



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

To: **Members of the Planning and Community Committee**
Councillors P. Wicks (Chairman); K. Baker; D. Bragg; J. Cheng; K. Gilder; C. Jewell;
D. Mills; M. Nagra; S. Rahmouni; J. Sartorel; R. Skegg

NOTICE IS HEREBY GIVEN that a meeting of the Planning and Community Committee will be held at 7:45 pm on Tuesday 26 January 2021, at which your attendance is requested. This will be a virtual meeting, as authorised by the Coronavirus Act (2020), Section 78.

Deborah Mander
Town Clerk

A G E N D A

1. **APOLOGIES**
2. **DECLARATIONS OF INTEREST**
To receive any declarations of interest from Members on agenda items.
3. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 5 JANUARY 2021** Page 5
To approve the minutes of the Planning and Community Committee meeting held on 5 January 2021 and for the Chairman to sign them as a true record.
4. **CURRENT PLANNING APPLICATIONS** Page 13
To consider current planning applications and agree comments to be forwarded to the planning authority. **(Appendix 4)**
5. **PLANNING DECISIONS** Page 15
To note information on decision notices received from the planning authority since the last meeting. **(Appendix 5)**

6. **PLANNING APPEALS**

To note the following appeal decision:

Application: 201216
Location: 66 Mannock Way, Woodley, RG5 4XW.
Proposal: Householder application for the proposed erection of a single storey front extension, part raising of the roof and part garage conversion.
(Woodley Town Council did not object to the proposal.)
Details: Appeal against refusal of planning permission.
Decision: The appeal was dismissed.

7. **ADVERTISEMENT CONSENT NOTIFICATION**

This type of application does not require consultation.

To note application 203553:

Location: 71 Crockhamwell Road, Woodley, RG5 3NW.
Proposal: Application for advertisement consent for 1 No. external fascia sign, 1 No. projecting sign and 1 No. ATM surround. The fascia sign, the projecting sign and ATM are internally illuminated.
(Retrospective)

To note Application 210087:

Location: Unit C, Headley Park 8, Woodley, RG5 4SZ.
Proposal: Application for advertisement consent for 10 No. building mounted fascia signs and 3 No. freestanding post-mounted signs, all non-illuminated. From 08/03/2021 - 07/03/2026.

8. **TREE PRESERVATION ORDERS**

This type of application does not require consultation.

To note application 202514

Location: TPO 832/1996: 3 Highcliffe Close, Woodley.
Proposal: To selectively prune one Acacia tree.

To note application 210001

Location: TPO 143/1977: 19 Sandford Drive, Woodley.
Proposal: To selectively prune three Oak trees.

9. **APPLICATION FOR A NEW PREMISES LICENCE
BHARATRAJ LIMITED, STORAGE KING, UNIT 1305,
HEADLEY ROAD EAST, WOODLEY**

Notification of an application for a new premises licence for Bharatraj Limited, Storage King, Unit 1305, Headley Road East, Woodley, has been received from Wokingham Borough Council, and comments requested. Details of the application are attached at **Appendix 9**. Responses are required by 16 February 2021. Page 17

Members are asked to consider a response.

10. **PUBLICATIONS/INFORMATION**

To note receipt of the following:

- *Woodley Town Centre Newsletter - January 2021*

11. **FUTURE AGENDA ITEMS**

To consider suggestions for future agenda items.

12. **PUBLICITY/WEBSITE**

To consider suggestions for items to be publicised.

13. **ENFORCEMENT ISSUES**

To note the enforcement notifications listed in **Appendix 13a** and the Page 26
enforcement case closures listed in **Appendix 13b**. Page 27

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**Minutes of a Meeting of the Planning and Community Committee held remotely
on Tuesday 5 January 2021 at 7:45 pm**

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

Officers present: *L. Matthews, Committee Officer; D. Mander, Town Clerk*

Also present: *2 members of public*

132. **APOLOGIES**

Apologies for absence were received from Councillors K. Gilder, M. Nagra and S. Rahmouni.

133. **DECLARATIONS OF INTEREST**

Councillor D. Bragg – Prejudicial interest: Agenda item 10: Revised estimates 2020/21 and budget estimates 2021/22, as this item included the Annual Grant applications for 2021/22 and Councillor Bragg is a trustee of Citizens Advice Wokingham, who have applied for a grant.

Councillor Bragg took no part in the discussion or decision for this item.

134. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON
1 DECEMBER 2020**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 1 December 2020 be approved and be signed by the Chairman as a true and accurate record.

135. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

136. **PLANNING DECISIONS**

RESOLVED:

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

137. **PLANNING APPEALS**

RESOLVED:

- ◆ To note that the following appeal against refusal of planning permission had been lodged with the Planning Inspectorate:
Application: 201113
Location: 123 Loddon Bridge Road, Woodley, RG5 4AG.
Proposal: Householder application for the proposed erection of boundary wall to front/side and new access.

