokingham.gov.uk](http://www.wokingham.gov.uk) and search ‘Footpaths and Bridleways’.

**-ENDS-**

## **ENFORCEMENT NOTIFICATIONS - 19 May 2020**

### **29 Duncan Road**

Extension built without connecting door - not as per approved plans

### **Pitts Works, Colemans Moor Road**

Construction Environmental Management Plan not being adhered to in relation to traffic route and H&S

### **10 Penrose Avenue**

Rear extension over hanging neighbours property - possibly too big

### **34 Ravensbourne Drive**

Commercial use of skip at dwelling

### **4 Keane Close**

Extension on boundary line not built in accordance with approved plan

### **8 Carlton Close**

Chimney breast removed without planning permission

### **2 Cody Close**

Encroachment onto Amenity Land

### **21 Master Close**

Unauthorised car sales business operating from residential property

### **2 Mulberry Close**

Porch erected and not on approved plans

### **97 Nightingale Road**

Trees cut covered by TPO

### **The Old Pump House, Beggars Hill Road**

Major landscaping to the rear of the property

### **1 Chard Close**

Hedge planted to expand their property onto Council owned land