



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); D. Bragg; J. Cheng; C. Jewell; M. Nagra;
S. Rahmouni; J. Sartorel; R. Skegg; B. Soane;

NOTICE IS HEREBY GIVEN that a meeting of the Planning and Community Committee will be held at the Oakwood Centre at 7:45 pm on Tuesday 5 October 2021, at which your attendance is requested.

Kevin Murray
Deputy Town Clerk

A G E N D A

1. **APOLOGIES**
2. **DECLARATIONS OF INTEREST**
To receive any declarations of interest from Members on agenda items.
3. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 20 APRIL 2021**
To approve the minutes of the Planning and Community Committee meeting held on 20 April 2021 and for the Chairman to sign them as a true record.
(These minutes are included in Appendix 4 - 18 May 2021 Briefing Note) Pages 9 - 14
4. **BRIEFING NOTE – 18 MAY 2021**
To note the contents of the Briefing Note, circulated in lieu of the cancelled Planning and Community Committee Meeting scheduled for 18 May 2021, set out in ***Appendix 4.*** Page 7
5. **BRIEFING MEETING – 18 MAY 2021**
To note that at a Briefing of the Planning and Community Committee held virtually on 18 May 2021 the Committee considered the current planning applications and confirmed the comments to forward to the planning authority as detailed in ***Appendix 5.*** Page 21

6. **BRIEFING NOTE – 15 JUNE 2021**

To note the contents of the Briefing Note, circulated in lieu of the cancelled Planning and Community Committee Meeting scheduled for 15 June 2021, set out in ***Appendix 6***.

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7. **BRIEFING MEETING – 15 JUNE 2021**

To note that at a Briefing of the Planning and Community Committee held virtually on 15 June 2021:

a) The Committee considered the current planning applications and confirmed the comments to forward to the planning authority as detailed in ***Appendix 7***.

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b) The Committee noted the Traffic Commissioner's Guidance, specifically To note that, at a Briefing of the Planning and Community Committee, held virtually on 15 June 2021, the Committee considered the application for an increase in vehicles and trailers for use at Lee Marley Brickworks Ltd and were concerned that the increase would negatively impact neighbouring properties, as well as cause disruption to traffic on the highway.

The Committee noted the Traffic Commissioner's Guidance, specifically that Woodley Town Council are not a statutory objector and could only submit representations against the application if the Council owned or used land within the vicinity, which it does not.

The Committee determined to submit concerns to Wokingham Borough Council and recommend that they object to the application on the following grounds:

- Environmental – impact to neighbouring properties, caused by the increase in number of vehicles and trailers, leading to an increase in:
 - Noise
 - Fumes
 - Pollution
 - Vibration
- Non-Environmental – concerns regarding the safety of the entrance / exit arrangements from the site onto the public highway, either on Viscount Way or Headley Road East depending on access point, due to the increased number of vehicles, which would also cause a negative impact to traffic in this area.

8. **BRIEFING NOTE – 13 JULY 2021**

To note the contents of the Briefing Note, circulated in lieu of the cancelled Planning and Community Committee Meeting scheduled for 13 July 2021, set out in ***Appendix 8***.

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9. **BRIEFING MEETING – 13 JULY 2021**

To note that at a Briefing of the Planning and Community Committee held virtually on 13 July 2021:

a) The Committee considered the current planning applications and confirmed the comments to forward to the planning authority as detailed in ***Appendix 9***.

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- b) The Committee considered the South East Water Dry Weather Plan consultation and determined not to submit a response.

10. **BRIEFING NOTE – 10 AUGUST 2021**

To note the contents of the Briefing Note, circulated in lieu of the cancelled Planning and Community Committee Meeting scheduled for 10 August 2021, set out in ***Appendix 10***.

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11. **BRIEFING MEETING – 10 AUGUST 2021**

To note that at a Briefing of the Planning and Community Committee held virtually on 10 August 2021:

- a) The Committee considered the current planning applications and confirmed the comments to forward to the planning authority as detailed in ***Appendix 11a***.

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- b) The Committee determined to note the news release with regard to planning application 212404, submitted by Wokingham Borough Council for the development of up to 87 new homes at Winnersh Farm.

- c) The Committee considered Wokingham Borough Council's draft Statement of Licensing Policy Principles and determined not to submit a comment in response to the consultation.

- d) The Committee considered Wokingham Borough Council's Local Cycling and Walking Infrastructure Plan Consultation and determined to respond with the comments set out in ***Appendix 11d***.

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12. **BRIEFING NOTE – 7 SEPTEMBER 2021**

To note the contents of the Briefing Note, circulated in lieu of the cancelled Planning and Community Committee Meeting scheduled for 7 September 2021, set out in ***Appendix 12***.

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13. **BRIEFING MEETING – 7 SEPTEMBER 2021**

To note that at a Briefing of the Planning and Community Committee held virtually on 7 September 2021:

- a) The Committee considered the current planning applications and confirmed the comments to forward to the planning authority as detailed in ***Appendix 13***.

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- b) The Committee considered the Local Bus Engagement communication from Wokingham Borough Council and agreed that the Chairman would sound out a small group of Councillors, bus users and non-users, to gauge reviews and collate a response. It was also agreed that the Committee Officer would write to Wokingham Borough Council to understand if a response by the first week of October still be considered.

- c) The Committee approved the template Goods Vehicle Operators Licence Neighbour Notification Letter circulated as part of the briefing note.

- d) The Committee recommended minor amendments to the draft letter to Lee Marley Brickwork Ltd circulated as part of the briefing note. It was agreed that the Committee Officer would make the amendments and send the letter.

14. **CURRENT PLANNING APPLICATIONS**
To consider current planning applications and agree comments to be forwarded to the planning authority. (*Appendix 14*) Page 109
15. **PLANNING DECISIONS**
To note information on decision notices received from the planning authority since the last meeting. (*Appendix 15*) Page 111
16. **PLANNING APPEALS**
- a) To note that the following appeal against refusal of planning permission has been lodged with the Planning Inspectorate:
- Application: 203540
Location: Sandford Mill, Sandford Lane, Woodley, RG5 4TB
Proposal: Householder application for the proposed raised lawn to residential garden, new splayed close boarded fence, replacement gates and wooden shed. (part-retrospective) (Woodley Town Council had no objections to the proposal.)
- b) To note that the following appeal against the decision of Wokingham Borough Council to issue an enforcement notice has been lodged with the Secretary of State:
- Application: 212790
Location: Sandford Mill, Sandford Lane, Woodley, RG5 4TB
Description: Alleged breach without planning permission. A) The formation of a hardstanding part of which is raised and retained by railway sleepers on the north, east and south sides. B) Erection of 2m high timber fencing and gates and associated barbed wire. Linked appeal 3277317/203540.
- The appellant has appealed against the notice on the following grounds:
- That planning permission should be granted for what is alleged in the notice.
 - That there has not been a breach of planning control (for example, because permission has already been granted, or it is permitted development).
 - The steps required to comply with the requirements of the notice are excessive, and lesser steps would overcome the objections.
 - The time to comply with the notice is too short.
17. **PRIOR APPROVAL SUBMISSION**
This type of application does not require consultation.
- To note application 213068:
Location: 19 Roslyn Road, Woodley, RG5 3HP
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 4m, for which the maximum height would be 3.71m and the height of the eaves 2.7m.

18. **TREE PRESERVATION ORDERS**

a) **Applications for works to trees**

This type of application does not require consultation.

To note application 213013:

Location: TPO 3/1951 W3: Land to the rear of, 168 Nightingale Road, Woodley, RG5 3LZ.

Proposal: G1, Goat Willow – cut back all over hanging branches to give 2 metre clearance.

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

TPO 1783/20021 – Relating to land west of Lysander Close, Woodley, RG5

19. **LEE MARLEY BRICKWORK LTD - VARIATION APPLICATION FOR GOODS VEHICLE OPERATORS LICENCE – UPDATE**

To note the communication from Lee Marley Brickwork Ltd. This was received in response to the letter sent by the Planning and Community Committee in relation to the company's application for a variation to their GVOL. (*Appendix 19*)

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20. **EARLEY STATION FOOTBRIDGE**

Wokingham Borough Council have been working for over a year on a project to replace the ageing footbridge that links Woodley and Earley (and specifically Woodley to Earley Station). On 6 September 2021 they held a meeting to brief local stakeholders on the various project options and approaches. To manage numbers it was requested that only one or two representatives from each Town Council attended. Councillor Wicks attended in his position as Chairman of the Planning & Community Committee and provided a report from this meeting to Full Council on 28 September 2021 (agenda item 13).

Full Council requested that this matter be included on this agenda (minute 46 – Full Council – 28 September 2021).

Members are asked to consider the matter and determine how best to proceed at this stage, prior to any official consultation being opened by Wokingham Borough Council.

21. **PUBLICATIONS/INFORMATION**

To note receipt of the following:

- Wokingham Borough Council Planning Policy Newsletter – September 2021
- CCB Action for All eBulletin – September 2021
- Me2 Newsletter – September 2021

22. **FUTURE AGENDA ITEMS**

To consider suggestions for future agenda items.

23. **PUBLICITY/WEBSITE**

To consider suggestions for items to be publicised.

24.	<u>ENFORCEMENT ISSUES</u>	Page
	a) To note the enforcement notifications listed in <i>Appendix 24a.</i>	118
	b) To note the enforcement case closures listed in <i>Appendix 24b.</i>	Page
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To: **Members of the Planning and Community Committee**
Councillors P. Wicks (Chairman); K. Baker; D. Bragg; J. Cheng; K. Gilder; A. Heap;
C. Jewell; M. Nagra; S. Rahmouni; J. Sartorel; R. Skegg

BRIEFING NOTE

Scheduled Meeting Date - 18 May 2021

- | | | |
|----|---|---------|
| 1. | <u>MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 20 APRIL 2021</u> | Page 3 |
| 2. | <u>CURRENT PLANNING APPLICATIONS</u> (<i>Appendix 2</i>) | Page 9 |
| 3. | <u>PLANNING DECISIONS</u> (<i>Appendix 3</i>) | Page 11 |
| 4. | <u>TREE PRESERVATION ORDERS</u>
a) Applications for works to trees | |

Application 211286:

Location: TPO832/1996, T6: 2 Highcliffe Close, Woodley, RG5 4RE.
Proposal: T6, Scots Pine – Cut back lowest branch on southeast side (approx. 7m above ground level) overhanging 37 Duffield Road by 2.1m.