- ◆ To note the following appeal decision:
 - 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)
 - Details: Appeal against refusal of planning permission.
 - Decision: The appeal was allowed and planning permission was granted.

- ◆ To note the following appeal decision regarding an enforcement notice issued by Wokingham Borough Council 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 swimming pool for the provision of swimming classes.
 2. Cease the use of the swimming pool for purposes other than for a use incidental to the enjoyment of the dwelling house as such.
 - Decision: The appeal was allowed and the enforcement notice was quashed.

138. **TELECOMMUNICATIONS NOTIFICATION**

a) **RESOLVED:**

- ◆ To note application 203363:
 - Location: 194-198 Crockhamwell Road, Woodley, RG5 3JH
 - Proposal: Prior approval application for the installation of a 20m high monopole supporting 6 No. antenna apertures and 2 No. 600mm transmission dishes, installation of 7 No. cabinets, plus ancillary development.

- b) Members noted the response received from Waldon Telecom Ltd following the pre-application consultation regarding the proposed telecommunications installation at 194-198 Crockhamwell Road, which was considered by the Planning and Community Committee on 1 December 2020 (minute number 125).

139. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note that Wokingham Borough Council had confirmed the following Tree Preservation Order:
 - TPO 1732/2020 - relating to trees at Loddon Gardens, Woodley, RG5 4TX.
 - The TPO was confirmed with modifications. The modifications were the removal of an Oak and a Willow from Group 1.

140. **BUDGETARY CONTROL**

RESOLVED:

- ◆ To note Report No. PC 1/21.

141. **REVISED ESTIMATES 2020/21 AND BUDGET ESTIMATES 2021/22**

Members considered Report No. PC 2/21 and the applications received for grant funding for 2021/22.

As Revitalise had not been able to use the grant they had received for 2020/21, due to the restrictions in place to limit the spread of Covid-19, Members agreed that they would not be awarded an Annual Grant of £382 in 2021/22, but instead would be encouraged to apply for a Community Grant.

RESOLVED:

- ◆ To note Report No. PC 2/20.
- ◆ To recommend that the Revised Budget Estimates for 2020/21, as set out in the Budget Appendix, be approved.
- ◆ To recommend to the Strategy and Resources Committee that the following Annual Grants be awarded for 2021/22:

ReadiBus	£19,422
Citizens Advice Wokingham	£7,000
ARC	£5,000
Keep Mobile	£1,000
Link Visiting Scheme	£1,000
- ◆ To recommend to the Strategy and Resources Committee that the Budget Estimates for 2021/22 be approved.
- ◆ That a working party be set up later in the year to review the grants given to Readibus and Keep Mobile, to ensure the value of the services received and to avoid duplication of services provided.

142. **APPLICATION FOR A NEW PREMISES LICENCE:
LA'DE KITCHEN, 61-63 CROCKHAMWELL ROAD, WOODLEY**

Members noted the application for a new premises licence for La'De Kitchen, 61-63 Crockhamwell Road, Woodley. This application had been circulated to Committee members ahead of the meeting, and comments requested, as a response was required by Wokingham Borough Council by 28 December 2020.

RESOLVED:

- ◆ To note that a response had subsequently been sent to Wokingham Borough Council stating that the Town Council had no objections to the application for a new premises licence for La'De Kitchen, 61-63 Crockhamwell Road, Woodley.

143. **PUBLIC CONSULTATION FOR A NEW JOINT HEALTH AND WELL-BEING STRATEGY
FOR READING, WEST BERKSHIRE AND WOKINGHAM**

Members considered the consultation for a new Joint Health and Well-Being Strategy for Berkshire West (Reading, West Berkshire and Wokingham) and noted that the consultation had been publicised on the Town Council's website.

RESOLVED:

- ◆ To reply to the invitation to contribute to the Joint Health and Well-Being Strategy for Reading, West Berkshire and Wokingham stating that the Town Council was not qualified to make a response to the consultation.

144. **WOKINGHAM BOROUGH COUNCIL INFRASTRUCTURE FUNDING STATEMENT**

RESOLVED:

- ◆ To note receipt of the Wokingham Borough Council Infrastructure Funding Statement, 1 April 2019 - 31 March 2020.

145. **PLANNING ENFORCEMENT IN WOKINGHAM BOROUGH**

Members noted the press release from Wokingham Borough Council regarding planning enforcement in Wokingham Borough.

146. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Me2 Club Newsletter – November 2020*
 - *Me2 Club Christmas Newsletter 2020*
 - *Woodley Town Centre Newsletter – December 2020*
 - *Swan Lifeline Newsletter - Winter 2020*

147. **FUTURE AGENDA ITEMS**

The resolution to set up a working party to review the grants given to Readibus and Keep Mobile (minute number 141) was noted again under this item.

148. **PUBLICITY/WEBSITE**

RESOLVED:

- ◆ To issue a press release to publicise the work carried out by the Planning and Community Committee.

149. **ENFORCEMENT ISSUES**

RESOLVED:

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

The meeting closed at 9:20 pm

5 January 2021

Woodley Town Council

Observations on the following Planning Applications

Application No. & Address	Proposal
202745 65 Quentin Road, Woodley, RG5 3NE	Application to vary conditions 2 & 3 of planning consent 190021 for the Householder application for the proposed erection of single storey front extension to form porch, single storey side extension following the demolition of existing garage, single storey rear extension including the replacement of existing pitched roof to flat roof, plus internal alterations and changes to fenestration. Condition 2 refers to Approved details and condition 3 refers to External materials.
<p>Observations: One local resident had written to the Town Council with concerns about this application.</p> <p>The Committee considered the proposal and recommended that the application be refused on the following grounds:</p> <ul style="list-style-type: none"> - The proposal is out of character with the street scene. - The external materials should comply with the condition imposed when planning permission 190021 was granted and should be of a similar appearance to those used in the original building. - The proposal will create a terracing effect. 	
202903 152 Wheble Drive, Woodley, RG5 3DU	Householder application for the installation of hardstanding to form a front driveway. (Retrospective)
<p>Observations: The Committee recommended that this application be refused on the following grounds:</p> <ul style="list-style-type: none"> - There is no access to the hardstanding without driving over the grassed area to the front of the property. - Permission should not be given to allow an access to be constructed over the grassed area. <p>The Committee was extremely concerned to note that the application form stated that pre-application advice had been sought and the applicant had been advised that the hardstanding should be completed prior to the application being submitted. This advice was incorrect and that should have been picked up when the application was vetted.</p>	
202992 2 Coppice Road, Woodley, RG5 3QX	Householder application for the proposed erection of a single storey rear extension and two storey side extension after the demolition of existing garage.
<p>Observations: No objections.</p>	

<p>203100 16 Uppingham Drive, Woodley, RG5 4TH</p>	<p>Householder application for the proposed erection of a two storey side extension and a single storey side and rear extension after the demolition of the existing garage.</p>
<p>Observations: Two residents were present at the meeting to voice concerns about this application.</p> <p>The Committee considered the proposal and recommended that the application be refused on the following grounds:</p> <ul style="list-style-type: none"> - The proposed increase in the footprint of the building will almost double the size of the property. - The proposed extension will create a massing effect, particularly for the bungalow located to the rear of the property. - The proposal is out of character with the street scene. - There will be significant overlooking of the bungalow to the rear of the property, particularly to the lounge, kitchen and conservatory. - The proposal may breach the minimum distance rule between the back wall of the extension and the boundary wall of the property at 2 Corby Close. <p>If planning permission is granted, the Committee requested that a condition be imposed stating that the first floor window to the rear of the two storey side extension must be obscure glass, and also asked that the permitted development rights be removed from the property.</p>	
<p>203169 8 Cody Close, Woodley, RG5 4XN</p>	<p>Householder application for the proposed part garage conversion to create habitable accommodation and extension to existing hardstanding, plus changes to fenestration.</p>
<p>Observations: No objections.</p>	
<p>203176 136 Butts Hill Road, Woodley, RG5 4NR</p>	<p>Householder application for the proposed erection of a single storey front extension.</p>
<p>Observations: No objections.</p>	
<p>203205 124 Kingfisher Drive, Woodley, RG5 3LQ</p>	<p>Householder application for the proposed erection of a single storey front and side extension.</p>
<p>Observations: No objections.</p>	
<p>203215 7 South Lake Crescent, Woodley, RG5 3QW</p>	<p>Householder application for the proposed erection of first floor side extension with changes to fenestration.</p>
<p>Observations: No objections.</p>	