Application 211354:

Location: TPO3/1951, WOODLAND 3: 102 Nightingale Road, Woodley, RG5 3LY.
Proposal: T1, Cypress – Fell
T2, Cypress – Fell
T3, Cypress – Fell
T4, Cypress – Fell
T5, Cypress – Fell

Application 211482 (ADJOINING PARISH):

Location: TPO1112/2006 T5: Landon House, Rectory Road, Wokingham.
Proposal: T5, Lime – Crown extends over parking bay in frequent use. As is typical of native species, they are susceptible to aphids which in turn secrete a sticky substance called honey dew. Repollard to existing pollard points, to prevent further damage to cars caused by sap.

Application 211594:

Location: TPO03/1951: 10 Penrose Avenue, Woodley, RG5 3PA.

Proposal: T2, Oak – Reduce the side canopy of Oak tree by 2.5 metres from leaf break back to a natural growth point or back to natural pruning point.

5. **PUBLICATIONS/INFORMATION**

Received and forwarded to members of the committee since the last meeting:

- Me2 newsletter – April 2021
- Action for All e-Bulletin – May 2021

6. **ENFORCEMENT ISSUES**

a) Enforcement notifications listed in ***Appendix 6a.***

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b) Enforcement case closures listed in ***Appendix 6b.***

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**Minutes of a Meeting of the Planning and Community Committee held remotely
on Tuesday 20 April 2021 at 7:45 pm**

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

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

Also present: 0 members of the public

199. **APOLOGIES**

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

200. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

201. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON
23 MARCH 2021**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 23 March 2021 be approved and be signed by the Chairman as a true and accurate record.

202. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

203. **PLANNING DECISIONS**

RESOLVED:

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

204. **TREE PRESERVATION ORDERS**

a) Applications for works to trees

RESOLVED:

- ◆ To note application 210982
Location: TPO170/1980, GROUP 5: 11 Lindberg Way, Woodley, RG5 4XE.
Proposal: T1, Oak – Remove three lateral limbs to the west (of a diameter less than 80mm) back to source. Reduce further selected elongated laterals to the west and south by 2-2.5m and selected extended lateral to the north by 1-1.5m. Removal or stabilisation of deadwood.

- ◆ To note application 211273
Location: TPO170/1980, AREA 3: 11 Anthian Close, Woodley, RG5 4XA.
Proposal: T1, Oak – Crown lift over the garden to approximately 6m by removing secondary growth only. Crown lift large limb that extends over footpath to approximately 5m from level of lawn by removing secondary growth only where possible and limb shown in photo.

205. **b) TPO Confirmations**

RESOLVED:

- ◆ To note that Wokingham Borough Council had confirmed the following Tree Preservation Order:

TPO 1783/2021 – Relating to trees on land west of Lysander Close, Woodley, RG5. This order was made in response to potential development on the site which suggested removal of trees at the location. These trees make an important contribution to the sylvan backdrop and verdant visual amenity of this suburban area. Public views of the trees can be obtained from Lysander Close, Hurricane Way and the public facilities of Loddon Vale Centre. Wokingham Borough Council will consider whether the Order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made the people affected by the Order have a right to make objections or other representations. Full details were sent to members, via email, on 1 April 2021.

206. **BUDGETARY CONTROL**

RESOLVED:

- ◆ To note Report No. PC 3/21.

207. **WOKINGHAM BOROUGH COUNCIL – LOCAL GREEN SPACE NOMINATIONS**

Members considered the request from Wokingham Borough Council for comments regarding two areas of land, for which the Town Council is the land owner, which have been nominated for potential designation as a Local Green Space as part of the Borough's Local Plan update. These areas of land are:

- LGS109: Malone Park, Woodley
- LGS110: Woodford Park and the Memorial Recreation Ground (Coronation Fields) Haddon Drive, Woodley

Wokingham Borough Council also requested confirmation of the extent of each area that falls within the Town Council's ownership. The Town Clerk confirmed to Members that it would be possible to provide either the land registry title plan or deeds in relation to these areas, and would also seek to register outstanding areas that were owned by the Council but not registered.

RESOLVED:

- ◆ To respond to the request to confirm full support for the proposal
- ◆ To provide the relevant documents to evidence the extent of the land owned by the Town Council in relation to these areas

208. **VARIATION APPLICATION FOR GOODS VEHICLE OPERATORS LICENCE: UNIT C HEADLEY PARK, 8 HEADLEY PARK EAST**

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

Operator: Travis Perkins Trading Company Ltd
Director(s): Martin Richard Meech, Alan Richard Williams, Benjamin John Todd
New Operating Centre: Unit C Headley Park, 8 Headley Park East, Woodley, RG5 4SW
New Authorisation: 8 vehicles

The views of Committee members had been sought prior to the meeting as any objections were required by 16 April 2020.

RESOLVED:

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

209. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Wokingham Borough Council Planning Policy newsletter – March 2021 Update*
 - *The Link Visiting Scheme newsletter – March 2021*
 - *Me2 newsletter – March 2021*
 - *Wokingham Borough Council Planning and Enforcement newsletter – Spring 2021*
 - *Action for All e-Bulletin – April 2021*

210. **FUTURE AGENDA ITEMS**

Members enquired as to whether Wokingham Borough Council had accepted an invite for one of their Planning Team to attend a future committee meeting to provide guidance on planning applications relating to the installation of telecommunications masts. The Committee Officer confirmed Wokingham Borough Council declined the invitation.

Cllr Jewell provided an update on the Walks Around Woodley project previously discussed at the committee meeting held on 23 February 2021 (minute 173). Having identified suitable walking routes, Loddon Valley Ramblers have now produced a PDF document for each walk which highlights the route, transport links, and places to obtain drinks. These documents are suitable for placement on the website as well as publishing in hard copy. Three of the routes, which have been identified as wheelchair accessible, are due to be tested out shortly. Once finalised the details will then be ready to publish on the website and publicise more widely.

RESOLVED:

- ◆ Once finalised, to update website with the information and to publicise the details on all available platforms.

211. **PUBLICITY/WEBSITE**

There were no further suggestions for items to be publicised.

212. **ENFORCEMENT ISSUES**

RESOLVED:

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

The meeting closed at 8:36 pm

PLANNING APPLICATIONS

Application No. & Address	Proposal
210311 51 Antrim Road, Woodley, RG5 3NT	Householder application for the proposed erection of a two storey rear and side extension to create habitable accommodation with the addition of two solar panels, following the demolition of existing garage, the erection of a single storey front extension to form a lobby, plus changes to fenestration.
Observations: The Committee had no objections to the application on the condition the proposed plans do not breach the 45-degree rule.	
210883 21 and 23 Stanton Close, Earley, RG6 7DX	ADJOINING PARISH CONSULTATION Householder application for the proposed erection of a single storey front extension, a part single/part two storey sides/rear extension with the insertion of 1 no. rooflight, following demolition of existing outbuilding, the removal of 2 no. chimneys, and the conversion of existing loft to create habitable accommodation facilitated by the insertion of 2 no. roof dormers and alterations to existing roof height(200mm).
Observations: No comment.	
210902 2 Penrose Avenue, Woodley, RG5 3PA	Full planning application for the proposed erection of 1 no. detached dwelling with associated parking and garden to the side and extended parking area to the front of No. 2 Penrose Avenue.
Observations: No objections.	
210918 37 Stonehaven Drive, Woodley, RG5 4DE	Householder application for proposed conversion of existing garage to create habitable accommodation.
Observations: No objections.	
210933 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 3No roof lights to 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 3No roof lights to the front elevation. Changes to fenestration.
Observations: The Committee considered this newly submitted application and felt the proposal, whilst altered, was not materially different to the original application made for this property (ref 203602). As such the Committee recommended the application be refused on the following grounds: <ul style="list-style-type: none"> - The proposal is out of keeping with the street scene. - Overdevelopment of the site, specifically the impact of the two storey extension on the neighbouring property at No. 10. 	

210942 98 Highgate Road, Woodley, RG5 3QR	Full application for the proposed subdivision of the site and erection of two storey side and single storey rear extensions to form a 3 no. bedroom dwelling with associated access, landscaping and parking, plus erection of single storey rear extension to the existing dwelling.
Observations: The Committee recommended that this application be refused on the following grounds: - Overdevelopment of the site - Insufficient on-site / off-road parking provision	
211036 25 Elm Drive, Woodley, RG5 4FD	Householder application for the proposed erection of a single storey rear extension with 2no. roof lights.
Observations: No objections.	
211038 17 Victor Way, Woodley, RG5 4UZ	Householder application for the proposed erection of a single storey rear extension to dwelling, with 2no. rooflights, plus conversion of existing garage to create habitable accommodation, single storey front to form porch and changes to fenestration.
Observations: No objections.	
211051 47 Howth Drive, Woodley, RG5 3EE	Householder application for proposed erection of a single storey front extension to form a porch, single storey side/ rear extension with the insertion of 2 no rooflights, following the demolition of existing garage.
Observations: No objections.	
211059 60 Haddon Drive, Woodley, RG5 4LT	Householder application for proposed erection of a first floor rear extension to existing dwelling.
Observations: No objections.	
211063 6 Coppice Road, Woodley, RG5 3QX	Householder application for the proposed erection of a part single part two storey front/side extension, following demolition of existing detached garage and porch, a single storey rear extension with the insertion of 3 no. rooflights, plus alterations to existing driveway including the dropping of kerb.
Observations: No objections.	
211146 117 Woodlands Avenue, Woodley, RG5 3HQ	Householder application for the proposed erection of a single storey front extension and a single storey rear extension with the insertion of 1 no. rooflight.
Observations: No objections.	