203224 24 Campbell Road, Woodley, RG5 3NA	Householder application for the proposed erection of single storey rear extension, internal alterations and changes to fenestration.
Observations: No objections.	
203225 13 Wroxham Road, Woodley, RG5 3AX	Householder application for the proposed erection of single storey side/rear extension and single storey front extension to form a porch, after demolition of existing garage. First floor extension with insertion of 1 No. rooflight, 2 No. front dormers, 2 No. rear dormers, 1 No. side dormer and changes to fenestration.
Observations: No objections.	
203305 35 Willowside, Woodley, RG5 4HJ	Householder application for the proposed erection of a first floor front extension including the insertion of 1 No. dormer, two storey front extension, single storey rear extension following demolition of existing conservatory, first floor rear extension, garage conversion to create habitable accommodation, plus changes to fenestration.
Observations: No objections.	
203333 5 Gardenia, Woodley, RG5 4WQ	Householder application for the erection of a detached outbuilding. (Part retrospective)
Observations: The Committee recommended that this application be refused on the following grounds: <ul style="list-style-type: none"> - The existing garden is small and this large shed reduces the amenity space considerably. - Impact on the neighbours due to the height of the shed. 	
203335 12 Caldbeck Drive, Woodley, RG5 4LA	Householder application for the proposed erection of a single storey front extension, part single storey part two storey side extension, single storey rear extension including the insertion of 3 No. rooflights, plus alterations to existing drive, following demolition of existing garage and conservatory.
Observations: No objections.	
203344 Highwood Bungalow, Fairwater Drive, Woodley, RG5 3JE	Full application for a change of use from residential dwelling to residential institution/nursing home, to include single storey side extension and internal sprinkler system following demolition of the existing carport.
Observations: No objections.	

203358 75 Arundel Road, Woodley, RG5 4JR	Householder application for the proposed alterations to existing roof, plus the insertion of 1 No. rooflight.
Observations: No objections.	
203367 6a Sussex Gardens, Woodley, RG5 4JN	Householder application for the proposed erection of a single storey front extension to form a porch and single storey side and rear extensions.
Observations: The Committee recommended that this application be refused on the following grounds: <ul style="list-style-type: none"> - Overdevelopment of the plot. - Insufficient parking. 	
203402 27 Nimrod Close, Woodley, RG5 4UW	Householder application for the proposed garage conversion to create habitable accommodation, plus a first floor side extension and single storey rear extension with 4 No. rooflights with internal alterations and changes to fenestration.
Observations: No objections.	
203408 15 St. John's Close, Woodley, RG5 4RD	Householder application for proposed erection of a single storey rear extension including the insertion of 4 No. rooflights, following the demolition of existing conservatory.
Observations: No objections.	
203429 114 Nightingale Road, Woodley, RG5 3LY	Householder application for the proposed erection of a first floor rear extension with 1 No. Juliet balcony and 2 No. rooflights.
Observations: No objections.	
203467 2 Rowan Drive, Woodley, RG5 4LW	Householder application for proposed erection of a single storey front extension to form a porch, plus changes to fenestration.
Observations: No objections.	

Woodley Town Council

PLANNING APPLICATIONS

Application No. & Address	Proposal
202745 65 Quentin Road, Woodley, RG5 3NE	Application to vary conditions 2 & 3 of planning consent 190021 for the Householder application for the proposed erection of single storey front extension to form porch, single storey side extension following the demolition of existing garage, single storey rear extension including the replacement of existing pitched roof to flat roof, plus internal alterations and changes to fenestration. Condition 2 refers to Approved details and condition 3 refers to External materials.
203456 Waingels College. Waingels Road, Woodley, RG5 4RF	Full planning application for the proposed construction of a 3G synthetic pitch funded through the FA framework consisting of sports fencing, LED floodlights, storage container, spectator area and pedestrian access.
203487 73 Nightingale Road, Woodley, RG5 3LU	Householder application for proposed erection of a single storey rear extension including the insertion of 3 No. rooflights following the demolition of existing conservatory, plus changes to fenestration.
203602 8 Wilmington Close, Woodley, RG5 4LR	Householder application for the proposed erection of a single storey front extension to form porch, part single part two storey rear/side extension including insertion of 3 No. rooflights on the rear elevation, loft conversion to create habitable accommodation including the erection of a flat roof dormer to the rear elevation and the insertion of 3 No. rooflights to the front elevation.
203603 17 Crockhamwell Road, Woodley, RG5 3LF	Application to vary condition 2 of planning consent 200889 for the proposed erection of front porch extension, construction of rear conservatory and first floor single storey front, side and rear extension including pitched roof, 1 No. dormer window to create habitable accommodation following internal alterations and changes to fenestration including the widening of the dropped kerb. Condition 2 refers to the approved documents and the variation is to enclose the open porch to form an internal entrance space.
203613 8 Sycamore Close, Woodley, RG5 3RY	Householder application for proposed erection of a single storey side/rear extension including insertion of 6 No. rooflights following removal of existing car port, plus changes to fenestration.
203614 132 Antrim Road, Woodley, RG5 3NZ	Householder application for the proposed erection of a single storey front/side extension, a part single/part two storey side/rear extension to dwelling with insertion of 1 No. rooflight, and conversion of the garage to store space.
203642 47 Howth Drive, Woodley, RG5 3EE	Householder application for proposed erection of a single storey front extension to form a porch, part single part two storey side/rear extension including the insertion of 1 No. rooflight and a Juliet balcony at rear elevation, following the demolition of existing garage.