<p>211199 26 Hudson Road, Woodley, RG5 4EW</p>	<p>Householder application for the proposed erection of a first floor side extension including insertion of 4 no. roof lights.</p>
<p>Observations: The Committee had no objections to the application, subject to the Planning Officer being satisfied the proposal provides adequate on-site / off-road parking provision and does not impact negatively on the highway.</p>	
<p>211240 2 Lanark Close, Woodley, RG5 4DF</p>	<p>Householder application for the proposed part conversion of existing garage to create habitable accommodation.</p>
<p>Observations: No objections.</p>	

PLANNING APPLICATIONS

Application No. & Address	Proposal
210933 8 Wilmington Close, Woodley, RG5 4LR	REVISED APPLICATION (Previously considered at mtg on 20 April 2021) 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 3No roof lights to 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 3No roof lights to the front elevation. Changes to fenestration. We have received revised/additional plans for the above application. The revised details show: Amended plans have been received in order to mitigate concerns originally relating to the proposal's impact on the character of the area and built form of the host dwelling.
211191 5 Quentin Road, Woodley, RG5 3NF	Householder application for the proposed part conversion of existing garage to create habitable accommodation.
211262 4 Warren Road, Woodley, RG5 3AP	Householder application for proposed erection of a single storey rear extension with 1 no. roof light following the demolition of existing conservatory and shed, erection of an outbuilding to the side /rear of the main dwelling, plus changes to fenestration.
211264 50 Reading Road, Woodley, RG5 3DB	Application to vary condition 2 of planning consent 202837 for the proposed erection of a single storey rear extension including 1 no. rooflight, removal of existing balcony and replacement with Juliet balcony, plus formation of a dropped kerb. Condition 2 refers to Approved details and the variation is to reinstate the existing balcony.
211270 12 Herald Way, Woodley, RG5 4PB	Householder application for the proposed garage conversion to create habitable accommodation.
211290 83A Loddon Bridge Road, Woodley, RG5 4AR	Application to vary condition 2 of planning consent 170319 for the proposed erection of a single detached dwelling. Condition 2 refers to the approved documents and the variation is to allow the removal of a parking space on the boundary between nos. 83 and 83A Loddon Bridge Road and erection of a 1.2metre high timber fence. (Retrospective)
211337 55 Norton Road, Woodley, RG5 4AJ	Householder application for the proposed erection of a single storey side extension, erection of a part single part two storey rear extension with 2 no. roof lights following demolition of existing garage and conservatory.
211339 3 Rushmere Cottages, Colemans Moor Road, Woodley, RG5 4BZ	Householder application for the proposed erection of a single storey side/ rear extension with 2 no. roof lights following demolition of existing rear extension, erection of a front porch.
211386 98 Antrim Road, Woodley, RG5 3NY	Householder application for the proposed erection of a first floor rear extension and the proposed loft conversion to create habitable space, facilitated by the insertion of 1 no. rooflight and 1 no. Juliet balcony.

<p>211398 Former Showcase Cinema Car Park/Park & Ride Site, Loddon Bridge and The Bader Way Interchange, Loddon Bridge, Winnersh, RG41 5HG</p>	<p>Full application for the proposed change of use of the former car park to the storage of materials, shoring and temporary works equipment and vehicles associated with civil engineering business (Use Class B8), including welfare unit, gates and fencing.</p>
<p>211414 103 Haddon Drive, Woodley, RG5 4LY</p>	<p>Householder application for the proposed erection of a rear conservatory with 2 no. roof lights following the demolition of existing conservatory.</p>
<p>211419 36 Loddon Bridge Road, Woodley, RG5 4AS</p>	<p>Application to vary condition 2 of planning consent 183253 for the proposed erection of part single, part first floor side and rear extensions plus two storey rear extension to dwelling. Condition 2 refers to the approved documents and the variation is to allow the first floor element of the rear extension to be extended to the same depth as the ground floor.</p>
<p>211425 Land rear of, 23 Stanton Close, Earley, RG6 7DX</p>	<p>ADJOINING PARISH CONSULTATION Full planning application for the proposed erection of 1no. two bedroom detached bungalow.</p>
<p>211454 41 South Lake Crescent, Woodley, RG5 3QJ</p>	<p>Householder application for the proposed erection of a part single part two storey side extension, erection of a two storey rear extension and associated rear roof alterations, erection of a single storey front extension to form porch, plus changes to fenestration.</p>
<p>211455 71 Malone Road, Woodley, RG5 3NL</p>	<p>Householder application for the proposed erection of a single storey front extension, erection of a part single part two storey side extension following demolition of existing garage, erection of a single storey rear extension with 2 no. roof lights following demolition of existing conservatory.</p>
<p>211490 41 Colemans Moor Road, Woodley, RG5 4DG</p>	<p>Householder application for the proposed installation of a side dormer window on the south-facing roof slope.</p>
<p>211494 Woodford Park Leisure Centre, Haddon Drive, Woodley, RG5 4LY</p>	<p>FOR REFERENCE ONLY – WTC IS THE APPLICANT Application to vary condition 8 of planning consent F/2014/1912 for the Proposed construction of an external 3G Artificial Turf Pitch (ATP) with fencing, floodlighting and a storage container, surrounded by a bund to the south and west. In addition, proposed extension of existing car park over tennis courts to provide additional 59 parking spaces. Condition 8 refers to Hours of Use and the variation is to change the operating hours of the 3G pitch to: 8am - 10pm Mondays to Thursdays.</p>
<p>211498 1 Copse Mead, Woodley, RG5 4RP</p>	<p>Householder application for the proposed single storey front extension, single storey rear extension, two storey rear extension to dwelling, erection of 2no. front dormer extensions and changes to fenestration.</p>
<p>211513 7 Sunderland Close, Woodley, RG5 4XR</p>	<p>Householder application for the proposed erection of a part single storey, part two storey side/rear extension, including garage conversion to create habitable accommodation.</p>
<p>211577 5 Stonehaven Drive, Woodley, RG5 4DE</p>	<p>Householder application for the proposed erection of a single storey side extension and the part-conversion of existing garage to create habitable space facilitated by changes to fenestration, the insertion of 1 no. rooflight, plus alterations to existing garage roof.</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
203540 Sandford Mill, Sandford Lane, Woodley, RG5 4TB	Householder application for the proposed raised lawn to residential garden, new splayed close boarded fence, replacement gates and wooden shed. (part-retrospective)	Refused C
210311 51 Antrim Road, Woodley, RG5 3NT	Householder application for the proposed erection of a two storey rear and side extension to create habitable accommodation with the addition of two solar panels, following the demolition of existing garage, the erection of a single storey front extension to form a lobby, plus changes to fenestration.	Approved E
210421 2 Penrose Avenue, Woodley, RG5 3PA	Application to vary condition 2 of planning consent 201384 for the proposed erection of 2 no. semi-detached dwellings (one 3 bed and one 2 bed) with associated parking and gardens, and extended parking area to the front of the existing dwelling. Condition 2 refers to approved details and the variation is to allow alterations to the proposed floor area of plot 2.	Approved E
210624 22 Kingfisher Drive, Woodley, RG5 3LG	Householder application for the proposed erection of a single storey front, side and rear extension and first floor side extension to existing dwelling with internal alterations and changes to fenestration	Approved C
210668 Land to the North East of Vauxhall Drive, Vauxhall Drive, Woodley, RG5 4EL	Prior approval submission for the installation of a 20m high monopole supporting 6 no. antenna apertures and 4 no. 600mm transmission dishes, plus the installation of 8 no. ground-based equipment cabinets within a secured, fenced compound, and ancillary development thereto.	Refused E
210688 1 Copse Mead, Woodley, RG5 4RP	Householder application for the proposed erection of a single storey front extension, first floor front/ side extension with 2no. front dormers and 3no. roof lights, plus two storey rear extension, single storey rear extension and changes to fenestration.	Refused C
210734 13 Renault Road, Woodley, RG5 4EY	Householder application for the proposed erection of a part single storey part two storey front, side and rear extension with 2no. roof lights, following demolition of existing garage, plus loft conversion to create habitable accommodation and changes to fenestration.	Refused E

210883 21 and 23 Stanton Close, Earley, RG6 7DX	ADJOINING PARISH CONSULTATION Householder application for the proposed erection of a single storey front extension, a part single/part two storey sides/rear extension with the insertion of 1 no. rooflight, following demolition of existing outbuilding, the removal of 2 no. chimneys, and the conversion of existing loft to create habitable accommodation facilitated by the insertion of 2 no. roof dormers and alterations to existing roof height(200mm).	Approved E
210890 14 Tippings Lane, Woodley, RG5 4RX	Householder application for the proposed conversion of existing garage to create habitable accommodation, plus the erection of a single storey rear extension.	Approved E
210902 2 Penrose Avenue, Woodley, RG5 3PA	Full planning application for the proposed erection of 1 no. detached dwelling with associated parking and garden to the side and extended parking area to the front of No. 2 Penrose Avenue.	Approved E
210918 37 Stonehaven Drive, Woodley, RG5 4DE	Householder application for proposed conversion of existing garage to create habitable accommodation.	Approved E
210942 98 Highgate Road, Woodley, RG5 3QR	Full application for the proposed subdivision of the site and erection of two storey side and single storey rear extensions to form a 3 no. bedroom dwelling with associated access, landscaping and parking, plus erection of single storey rear extension to the existing dwelling.	Refused E
211036 25 Elm Drive, Woodley, RG5 4FD	Householder application for the proposed erection of a single storey rear extension with 2no. roof lights.	Approved E
211038 17 Victor Way, Woodley, RG5 4UZ	Householder application for the proposed erection of a single storey rear extension to dwelling, with 2no. rooflights, front porch extension plus conversion of existing garage to create habitable accommodation and changes to fenestration.	Approved E
211051 47 Howth Drive, Woodley, RG5 3EE	Householder application for proposed erection of a single storey front extension to form a porch, single storey side/rear extension with the insertion of 2 no rooflights, following the demolition of existing garage.	Approved E
211059 60 Haddon Drive, Woodley, RG5 4LT	Householder application for proposed erection of a first floor rear extension to existing dwelling.	Approved E
211063 6 Coppice Road, Woodley, RG5 3QX	Householder application for the proposed erection of a part single part two storey front/side extension, following demolition of existing detached garage and porch, a single storey rear extension with the insertion of 3 no. rooflights, plus alterations to existing driveway including the dropping of kerb.	Approved E
211146 117 Woodlands Avenue, Woodley, RG5 3HQ	Householder application for the proposed erection of a single storey front extension and a single storey rear extension with the insertion of 1 no. rooflight.	Approved E
211240 2 Lanark Close, Woodley, RG5 4DF	Householder application for the proposed part conversion of existing garage to create habitable accommodation.	Approved E

ENFORCEMENT NOTIFICATIONS - 18 May 2021

194 Colemans Moor Road, Woodley, RG5 4DP

CoU of amenity land to residential parking area

83a Loddon Bridge Road, Woodley, RG5 4AR

BoC 4&5 of 170319 Access and turning area

Loddon Park, Perimeter Road, Woodley, Rg5 4TE

Landscaping not to approved plans

31 Howth Drive, Woodley, RG5 3ED

outbuilding being constructed in rear garden w/o planning

24 Manners Road, Woodley, RG5 3EA

rear extension being built w/o pp

Sandford Mill, Sandford Lane, Woodley, RG5 4TB

refusal of part-retrospective application 203540

ENFORCEMENT CLOSURES - 18 May 2021

Sandford Farm, Mohawk Way, Woodley, RG5 4TE

Bin stores not in accordance with the approved plans

No breach

73 Nightingale Road, Woodley, RG5 3LU

Outbuilding close to tree without tree works permission

No breach

64 Fawcett Crescent, Woodley, RG5 3HU

Unauthorised doughnut catering van parked outside property

No breach

Pitts Works, Colemans Moor Road, Woodley, RG5 4DA

Possible breach in planning permission

No breach

48 Tippings Lane, Woodley, RG5 4RY

Unauthorised works to land

No breach

7 The Ridgeway, Woodley, RG5 3QD

Build not in accordance with approved plans - ref: 202450

Woodley Town Council

Observations on the following Planning Applications

Application No. & Address	Proposal
210933 8 Wilmington Close, Woodley, RG5 4LR	REVISED APPLICATION (Previously considered at mtg on 20 April 2021) 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 3No roof lights to 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 3No roof lights to the front elevation. Changes to fenestration. We have received revised/additional plans for the above application. The revised details show: Amended plans have been received in order to mitigate concerns originally relating to the proposal's impact on the character of the area and built form of the host dwelling.
Observations: The Committee once again considered this newly submitted application and felt the proposal was not materially different to the previous applications made for this property. As such the Committee recommended the application be refused on the same grounds as previously, which were: <ul style="list-style-type: none"> - The proposal is out of keeping with the street scene. - Overdevelopment of the site, specifically the impact of the two storey extension on the neighbouring property at No. 10. 	
211191 5 Quentin Road, Woodley, RG5 3NF	Householder application for the proposed part conversion of existing garage to create habitable accommodation.
Observations: No objections	
211262 4 Warren Road, Woodley, RG5 3AP	Householder application for proposed erection of a single storey rear extension with 1 no. roof light following the demolition of existing conservatory and shed, erection of an outbuilding to the side /rear of the main dwelling, plus changes to fenestration.
Observations: No objections	
211264 50 Reading Road, Woodley, RG5 3DB	Application to vary condition 2 of planning consent 202837 for the proposed erection of a single storey rear extension including 1 no. rooflight, removal of existing balcony and replacement with juliet balcony, plus formation of a dropped kerb. Condition 2 refers to Approved details and the variation is to reinstate the existing balcony.
Observations: No objections	
211270 12 Herald Way, Woodley, RG5 4PB	Householder application for the proposed garage conversion to create habitable accommodation.
Observations: No objections	

<p>211290 83A Loddon Bridge Road, Woodley, RG5 4AR</p>	<p>Application to vary condition 2 of planning consent 170319 for the proposed erection of a single detached dwelling. Condition 2 refers to the approved documents and the variation is to allow the removal of a parking space on the boundary between nos. 83 and 83A Loddon Bridge Road and erection of a 1.2metre high timber fence. (Retrospective)</p>
<p>Observations: No objections</p>	
<p>211337 55 Norton Road, Woodley, RG5 4AJ</p>	<p>Householder application for the proposed erection of a single storey side extension, erection of a part single part two storey rear extension with 2 no. roof lights following demolition of existing garage and conservatory.</p>
<p>Observations: No objections, subject to the planning officer being satisfied the plans provide sufficient off-road parking provision.</p>	
<p>211339 3 Rushmere Cottages, Colemans Moor Road, Woodley, RG5 4BZ</p>	<p>Householder application for the proposed erection of a single storey side/ rear extension with 2 no. roof lights following demolition of existing rear extension, erection of a front porch.</p>
<p>Observations: No objections</p>	
<p>211386 98 Antrim Road, Woodley, RG5 3NY</p>	<p>Householder application for the proposed erection of a first floor rear extension and the proposed loft conversion to create habitable space, facilitated by the insertion of 1 no. rooflight and 1 no. Juliet balcony.</p>
<p>Observations: No objections</p>	
<p>211398 Former Showcase Cinema Car Park/Park & Ride Site, Loddon Bridge and The Bader Way Interchange, Loddon Bridge, Winnersh, RG41 5HG</p>	<p>Full application for the proposed change of use of the former car park to the storage of materials, shoring and temporary works equipment and vehicles associated with civil engineering business (Use Class B8), including welfare unit, gates and fencing.</p>
<p>Observations: No objections</p>	
<p>211414 103 Haddon Drive, Woodley, RG5 4LY</p>	<p>Householder application for the proposed erection of a rear conservatory with 2 no. roof lights following the demolition of existing conservatory.</p>
<p>Observations: No objections</p>	

<p>211419 36 Loddon Bridge Road, Woodley, RG5 4AS</p>	<p>Application to vary condition 2 of planning consent 183253 for the proposed erection of part single, part first floor side and rear extensions plus two storey rear extension to dwelling. Condition 2 refers to the approved documents and the variation is to allow the first floor element of the rear extension to be extended to the same depth as the ground floor.</p>
<p>Observations: The Committee had no objections to the application on the condition the proposed plans do not breach the 45-degree rule, and that the proposed obscure glazed window overlooking the neighbouring property has restricted opening.</p>	
<p>211425 Land rear of, 23 Stanton Close, Earley, RG6 7DX</p>	<p>ADJOINING PARISH CONSULTATION Full planning application for the proposed erection of 1no. two bedroom detached bungalow.</p>
<p>Observations: No comment.</p>	
<p>211454 41 South Lake Crescent, Woodley, RG5 3QJ</p>	<p>Householder application for the proposed erection of a part single part two storey side extension, erection of a two storey rear extension and associated rear roof alterations, erection of a single storey front extension to form porch, plus changes to fenestration.</p>
<p>Observations: No objections</p>	
<p>211455 71 Malone Road, Woodley, RG5 3NL</p>	<p>Householder application for the proposed erection of a single storey front extension, erection of a part single part two storey side extension following demolition of existing garage, erection of a single storey rear extension with 2 no. roof lights following demolition of existing conservatory.</p>
<p>Observations: No objections, subject to the planning officer being satisfied that there is appropriate drainage to ensure no rain water run off negatively impacts on the neighbouring property's garage.</p>	
<p>211490 41 Colemans Moor Road, Woodley, RG5 4DG</p>	<p>Householder application for the proposed installation of a side dormer window on the south-facing roof slope.</p>
<p>Observations: No objections</p>	
<p>211494 Woodford Park Leisure Centre, Haddon Drive, Woodley, RG5 4LY</p>	<p>FOR REFERENCE ONLY – WTC IS THE APPLICANT Application to vary condition 8 of planning consent F/2014/1912 for the Proposed construction of an external 3G Artificial Turf Pitch (ATP) with fencing, floodlighting and a storage container, surrounded by a bund to the south and west. In addition, proposed extension of existing car park over tennis courts to provide additional 59 parking spaces. Condition 8 refers to Hours of Use and the variation is to change the operating hours of the 3G pitch to: 8am - 10pm Mondays to Thursdays.</p>
<p>Observations: None – The Town Council is the applicant.</p>	

<p>211498 1 Cope Mead, Woodley, RG5 4RP</p>	<p>Householder application for the proposed single storey front extension, single storey rear extension, two storey rear extension to dwelling, erection of 2no. front dormer extensions and changes to fenestration.</p>
<p>Observations: No objections</p>	
<p>211513 7 Sunderland Close, Woodley, RG5 4XR</p>	<p>Householder application for the proposed erection of a part single storey, part two storey side/rear extension, including garage conversion to create habitable accommodation.</p>
<p>Observations: No objections</p>	
<p>211577 5 Stonehaven Drive, Woodley, RG5 4DE</p>	<p>Householder application for the proposed erection of a single storey side extension and the part-conversion of existing garage to create habitable space facilitated by changes to fenestration, the insertion of 1 no. rooflight, plus alterations to existing garage roof.</p>
<p>Observations: No objections</p>	



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; A. Heap;
C. Jewell; M. Nagra; S. Rahmouni; J. Sartorel; R. Skegg

BRIEFING NOTE

Scheduled Meeting Date - 15 June 2021

1. **CURRENT PLANNING APPLICATIONS** (*Appendix 1*) Page 5

2. **VARIATION APPLICATION FOR GOODS VEHICLE OPERATORS**
LICENCE: 185 VISCOUNT WAY, WOODLEY, RG5 4DZ

Notification has been received from Wokingham Borough Council of the following application for a variation of Goods Vehicle Operators:

Licence:	OH1145507 R
Operator:	Lee Marley Brickwork Ltd Director(s): Lee Marley, Daniel William Clarkson
Operating Centre:	185 Viscount Way, Woodley, RG5 4DZ
New Authorisation:	10 vehicles (increase of 3), 15 trailers (increase of 5)

The Town Council does not have a statutory right to object to this type of application.

Owners and occupiers of land or buildings within the vicinity who feel that the use or enjoyment of their own land would be "prejudicially" affected by the proposal can make a representation against the application. Representations must be submitted in writing to the Traffic Commissioner by the deadline – 19 June 2021 - and a copy sent to the applicant. Representations can only be made on environmental grounds (such as noise, fumes, pollution, vibration and visual intrusion).

Concerns may also be highlighted to Wokingham Borough Council who, as a statutory objector, may take these into account when considering whether to submit an objection.

Members are asked to consider whether to make any formal representation to the Traffic Commissioner or highlight any concerns to Wokingham Borough Council.

3. **OBSERVATIONS OF THE PLANNING AND COMMUNITY COMMITTEE
- 18 MAY 2021 (Appendix 3)**

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4. **PLANNING APPLICATION 211211: 9 KEATS CLOSE**

Householder application for proposed erection of a single storey front extension and a first floor rear extension, plus changes to fenestration.

The Committee considered this planning application in between meetings and determined to make no objection to the application.

5. **PLANNING DECISIONS (Appendix 5)**

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6. **TREE PRESERVATION ORDERS**

a) **Applications for works to trees**

Application 211629:

Location: TPO68A/1975: Cedar Place, 231 Loddon Bridge Road, Woodley, RG5 4BN.