<p>203651 33 Malvern Close, Woodley, RG5 4HL</p>	<p>Householder application for the proposed erection of single storey rear extension with lantern rooflight, following the part demolition of existing extension, plus internal alterations and changes to fenestration.</p>
<p>210006 18 Hudson Road, Woodley, RG5 4EW</p>	<p>Householder application for the proposed erection of single storey front porch extension following demolition of existing front porch and replacement of existing cladding in front elevation.</p>
<p>210022 33 Cotesmore Road, Woodley, RG5 3NX</p>	<p>Householder application for the proposed erection of a first floor side extension and part two storey part single storey rear extension, plus conversion of the garage to habitable accommodation and changes to fenestration.</p>
<p>210051 The Homestead, Park Lane, Charvil, RG10 9TR</p>	<p>ADJOINING PARISH CONSULTATION Application to vary conditions 3 and 8 of planning consent F/2009/0164 for the change of use of land for the storage and distribution of empty skips and portable WCs (retrospective). Condition 3 refers to storage only of empty skips and WCs and the variation is to allow all storage from the B8 class. Condition 8 refers to maximum number of vehicles: this shall not exceed 14 (7 in, 7 out) Monday to Saturday and the variation is to remove this condition.</p>
<p>210064 Former Adwest Site, Headley Road East, Woodley, RG5 4SN</p>	<p>Application to vary condition 1 of planning consent 203049 for the application to vary condition 1 of planning permission 192826 for the demolition of existing buildings (retrospectively) and redevelopment of the site to form 5 industrial units for uses within Use Classes B1 (b and c), B2 and B8; and erection of a building to be used as a builders' merchant (Sui Generis) for the display, sale, storage of building, timber and plumbing supplies, plant and tool hire including outside display and storage racks, with associated access, car parking and landscaping. Condition 1 refers to the approved plans and the application seeks to approve boundary fencing for the site. Condition 1 refers to approved plans and the variation is to allow the installation of site wide lighting.</p>

Woodley Town Council

PLANNING DECISIONS

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

Application No. & Address	Proposal	Decision
202413 30 Pitts Lane, Earley, RG6 1BT	ADJOINING PARISH CONSULTATION Application to vary conditions 2, 4 and 7 of planning consent 191011 for the proposed erection of 1 No. 4 bedroom detached house and 2 No. 3 bedroom semi-detached houses with associated parking, access and landscaping. Condition 2 refers to the approved documents, condition 4 to landscaping details and condition 7 to a landscape management plan. The variation is to allow substitution of new plans with updated landscaping details relating to the amenity land east of Plot 3 and changes to the wording of conditions 4 and 7 to be in accordance with these plans and details.	Approved E
202903 152 Wheble Drive, Woodley, RG5 3DU	Householder application for the installation of hardstanding to form a front driveway. (Retrospective)	Approved C
202992 2 Coppice Road, Woodley, RG5 3QX	Householder application for the proposed erection of a single storey rear extension and two storey side extension after the demolition of existing garage.	Approved E
203100 16 Uppingham Drive, Woodley, RG5 4TH	Householder application for the proposed erection of a two storey side extension and a single storey side and rear extension after the demolition of the existing garage.	Refused E
203169 8 Cody Close, Woodley, RG5 4XN	Householder application for the proposed part garage conversion to create habitable accommodation and extension to existing hardstanding, plus changes to fenestration.	Approved E
203176 136 Butts Hill Road, Woodley, RG5 4NR	Householder application for the proposed erection of a single storey front extension.	Approved E
203205 124 Kingfisher Drive, Woodley, RG5 3LQ	Householder application for the proposed erection of a single storey front and side extension.	Approved E
203215 7 South Lake Crescent, Woodley, RG5 3QW	Householder application for the proposed erection of first floor side extension with changes to fenestration.	Approved E
203224 24 Campbell Road, Woodley, RG5 3NA	Householder application for the proposed erection of single storey rear extension, internal alterations and changes to fenestration.	Approved E
203225 13 Wroxham Road, Woodley, RG5 3AX	Householder application for proposed erection of single storey side/rear extension and single storey front extension to form a porch, after demolition of	Approved E