Proposal: T1 – Cedar Fell to ground level – Tree Officers are kindly asked to view the tree in their assessment of this application in order to appreciate the impact of recent branch loss on the wider amenity of the tree.

The Directors and residents of Cedar Place have given careful consideration to the management options regarding the tree following the stem failure and the evident decay and defects on the tree. They agree that the preferred option (in light of the unavoidable risk associated with retaining the tree) is to fell the tree and to replace it with another Cedar within the grass verge to the front of Cedar Place.

Application 211706:

Location: TPO832/1996 T19: Land at Highcliffe Close, Woodley, RG5 4RE.

Proposal: T19, Oak – Cut back 2 no. branches overhanging the driveway of no. 12 Highcliffe Close: the lower branch to be cut back by 1.5 metres and the higher branch by 2 metres.

Application 211712:

Location: TPO-3/1951, W3: 43 Campbell Road, Woodley, RG5 3NB.

Proposal: T1, Scots Pine (Woodland) – Dead wood removal and crown lift the 2 lowest lateral branches up to 6 metres.

Application 211724:

Location: TPO256/1984 AREA 2: Land at 19-24 Mannock Way, Woodley, RG5 4XW.

Proposal: T1, Ash (TVH003004) – Fell, leaving stump just above ground level.

T2, English Oak (TVHA000239) – Crown lift by 2.5m over footpath and by 5.2m over road.

G1, Austrian Pine (TVHA000236) – Remove deadwood over 50mm diameter

Application 211828:

Location: TPO1210/2007, T1 & T2: 3 and, 5 Keats Road, Woodley, RG5 3RJ.

Proposal: T2 - OAK - FELL (Located at 3 Keats Road)
T1 - OAK - FELL (Located at 5 Keats Road)

The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.

Estimated costs of repair to the building are £35K if the influence of the tree(s) remain and £5.5K if the proposed tree works are allowed to proceed. Granting permission will limit these costs. In the event of a refusal we, or our clients, will seek to secure compensation for the additional costs incurred through Section 202 (e). Should the tree/s remain the total cost of repairs will be the Superstructural repairs + Alternative method of repairs = £40.5K

It is the expert opinion of both the case engineer and arboriculturalist that on the balance of probabilities the supporting information demonstrates the influence of the tree(s).

Note: Further monitoring results may be submitted if these become available during the course of this application.

Application 211840:

Location: TPO256/1984 A2: 8 Phillips Close, Woodley, RG5 4XD.

Proposal: T1 - OAK - Crown reduce by up to 30% in order to establish crown balance. Remove deadwood and thin epicormic growth by up to 10%.

T2 - OAK - Crown reduce by up to 30% in order to establish crown balance. Remove deadwood and thin epicormic growth by up to 10%.

7. **PRIOR APPROVAL SUBMISSION**

This type of application does not require consultation.

Application 211734:

Location: 113 Western Avenue, Woodley, RG5 3BL

Proposal: Prior approval submission for the proposed enlargement of the existing dwelling through the erection of 1 no. additional storey to a maximum height of 9.8 metres.

8. **SCREENING OPINION NOTIFICATION**

This type of notification does not require consultation.

Application 211601:

Location: Earley Station, Station Road, Earley, Reading, RG6 7DY

Proposal: Screening Opinion application for an Environmental Impact Assessment for the proposed erection of a replacement pedestrian footbridge to the south of Earley Station, with associated approach ramps and lighting plus revised station car park layout, following demolition of the existing footbridge and approach ramps.

Application 211638:

Location: Sandford Mill, Sandford Lane, Sandford, Reading, RG5 4TD
Proposal: Screening Opinion application for an Environmental Impact Assessment for a proposed replacement of an anti-climb device (ACD) on Terminal H Pole LSTC029 (Southern Electric Power Distribution).

9. **BUDGETARY CONTROL**
Report No. PC 4/21.

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10. **ANNUAL GRANTS 2021/22**

An email of thanks has been received from Keep Mobile for the grant given by the Town Council.

11. **PUBLICATIONS/INFORMATION**

Received and forwarded to members of the committee since the last meeting:

- Woodley Town Centre newsletter – May 2021
- Wokingham Healthwatch newsletter – Spring 2021
- Action for All e-Bulletin – June 2021
- Me2 Club – May 2021

12. **ENFORCEMENT ISSUES**

a) Enforcement notifications listed in ***Appendix 12a.***

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b) Enforcement case closures listed in ***Appendix 12b.***

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PLANNING APPLICATIONS

Application No. & Address	Proposal
211455 71 Malone Road, Woodley, RG5 3NL	Householder application for the proposed erection of a single storey front extension, erection of a part single part two storey side extension following demolition of existing garage, erection of a single storey rear extension with 2 no. roof lights following demolition of existing conservatory. We have received revised/additional plans for the above application. The revised details show: Amendments have been made to the first floor side extension's roof form to mitigate concerns related to the impact of the proposals on the character of the area.
211528 18 Coppice Road, Woodley, RG5 3QX	Householder application for the proposed erection of single storey front, side and rear extension with 2 no. rooflights following demolition of existing garage.
211529 62 Reading Road, Woodley, RG5 3DB	Full application for the proposed subdivision of the site and erection of a detached 3 no. bedroom dwelling following demolition of existing detached garage, with associated parking.
211538 37 Malone Road, Woodley, RG5 3NL	Householder application for the proposed replacement of the existing garage with a two storey extension, erection of a single storey rear extension with 2no. rooflights, and pitched roof to front and erection of a front extension to form porch, plus the addition of 4no. solar panels with changes to fenestration and internal alterations
211542 7 Beaver Way, Woodley, RG5 4UD	Householder application for the proposed erection of a first floor side extension.
211586 17 Lindberg Way, Woodley, RG5 4XE	Householder application for the proposed part garage conversion to create habitable accommodation.
211592 183 Loddon Bridge Road, Woodley, RG5 4BP	Householder application for the proposed alterations to existing Garden Room roof, plus changes to fenestration.
211597 Woodley Library and former Swimming Pool, Headley Road, Woodley, RG5 4JA	Full application for the proposed installation of 100 no. roof and 100 no. floor mounted solar panels (200 in total) and 2 no. Air Source Heat Pumps, plus associated plant enclosure.
211683 6 Malone Road, Woodley, RG5 3NP	Householder application for the proposed garage conversion to create habitable accommodation, erection of a single storey rear/ side extension with 2 no. roof lights.
211703 21 Pitford Road, Woodley, RG5 4QF	Householder application for the proposed erection of a single storey rear extension with 1 no. roof light, erection of a two storey front extension replacing existing single storey front porch, plus changes to fenestration.

211714 124 Loddon Bridge Road, Woodley, RG5 4AW	Householder application for the proposed single storey rear extension with one roof light.
211751 17 Harris Close, Woodley, RG5 4XH	Householder application for the proposed erection of a single storey rear and side extension with flat roof and the insertion of 1no. roof light to proposed flat roof with faux pitched roof to front elevation of side extension.
211761 84 Millbank Crescent, Woodley, RG5 4ER	Householder application for the proposed erection of single storey front extension, single storey side/rear extension, a side/front carport and the insertion of 5 no. rooflights following demolition of existing front porch, garage and carport.
211776 3 Sopwith Close, Woodley, RG5 4PD	Householder application for the proposed erection of a first floor side/ rear extension, plus conversion of loft space to form habitable accommodation with 3 no. roof lights to the front elevation and 1 no. flat roof dormer to the rear elevation.
211794 65 Loddon Bridge Road, Woodley, RG5 4AR	Householder application for the proposed loft conversion to form additional habitable accommodation, erection of a part single part two storey rear extension following demolition of existing outbuilding, plus changes to fenestration.
211798 60 Millbank Crescent, Woodley, RG5 4ER	Householder application for the proposed erection of a single storey side/ rear extension.
211837 24 Roslyn Road, Woodley, RG5 3HS	Householder application for the proposed loft conversion to form additional habitable accommodation with 1 no. flat roof dormer with 1 no. roof light to the rear elevation and 2no. roof lights to the front elevation, plus erection of a single storey rear extension.
211842 9 Linden Road, Woodley, RG5 3QT	Householder application for the proposed single storey side and rear extension with three roof lights to create disabled accommodation.
211857 32 Ravensbourne Drive, Woodley, RG5 4LH	Householder application for the proposed erection of a single storey front extension and two storey side extension plus changes to fenestration following the demolition of the existing detached garage.
211870 92 Loddon Bridge Road, Woodley, RG5 4AN	Full application for the proposed subdivision of the site and erection of a 3 no. bedroom dwelling with associated parking and shared access, following demolition of existing rear outbuilding.
211897 6 Kingfisher Drive, Woodley, RG5 3LG	Householder application for the proposed erection of a single storey front extension and a part single part two storey rear extension with the insertion of 2 no. rooflights, following demolition of existing conservatory, plus changes to fenestration.
211911 194 Colemans Moor Road, Woodley, RG5 4DP	Householder application for the proposed erection of a two storey side extension following demolition of existing conservatory and single storey front extension.