	existing garage. First floor extension with insertion of 1 No. rooflight, 2 No. front dormers, 2 No. rear dormers, 1 No. side dormer and changes to fenestration.	
203305 35 Willowside, Woodley, RG5 4HJ	Householder application for the proposed erection of a first floor front extension including the insertion of 1 No. dormer, two storey front extension, single storey rear extension following demolition of existing conservatory, first floor rear extension, garage conversion to create habitable accommodation, plus changes to fenestration.	Approved E
203333 5 Gardenia, Woodley, RG5 4WQ	Householder application for the erection of a detached outbuilding. (Part retrospective)	Approved C
203335 12 Caldbeck Drive, Woodley, RG5 4LA	Householder application for the proposed erection of a single storey front extension, part single storey part two storey side extension, single storey rear extension including the insertion of 3 No. rooflights, plus alterations to existing drive, following demolition of existing garage and conservatory.	Refused C
203358 75 Arundel Road, Woodley, RG5 4JR	Householder application for the proposed alterations to existing roof, plus the insertion of 1 No. rooflight.	Approved E
203408 15 St. John's Close, Woodley, RG5 4RD	Householder application for proposed erection of a single storey rear extension including the insertion of 4 No. rooflights, following the demolition of existing conservatory.	Approved E
203429 114 Nightingale Road, Woodley, RG5 3LY	Householder application for the proposed erection of a first floor rear extension with 1 No. Juliet balcony and 2 No. rooflights.	Approved E
203467 2 Rowan Drive, Woodley, RG5 4LW	Householder application for proposed erection of a single storey front extension to form a porch, plus changes to fenestration.	Approved E

**Application for a premises licence to be granted
under the Licensing Act 2003**

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

We Bharatraj Limited apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description	
Bharatraj Limited, Storage King, Unit 1305, Headley Road East,	
Post town Woodley	Post code RG5 4AZ

Telephone number of premises (if any)

Non-domestic rateable value of premises

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

- | | Please tick ✓ | |
|---|-------------------------------------|-----------------------------|
| a) An individual or individuals* | <input type="checkbox"/> | please complete section (A) |
| b) a person other than an individual* | | |
| i. as a limited company | <input checked="" type="checkbox"/> | please complete section (B) |
| ii. as a partnership | <input type="checkbox"/> | please complete section (B) |
| iii. as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| iv. other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
| c) a recognised club | <input type="checkbox"/> | please complete section (B) |
| d) a charity | <input type="checkbox"/> | please complete section (B) |
| e) the proprietor of an educational establishment | <input type="checkbox"/> | please complete section (B) |
| f) a health service body | <input type="checkbox"/> | please complete section (B) |
| g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital | <input type="checkbox"/> | please complete section (B) |
| h) the chief officer of police of a police force in England and Wales | <input type="checkbox"/> | please complete section (B) |

* If you are applying as a person described in (a) or (b) please confirm:

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a
 - Statutory function or
 - A function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr Mrs Miss Ms Other title (For example, Rev)

Surname First names

Date of Birth:	I am 18 years old or over <input type="checkbox"/>	Please tick
Nationality: Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)		

Current postal address if different from premises address

Post Town Postcode

Daytime contact telephone number

Email address (optional)

Second Individual Applicant (if applicable)

Mr Mrs Miss Ms Other title (For example, Rev)

Surname First names

Date of Birth:	I am 18 years old or over <input type="checkbox"/>	Please tick
Nationality: Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)		

Current postal address if different from premises address

Post Town Postcode

Daytime contact telephone number

Email address (optional)

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In case of a partnership or other joint nature (other than a body corporate), please give the name and address of each party concerned.

Name Bharatraj Limited
Address Devonshire House, 582 Honeypot Lane, Stanmore HA7 1JS
Registered number (where applicable) 09083259
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited Company
Telephone number (if any)
E-mail address (optional)

Part 3 – Operating Schedule

When do you want the premises licence to start?

Day Month Year

1	7	0	2	2	0	2	1
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If you wish the licence to be valid only for a limited period, when do you want it to end?

Day Month Year

--	--	--	--	--	--	--	--

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

N/A

<p>Please give a general description of the premises (please read guidance note 1)</p> <p>A storage unit which will hold stock ordered on line or by telephone for delivery only with no public access to the premises.</p>
--

What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedule 1 and 2 to the Licensing Act 2003)

Please tick yes

Provision of regulated entertainment (please read guidance note 2)

- a) Plays (if ticking yes, fill in box A)
- b) Films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

Provision of late night refreshment (if ticking yes, fill in box I)

Sale by retail of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			Will the performance of a play take place indoors or outdoors or both – please tick {Y} (please read guidance note 3).	Indoors
				Outdoors
Day	Start	Finish		Both
Mon			Please give further details here (please read guidance note 4)	
Tue				
Wed				
Thur			State any seasonal variations for performing plays (please read guidance note 5)	
Fri				
Sat				
Sun				
			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 6)	

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption (Please tick box Y) (please read guidance note 8)	On the premises	X
				Off the premises	
				Both	
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Mon	11:00	03:00			
Tue	11:00	03:00			
Wed	11:00	03:00			
Thur	11:00	03:00			
Fri	11:00	03:00			
Sat	11:00	03:00			
Sun	11:00	03:00			
			Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6)		

State the name and details of the individual whom you wish to specify on the licence as premises supervisor
<p>Name: Rajesh Edupuganti</p> <p>Date of Birth: [REDACTED]</p> <p>Address: [REDACTED]</p> <p>Postcode: [REDACTED]</p> <p>Personal Licence number (if known): PL 1673</p> <p>Issuing licensing authority (if known): Wokingham Borough Council</p>

K

<p>Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9)</p> <p>NONE</p>

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variation (please read guidance note 5)
Day	Start	Finish	
Mon	11:00	03:00	Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6)
Tue	11:00	03:00	
Wed	11:00	03:00	
Thur	11:00	03:00	
Fri	11:00	03:00	
Sat	11:00	03:00	
Sun	11:00	03:00	
			This application does not intend to restrict the premises to open for non licensable activities outside the specified times.

M

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e) (please read guidance note 10)

The premises is a Unit within a storage facility. CCTV is provided for the entrance and exit to the buildings and communal parts but not into the unit itself. The CCTV is under the control of the owner of the building and not the applicant. However, there will be no public access to the Unit and entry can only be gained by the owner of the Unit who is named as the DPS. The premises is to store alcohol which will be ordered on line or by telephone collected by the applicant from the Unit and then delivered to the customers home or work address.

b) The prevention of crime and disorder

All incidents which impact on any of the four licensing objectives shall be recorded in a register kept at the premises for this purpose. The names of the person recording the incident and those members of staff who deal with any incident shall also be recorded. Where known, any offenders name shall also be recorded;

This record shall be available for inspection by a Police Officer or an authorised officer of Wokingham Borough Council upon request and shall be retained for one year. The record shall be signed off by the DPS or nominated representative on a monthly basis.

Deliveries shall only be made to a full and proper residential or commercial postal address. Deliveries shall not take place to car parks, bus shelters, recreation grounds, fields etc.

On all occasions for whatever reason, it has not been possible to deliver an order, full details will be recorded in the refusal register.

c) Public safety

d) The prevention of public nuisance

e) The protection of children from harm

Staff employed to sell alcohol shall undergo training upon induction. This shall include, but not be limited to:

- The premises age verification policy
- The law relating to underage sales
- Dealing with refusal of sales
- Proxy purchasing
- Recognising valid identity documents not in the English language

Such training sessions are to be documented and refreshed every six months. Records of training shall be kept for a minimum of one year and be made available to an authorised officer of Thames Valley Police and Wokingham Borough Council upon request.

The premises shall at all times operate an age verification policy of at least Challenge 25 to prevent any customers who appear to staff members to be under the age of 25 years from purchasing alcohol without having first provided identification.

Only a valid driver's licence showing a photograph of the person, a valid passport, national identity card or proof of age card showing the "PASS" hologram are to be accepted as identification.

Please tick Yes

- I have made or enclosed payment of the fee
- I have enclosed the plan of the premises
- I have sent copies of this application and the plan to responsible authorities and others where applicable
- I have enclosed the consent form completed by the individual I wish to be premises supervisor, if applicable
- I understand that I must now advertise my application
- I understand that if I do not comply with the above requirements my application will be rejected
- {Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships} I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant’s solicitor or other duly authorised agent. (Please read guidance note 12). **If signing on behalf of the applicant please state in what capacity.**

Declaration	<ul style="list-style-type: none"> • {Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership} I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). • The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licesable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
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Signature: John Gaunt & Partners