Observations on the following Planning Applications

Application No. & Address	Proposal
210933 8 Wilmington Close, Woodley, RG5 4LR	REVISED APPLICATION (Previously considered at mtg on 20 April 2021) 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 3No roof lights to 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 3No roof lights to the front elevation. Changes to fenestration. We have received revised/additional plans for the above application. The revised details show: Amended plans have been received in order to mitigate concerns originally relating to the proposal's impact on the character of the area and built form of the host dwelling.
Observations: The Committee once again considered this newly submitted application and felt the proposal was not materially different to the previous applications made for this property. As such the Committee recommended the application be refused on the same grounds as previously, which were: <ul style="list-style-type: none"> - The proposal is out of keeping with the street scene. - Overdevelopment of the site, specifically the impact of the two storey extension on the neighbouring property at No. 10. 	
211191 5 Quentin Road, Woodley, RG5 3NF	Householder application for the proposed part conversion of existing garage to create habitable accommodation.
Observations: No objections	
211262 4 Warren Road, Woodley, RG5 3AP	Householder application for proposed erection of a single storey rear extension with 1 no. roof light following the demolition of existing conservatory and shed, erection of an outbuilding to the side /rear of the main dwelling, plus changes to fenestration.
Observations: No objections	
211264 50 Reading Road, Woodley, RG5 3DB	Application to vary condition 2 of planning consent 202837 for the proposed erection of a single storey rear extension including 1 no. rooflight, removal of existing balcony and replacement with juliet balcony, plus formation of a dropped kerb. Condition 2 refers to Approved details and the variation is to reinstate the existing balcony.
Observations: No objections	
211270 12 Herald Way, Woodley, RG5 4PB	Householder application for the proposed garage conversion to create habitable accommodation.
Observations: No objections	

<p>211290 83A Loddon Bridge Road, Woodley, RG5 4AR</p>	<p>Application to vary condition 2 of planning consent 170319 for the proposed erection of a single detached dwelling. Condition 2 refers to the approved documents and the variation is to allow the removal of a parking space on the boundary between nos. 83 and 83A Loddon Bridge Road and erection of a 1.2metre high timber fence. (Retrospective)</p>
<p>Observations: No objections</p>	
<p>211337 55 Norton Road, Woodley, RG5 4AJ</p>	<p>Householder application for the proposed erection of a single storey side extension, erection of a part single part two storey rear extension with 2 no. roof lights following demolition of existing garage and conservatory.</p>
<p>Observations: No objections, subject to the planning officer being satisfied the plans provide sufficient off-road parking provision.</p>	
<p>211339 3 Rushmere Cottages, Colemans Moor Road, Woodley, RG5 4BZ</p>	<p>Householder application for the proposed erection of a single storey side/ rear extension with 2 no. roof lights following demolition of existing rear extension, erection of a front porch.</p>
<p>Observations: No objections</p>	
<p>211386 98 Antrim Road, Woodley, RG5 3NY</p>	<p>Householder application for the proposed erection of a first floor rear extension and the proposed loft conversion to create habitable space, facilitated by the insertion of 1 no. rooflight and 1 no. Juliet balcony.</p>
<p>Observations: No objections</p>	
<p>211398 Former Showcase Cinema Car Park/Park & Ride Site, Loddon Bridge and The Bader Way Interchange, Loddon Bridge, Winnersh, RG41 5HG</p>	<p>Full application for the proposed change of use of the former car park to the storage of materials, shoring and temporary works equipment and vehicles associated with civil engineering business (Use Class B8), including welfare unit, gates and fencing.</p>
<p>Observations: No objections</p>	
<p>211414 103 Haddon Drive, Woodley, RG5 4LY</p>	<p>Householder application for the proposed erection of a rear conservatory with 2 no. roof lights following the demolition of existing conservatory.</p>
<p>Observations: No objections</p>	

<p>211419 36 Loddon Bridge Road, Woodley, RG5 4AS</p>	<p>Application to vary condition 2 of planning consent 183253 for the proposed erection of part single, part first floor side and rear extensions plus two storey rear extension to dwelling. Condition 2 refers to the approved documents and the variation is to allow the first floor element of the rear extension to be extended to the same depth as the ground floor.</p>
<p>Observations: The Committee had no objections to the application on the condition the proposed plans do not breach the 45-degree rule, and that the proposed obscure glazed window overlooking the neighbouring property has restricted opening.</p>	
<p>211425 Land rear of, 23 Stanton Close, Earley, RG6 7DX</p>	<p>ADJOINING PARISH CONSULTATION Full planning application for the proposed erection of 1no. two bedroom detached bungalow.</p>
<p>Observations: No comment.</p>	
<p>211454 41 South Lake Crescent, Woodley, RG5 3QJ</p>	<p>Householder application for the proposed erection of a part single part two storey side extension, erection of a two storey rear extension and associated rear roof alterations, erection of a single storey front extension to form porch, plus changes to fenestration.</p>
<p>Observations: No objections</p>	
<p>211455 71 Malone Road, Woodley, RG5 3NL</p>	<p>Householder application for the proposed erection of a single storey front extension, erection of a part single part two storey side extension following demolition of existing garage, erection of a single storey rear extension with 2 no. roof lights following demolition of existing conservatory.</p>
<p>Observations: No objections, subject to the planning officer being satisfied that there is appropriate drainage to ensure no rain water run off negatively impacts on the neighbouring property's garage.</p>	
<p>211490 41 Colemans Moor Road, Woodley, RG5 4DG</p>	<p>Householder application for the proposed installation of a side dormer window on the south-facing roof slope.</p>
<p>Observations: No objections</p>	
<p>211494 Woodford Park Leisure Centre, Haddon Drive, Woodley, RG5 4LY</p>	<p>FOR REFERENCE ONLY – WTC IS THE APPLICANT Application to vary condition 8 of planning consent F/2014/1912 for the Proposed construction of an external 3G Artificial Turf Pitch (ATP) with fencing, floodlighting and a storage container, surrounded by a bund to the south and west. In addition, proposed extension of existing car park over tennis courts to provide additional 59 parking spaces. Condition 8 refers to Hours of Use and the variation is to change the operating hours of the 3G pitch to: 8am - 10pm Mondays to Thursdays.</p>
<p>Observations: None – The Town Council is the applicant.</p>	

<p>211498 1 Cope Mead, Woodley, RG5 4RP</p>	<p>Householder application for the proposed single storey front extension, single storey rear extension, two storey rear extension to dwelling, erection of 2no. front dormer extensions and changes to fenestration.</p>
<p>Observations: No objections</p>	
<p>211513 7 Sunderland Close, Woodley, RG5 4XR</p>	<p>Householder application for the proposed erection of a part single storey, part two storey side/rear extension, including garage conversion to create habitable accommodation.</p>
<p>Observations: No objections</p>	
<p>211577 5 Stonehaven Drive, Woodley, RG5 4DE</p>	<p>Householder application for the proposed erection of a single storey side extension and the part-conversion of existing garage to create habitable space facilitated by changes to fenestration, the insertion of 1 no. rooflight, plus alterations to existing garage roof.</p>
<p>Observations: No objections</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
210933 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 3No roof lights to 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 3No roof lights to the front elevation. Changes to fenestration.	Approved C
211191 5 Quentin Road, Woodley, RG5 3NF	Householder application for the proposed part conversion of existing garage to create habitable accommodation.	Approved E
211199 26 Hudson Road, Woodley, RG5 4EW	Householder application for the proposed erection of a first floor side/rear extension including insertion of 4 no. roof lights.	Refused C
211211 9 Keats Close, Woodley, Wokingham, RG5 3QF	Householder application for proposed erection of a single storey front extension and a first floor rear extension, plus changes to fenestration.	Approved E
211262 4 Warren Road, Woodley, RG5 3AP	Householder application for proposed erection of a single storey rear extension with 1 no. roof light following the demolition of existing conservatory and shed, erection of an outbuilding to the side /rear of the main dwelling, plus changes to fenestration.	Approved E
211264 50 Reading Road, Woodley, RG5 3DB	Application to vary condition 2 of planning consent 202837 for the proposed erection of a single storey rear extension including 1 no. rooflight, removal of existing balcony and replacement with juliet balcony, plus formation of a dropped kerb. Condition 2 refers to Approved details and the variation is to reinstate the existing balcony.	Approved E
211270 12 Herald Way, Woodley, RG5 4PB	Householder application for the proposed garage conversion to create habitable accommodation.	Approved E
211337 55 Norton Road, Woodley, RG5 4AJ	Householder application for the proposed erection of a single storey side extension, erection of a part single part two storey rear extension with 2 no. roof lights following demolition of existing garage and conservatory.	Approved E
211339 3 Rushmere Cottages, Colemans Moor Road, Woodley, RG5 4BZ	Householder application for the proposed erection of a single storey rear extension with 2 no. roof lights following demolition of existing rear extension, erection of a front porch.	Approved E

211386 98 Antrim Road, Woodley, RG5 3NY	Householder application for the proposed erection of a first floor rear extension and the proposed loft conversion to create habitable space, facilitated by the insertion of 1 no. rooflight and 1 no. Juliet balcony.	Approved E
211414 103 Haddon Drive, Woodley, RG5 4LY	Householder application for the proposed erection of a rear conservatory with 2 no. roof lights following the demolition of existing conservatory.	Approved E
211419 36 Loddon Bridge Road, Woodley, RG5 4AS	Application to vary condition 2 of planning consent 183253 for the proposed erection of part single, part first floor side and rear extensions plus two storey rear extension to dwelling. Condition 2 refers to the approved documents and the variation is to allow the first floor element of the rear extension to be extended to the same depth as the ground floor.	Approved E
211454 41 South Lake Crescent, Woodley, RG5 3QJ	Householder application for the proposed erection of a part single part two storey side extension, erection of a part single part two storey rear extension and associated rear roof alterations, erection of a single storey front extension to form porch, plus changes to fenestration.	Approved E
211513 7 Sunderland Close, Woodley, RG5 4XR	Householder application for the proposed erection of a part single storey, part two storey side/rear extension, including garage conversion to create habitable accommodation.	Approved E

PLANNING AND COMMUNITY COMMITTEE

BUDGETARY CONTROL 2021/22

EXPENDITURE	Budget 2021/22	Actual Exp as at 31/05/2020	Actual Exp as at 31/05/2021	Actual Exp as % of Budget	
Annual grants	33422	19487	9500	28.4	Payments for half year made to Citizens Advice Wokingham, Keep Mobile and the Link Visiting Scheme. Full year grant paid to ARC Counselling. Payment to Readibus to be made in June.
Total	33422	19487	9500	28.4	
INCOME					
Total	0	0	0	0	
Net	33422	19487	9500	28.4	

ENFORCEMENT NOTIFICATIONS - 15 June 2021

Land rear of 7-10 Brecon Road, Woodley, RG5 4PR

Window included which is not on the plans

ENFORCEMENT CLOSURES - 15 June 2021

Gardenia, Woodley, RG5 4WQ

Street lighting not according to plans
No breach

194 Colemans Moor Road, Woodley, RG5 4AR

Conditions of Use of amenity land to residential parking area
Voluntary compliance

83a Loddon Bridge Road, Woodley, RG5 4AR

Breach of Conditions 4 & 5 - Ref: 170319 - Access and turning area
Application submitted

31 Howth Drive, Woodley, RG5 3ED

Outbuilding being constructed in rear garden without planning permission
Not expedient

5 Sycamore Close, Woodley, RG5 3RY

Building work without planning permission
No breach

Edgefield, Western Avenue, Woodley, RG5 3BH

Non compliance with planning conditions - REF: 192825
No breach

Woodley Town Council

Observations on the following Planning Applications

Application No. & Address	Proposal
211455 71 Malone Road, Woodley, RG5 3NL	Householder application for the proposed erection of a single storey front extension, erection of a part single part two storey side extension following demolition of existing garage, erection of a single storey rear extension with 2 no. roof lights following demolition of existing conservatory. We have received revised/additional plans for the above application. The revised details show: Amendments have been made to the first floor side extension's roof form to mitigate concerns related to the impact of the proposals on the character of the area.
Observations: No objections	
211528 18 Coppice Road, Woodley, RG5 3QX	Householder application for the proposed erection of single storey front, side and rear extension with 2 no. rooflights following demolition of existing garage.
Observations: No objections	
211529 62 Reading Road, Woodley, RG5 3DB	Full application for the proposed subdivision of the site and erection of a detached 3 no. bedroom dwelling following demolition of existing detached garage, with associated parking.
Observations: The Committee considered the proposal and recommended that the application be refused on the following grounds: <ul style="list-style-type: none"> - The proposal is out of character with the street scene. - The proposal is out of keeping with neighbouring properties. 	
211538 37 Malone Road, Woodley, RG5 3NL	Householder application for the proposed replacement of the existing garage with a two storey extension, erection of a single storey rear extension with 2no. rooflights, and pitched roof to front and erection of a front extension to form porch, plus the addition of 4no. solar panels with changes to fenestration and internal alterations
Observations: No objections	
211542 7 Beaver Way, Woodley, RG5 4UD	Householder application for the proposed erection of a first floor side extension.
Observations: No objections	

211586 17 Lindberg Way, Woodley, RG5 4XE	Householder application for the proposed part garage conversion to create habitable accommodation.
Observations: The Committee considered the proposal and recommended that the application be refused on the following grounds: - The application is supported by unclear drawings – the proposal shows stairs leading to a first floor area above the garage but no existing and proposed floor plans for this first floor area are provided.	
211592 183 Loddon Bridge Road, Woodley, RG5 4BP	Householder application for the proposed alterations to existing Garden Room roof, plus changes to fenestration.
Observations: No objections	
211597 Woodley Library and former Swimming Pool, Headley Road, Woodley, RG5 4JA	Full application for the proposed installation of 100 no. roof and 100 no. floor mounted solar panels (200 in total) and 2 no. Air Source Heat Pumps, plus associated plant enclosure.
Observations: The Committee support this proposal, but recommended a condition be included to ensure delivery times to the site do not clash with school drop off / pick up times at Beechwood Primary School to avoid traffic disruption.	
211683 6 Malone Road, Woodley, RG5 3NP	Householder application for the proposed garage conversion to create habitable accommodation, erection of a single storey rear/ side extension with 2 no. roof lights.
Observations: No objections	
211703 21 Pitford Road, Woodley, RG5 4QF	Householder application for the proposed erection of a single storey rear extension with 1 no. roof light, erection of a two storey front extension replacing existing single storey front porch, plus changes to fenestration.
Observations: No objections	
211714 124 Loddon Bridge Road, Woodley, RG5 4AW	Householder application for the proposed single storey rear extension with one roof light.
Observations: No objections	
211751 17 Harris Close, Woodley, RG5 4XH	Householder application for the proposed erection of a single storey rear and side extension with flat roof and the insertion of 1no. roof light to proposed flat roof with faux pitched roof to front elevation of side extension.
Observations: No objections	

211761 84 Millbank Crescent, Woodley, RG5 4ER	Householder application for the proposed erection of single storey front extension, single storey side/rear extension, a side/front carport and the insertion of 5 no. rooflights following demolition of existing front porch, garage and carport.
Observations: No objections	
211776 3 Sopwith Close, Woodley, RG5 4PD	Householder application for the proposed erection of a first floor side/ rear extension, plus conversion of loft space to form habitable accommodation with 3 no. roof lights to the front elevation and 1 no. flat roof dormer to the rear elevation.
Observations: The Committee considered the proposal and recommended that the application be refused on the following grounds: <ul style="list-style-type: none"> - Overdevelopment of the plot. - Insufficient on-site / off road parking provision 	
211794 65 Loddon Bridge Road, Woodley, RG5 4AR	Householder application for the proposed loft conversion to form additional habitable accommodation, erection of a part single part two storey rear extension following demolition of existing outbuilding, plus changes to fenestration.
Observations: No objections	
211798 60 Millbank Crescent, Woodley, RG5 4ER	Householder application for the proposed erection of a single storey side/ rear extension.
Observations: No objections	
211837 24 Roslyn Road, Woodley, RG5 3HS	Householder application for the proposed loft conversion to form additional habitable accommodation with 1 no. flat roof dormer with 1 no. roof light to the rear elevation and 2no. roof lights to the front elevation, plus erection of a single storey rear extension.
Observations: No objections	
211842 9 Linden Road, Woodley, RG5 3QT	Householder application for the proposed single storey side and rear extension with three roof lights to create disabled accommodation.
Observations: No objections	
211857 32 Ravensbourne Drive, Woodley, RG5 4LH	Householder application for the proposed erection of a single storey front extension and two storey side extension plus changes to fenestration following the demolition of the existing detached garage.
Observations: The Committee considered the proposal and recommended that the application be refused on the following grounds: <ul style="list-style-type: none"> - Insufficient on site / off road parking provision – the proposal increases the property size but effectively reduces the existing parking provision by removing the garage. 	

<p>211870 92 Loddon Bridge Road, Woodley, RG5 4AN</p>	<p>Full application for the proposed subdivision of the site and erection of a 3 no. bedroom dwelling with associated parking and shared access, following demolition of existing rear outbuilding.</p>
<p>Observations: The Committee considered the proposal and had no specific objections, but were concerned that the proposed shared access point between this and the neighbouring property may be insufficient to allow suitable / safe access to both properties.</p>	
<p>211897 6 Kingfisher Drive, Woodley, RG5 3LG</p>	<p>Householder application for the proposed erection of a single storey front extension and a part single part two storey rear extension with the insertion of 2 no. rooflights, following demolition of existing conservatory, plus changes to fenestration.</p>
<p>Observations: No objections</p>	
<p>211911 194 Colemans Moor Road, Woodley, RG5 4DP</p>	<p>Householder application for the proposed erection of a two storey side extension following demolition of existing conservatory and single storey front extension.</p>
<p>Observations: No objections</p>	



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; A. Heap;
C. Jewell; M. Nagra; S. Rahmouni; J. Sartorel; R. Skegg

A virtual briefing of the Planning and Community Committee will be held at 8:00 pm on Tuesday 13 July 2021, at which your attendance is requested.

BRIEFING NOTE

Briefing Date - 13 July 2021 8:00pm

1. **CURRENT PLANNING APPLICATIONS** (*Appendix 1*) Page 5

2. **SOUTH EAST WATER - DRY WEATHER PLAN CONSULTATION**
To consider providing a response to the South East Water Dry Weather Plan consultation – deadline 2 August 2021. (*Appendix 2*) Page 7

3. **OBSERVATIONS OF THE PLANNING AND COMMUNITY COMMITTEE - 15 JUNE 2021** (*Appendix 3*) Page 9

4. **PLANNING DECISIONS** (*Appendix 4*) Page 13

5. **PLANNING APPEALS**
To note that the following appeal against refusal of planning permission has been lodged with the Planning Inspectorate:

 Application: 210433
 Location: 5 South Lake Crescent, Woodley, RG5 3QW
 Proposal: Full application for the proposed erection of 1no. three bedroom dwelling.
 (Woodley Town Council had no objections to the proposal, subject to the Planning Officer being satisfied the proposed onsite parking provision would not impact the highway.)

6. **NEIGHBOUR CONSULTATION SCHEME**

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

To note application 212109:

Location: 29 Redwood Avenue, Woodley, RG5 4DS.

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 6m, for which the maximum height would be 3.5m and the height of the eaves 3m.

7. **TREE PRESERVATION ORDERS**

Applications for works to trees

Application 211991:

Location: TPO1135/2006, G3: 27 School Drive, Woodley, RG5 3PZ.

Proposal: G3, 3 x Norway Maple (TVH000492 on plan) - Crown reduction by 2.5 - 3m to previous reduction points and shape. Maintain cyclical pruning.

Application 212030:

Location: TPO3/1951: land near, 5 Highwood Edge, 9 Hazel Drive, 63 Hazel Drive, Woodley, Wokingham, RG5 3SA.

Proposal: Site 3:

T117604 - Cherry, English Oak, Hawthorn - Reduce height to previous places, achievable clearance 7m from conductors.

Site 5:

T117989 - Alder, Willow - Coppice, achievable clearance 8m from conductors. T117990 - Alder, Willow - Coppice, achievable clearance 8m from conductors.

Site 9:

T118002 - Walnut (English) - Reduce height, achievable clearance 7m from conductors.

T118003 - Leyland cypress - Reduce height, achievable clearance 5m from conductors.

All tree work is to be carried out to clear overhead services/power lines by a statutory undertaker (SSE & contractors).

Application 211966:

Location: 36 Church Road, Woodley, RG5 4QJ.

Proposal: SECTION 211 NOTIFICATION FOR WORKS IN A CONSERVATION AREA

T1 Holm oak - Remove major deadwood to reduce likelihood of failure. T2 Robinia - Remove major deadwood to reduce likelihood of failure. T3 Copper beech - Remove major deadwood to remove likelihood of failure.

G1 Robinia/horn beam - Fell tree to approx 0.5m to retain dead stump. G3 Laurel/hazel - Provide clearance over lawn area by reducing sprawling branches to secondary growth points.

T7 Robinia - Remove major/moderate deadwood to reduce likelihood of failure.