Date: 19th January 2021

Capacity: Solicitors for the Applicant

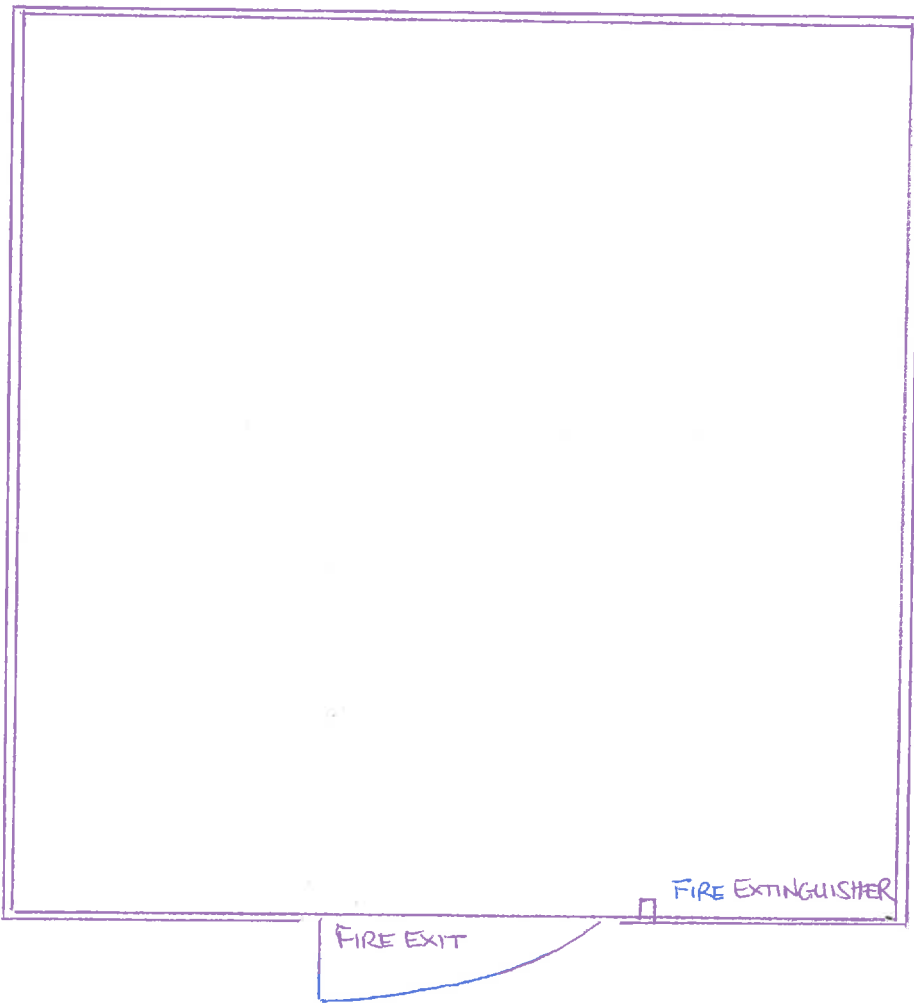
For joint applications signature of 2nd applicant or 2nd applicant’s solicitor or other authorised agent. (Please read guidance note 13). **If signing on behalf of the applicant please state in what capacity.**

Signature: John Gaunt & Partners

Date:

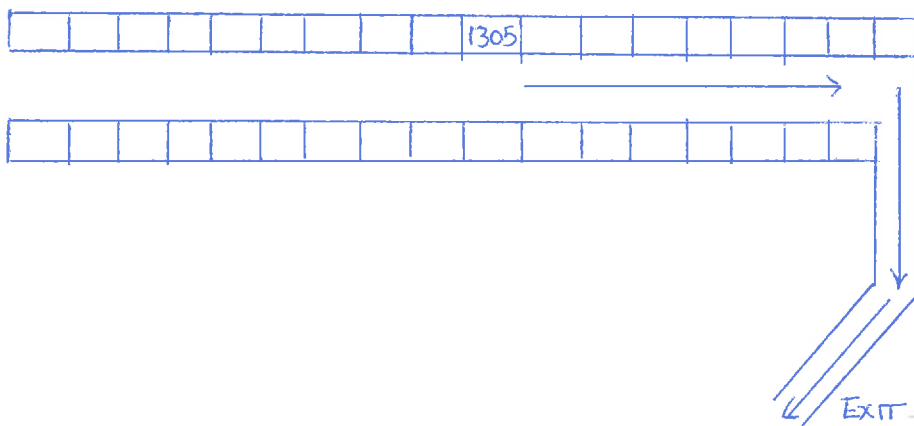
Capacity: Solicitors for the Applicant

BHARATRAJ LIMITED UNIT 1305 STORAGE KING
329, HEADLEY ROAD EAST, WOODLEY



LICENSED PREMISES
SALE OF ALCOHOL FOR
CONSUMPTION OFF
THE PREMISES.

SCALE 1:25



NOT TO SCALE

ENFORCEMENT NOTIFICATIONS - 26 January 2021

Land rear of 7-10 Brecon Road

Build not in accordance with approved plans

53 Rochester Avenue

Roof has been changed and does not match neighbouring houses

ENFORCEMENT CLOSURES - 26 January 2021

49 Rivermead Road

Unauthorised wall in front garden
Not expedient to pursue

5 Gardenia

Large outbuilding in rear of property with no planning permission
Application submitted

81 Reading Road

Build larger than approved plans 200587
No breach

43 Reading Road

Some very old trees being removed
No breach

45 Reading Road

Some very old trees being removed
No breach

35-37 Reading Road

Potential unauthorised TPO works
No breach

52 Wheble Drive

Potential unauthorised TPO works
No breach

25 Stonehaven Drive

Use of steel lintels. Removal of internal walls
No breach