8. **WOKINGHAM BOROUGH COUNCIL ACTIVE TRAVEL FUND UPDATE**
To note the Active Travel Fund update provided by Wokingham Borough Council. (*Appendix 8*) Page 15
9. **3G PITCH – OPERATING HOURS EXTENSION UPDATE**
To note that the Town Council has temporarily withdrawn its' planning application to extend the operational hours of the 3G pitch, pending resubmission with an up to date noise impact assessment.
10. **PUBLICATIONS/INFORMATION**
Received and forwarded to members of the committee since the last meeting:
- Woodley Town Centre Management Initiative Newsletter – June 2021
 - Me2 Club – June 2021
11. **ENFORCEMENT ISSUES**
- a) Enforcement notifications listed in *Appendix 11a.* Page 17
- b) Enforcement case closures listed in *Appendix 11b.* Page 18

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Woodley Town Council

PLANNING APPLICATIONS

Application No. & Address	Proposal
211429 7 Arundel Road, Woodley, RG5 4JP	Householder application for the proposed erection of a single storey rear extension with 2no. roof lights and changes to fenestration.
211586 17 Lindberg Way, Woodley, RG5 4XE	<i>AMENDED PLANS - PREVIOUSLY CONSIDERED AT MEETING ON 15 JUNE 2021</i> Householder application for the proposed part garage conversion to create habitable accommodation. We have received revised/additional plans for the above application. The revised details show: Amended plans have been recieved which omit the proposed staircase from the proposals.
211661 24 Manners Road, Woodley, RG5 3EA	Householder application for the proposed erection of a single storey rear extension (part retrospective).
211837 24 Roslyn Road, Woodley, RG5 3HS	<i>AMENDED PLANS - PREVIOUSLY CONSIDERED AT MEETING ON 15 JUNE 2021</i> Householder application for the proposed loft conversion to form additional habitable accommodation with 1 no. flat roof dormer with 1 no. roof light to the rear elevation and 2no. roof lights to the front elevation, plus erection of a single storey rear extension. We have received revised/additional plans for the above application. The revised details show: Amended plans have been recieved which reduce the depth of the single storey rear extension to 4 metres in order to mitigate the case officer's overbearing concerns.
211881 202 Kingfisher Drive, Woodley, RG5 3LQ	Householder application for the proposed erection of a two storey front extension, erection of a single storey rear extension with 2 no. roof lights, plus changes to fenestration.
211942 4 Harrier Close, Woodley, RG5 4PE	Householder application for the proposed erection of a single storey front extension to form porch, erection of a single storey rear extension with 1 no. roof light, conversion of the existing garage to create habitable accommodation, erection of a chimney stack to the right side elevation, plus changes to fenestration.
211957 2 Tiverton Close, Woodley, RG5 3BE	Householder application for the proposed erection of a part single part two storey rear extension, with the insertion of 1 no. rooflight plus a single storey side extension to form a garage following demolition of existing detached garage.
211973 21 Glendevon Road, Woodley, RG5 4PJ	Householder application for the proposed erection of a single storey rear extension with 2 no. roof lights, erection of a part single part two storey side extension, plus erection of a single storey front extension to form porch.
211985 Land South West Of Lakeside, Waingels Road, Charvil, RG10 0UA	<i>ADJOINING PARISH CONSULTATION</i> Full application for the proposed erection of 1no. 5 bedroom detached dwelling

212092 2 Penrose Avenue, Woodley, RG5 3PA	Application to vary condition 2,5 and 6 of planning consent 210421 for the Full planning application for the proposed erection of 1 no. detached dwelling with associated parking and garden to the side and extended parking area to the front of No. 2 Penrose Avenue. Condition 2 refers to Approved details, condition 5 refers to Landscaping and tree planting and condition 6 refers to the protection of trees and the variation is to allow for a minor material amendment comprising the addition of a bay window to the front elevation on the ground floor.
212115 21 Farriers Close, Woodley, RG5 3DD	Householder application for the proposed erection of single storey rear extension, following demolition of existing conservatory.
212147 104 Antrim Road, Woodley, RG5 3NY	Householder application for the proposed conversion of existing garage to create habitable accommodation and changes to fenestration.
212176 291 Loddon Bridge Road, Woodley, RG5 4BE	Householder application for the proposed erection of a single storey rear extension with 2 no. roof lights following demolition of existing conservatory, part conversion of garage to create additional habitable accommodation with 1 no. roof light, plus insertion of 1 no. Juliet balcony to the rear elevation.
212177 5 Triumph Close, Woodley, RG5 4AQ	Householder application for the proposed erection of a two storey rear extension, plus changes to fenestration.
212229 16 Fawcett Crescent, Woodley, RG5 3HU	Householder application for the proposed single storey side and rear extension following the demolition of existing garage.
212263 25 Warren Road, Woodley, RG5 3AR	Householder application for the proposed erection of a front extension to create a porch, following removal of canopy roof, erection of single storey side extension to form a garage, demolition of existing garage, erection of part single, part two storey rear extension following the demolition of existing conservatory, insertion of 7 no. rooflights, plus changes to fenestration and associated roof alterations.
212267 82 Nightingale Road, Woodley, RG5 3LY	Householder application for proposed single storey front and rear extension and changes to fenestration, following demolition of existing conservatory.
212299 98 Vauxhall Drive, Woodley, RG5 4EH	Householder application for the proposed erection of a detached single storey outbuilding.

(13 July BN)

Begin forwarded message:

From: Water Resources & Environmental <wre@southeastwater.co.uk>

Subject: Your views needed - Dry Weather Plan consultation

Date: 8 June 2021 at 08:29:36 BST

Good morning,

As a key stakeholder and partner for South East Water we're writing to let you know that our consultation for our draft Dry Weather Plan, previously called the Drought Plan, is now open – and we welcome your feedback over the next eight weeks.

Occasionally droughts can happen, even in the UK. That's why it's important we're all prepared for when they do.

Our dry weather plan sets out the steps we would take during periods of low rainfall to ensure we can deliver a reliable water supply for the essential needs of drinking, washing, cooking and cleaning.

It details what actions we'd take to conserve water and secure customers' supplies, while balancing the needs of the environment.

These actions include:

- Moving water around our network
- Fast-tracking schemes to increase water resources
- Working even harder to fix leaks
- Promoting sensible water use
- The introduction of temporary water use restrictions (commonly known as hosepipe bans)

To ensure our plans are up-to-date we review them every five years and publish a draft document for consultation. Although we published our latest plan in 2019 we are in the process of updating this plan following recent changes to Government drought plan guidance. This guidance encourages us to talk about our plans and ensure they are easy to understand and for everyone to follow.

Having your say

All our customers and stakeholders have the opportunity to have their say on all our work, including our dry weather plan. Using our experience from previous heatwaves and droughts, and research into possible future impacts, we have prepared a plan we hope will receive your support.

We know that working together with our customers and stakeholders is vital to the success of our plans as it is only through collaboration that we can make the best plan possible. We have worked with customers, stakeholders and our colleagues to prepare this draft plan.

For a start you'll notice we've changed the name from a drought plan to our '**dry weather plan**'. This is because our customers have told us they don't tend to think of droughts happening in the UK. Thankfully droughts are relatively rare, but being in the water stressed south east we regularly see extended periods of dry weather and heatwaves. That's why ensuring everyone understands what we do at this early stage is important. We've also created some magazine style summaries of our plan that we hope will be more engaging for the communities we serve.

We have taken a traffic light scale approach which reflects that the need to save water is more extreme during periods of prolonged dry weather but that also acknowledges that water, as a precious resource, is worth saving whatever the weather.

It's important for us to create a plan that has had a chance to be considered by as many of our customers and stakeholder groups as possible and so we're keen to engage with you at this draft plan stage. Your thoughts and opinions will help us to shape our final plan.

Next steps

We're keen to build further on the engagement we have undertaken with you to date and look forward to hearing your thoughts on our plan. Our consultation period will close on Monday 2nd August 2021 and we will then review all the feedback received and prepare a statement of response and a revised plan in the autumn. We will keep you updated throughout.

The draft Dry Weather Plan and consultation forms can be accessed by [clicking here](#).

But if you need any assistance or further information please contact us at wre@southeastwater.co.uk

I look forward to working with you as we update our plans and thank you for taking the time to get involved in this important planning process.

Yours faithfully,

Lee Dance
Head of Water Resources
[Out Of Hours 0333 000 0365](tel:03330000365)
www.southeastwater.co.uk
South East Water, Rocfort Road, Snodland, Kent, ME6 5AH

Observations on the following Planning Applications

Application No. & Address	Proposal
211455 71 Malone Road, Woodley, RG5 3NL	Householder application for the proposed erection of a single storey front extension, erection of a part single part two storey side extension following demolition of existing garage, erection of a single storey rear extension with 2 no. roof lights following demolition of existing conservatory. We have received revised/additional plans for the above application. The revised details show: Amendments have been made to the first floor side extension's roof form to mitigate concerns related to the impact of the proposals on the character of the area.
Observations: No objections	
211528 18 Coppice Road, Woodley, RG5 3QX	Householder application for the proposed erection of single storey front, side and rear extension with 2 no. rooflights following demolition of existing garage.
Observations: No objections	
211529 62 Reading Road, Woodley, RG5 3DB	Full application for the proposed subdivision of the site and erection of a detached 3 no. bedroom dwelling following demolition of existing detached garage, with associated parking.
Observations: The Committee considered the proposal and recommended that the application be refused on the following grounds: <ul style="list-style-type: none"> - The proposal is out of character with the street scene. - The proposal is out of keeping with neighbouring properties. 	
211538 37 Malone Road, Woodley, RG5 3NL	Householder application for the proposed replacement of the existing garage with a two storey extension, erection of a single storey rear extension with 2no. rooflights, and pitched roof to front and erection of a front extension to form porch, plus the addition of 4no. solar panels with changes to fenestration and internal alterations
Observations: No objections	
211542 7 Beaver Way, Woodley, RG5 4UD	Householder application for the proposed erection of a first floor side extension.
Observations: No objections	

211586 17 Lindberg Way, Woodley, RG5 4XE	Householder application for the proposed part garage conversion to create habitable accommodation.
Observations: The Committee considered the proposal and recommended that the application be refused on the following grounds: - The application is supported by unclear drawings – the proposal shows stairs leading to a first floor area above the garage but no existing and proposed floor plans for this first floor area are provided.	
211592 183 Loddon Bridge Road, Woodley, RG5 4BP	Householder application for the proposed alterations to existing Garden Room roof, plus changes to fenestration.
Observations: No objections	
211597 Woodley Library and former Swimming Pool, Headley Road, Woodley, RG5 4JA	Full application for the proposed installation of 100 no. roof and 100 no. floor mounted solar panels (200 in total) and 2 no. Air Source Heat Pumps, plus associated plant enclosure.
Observations: The Committee support this proposal, but recommended a condition be included to ensure delivery times to the site do not clash with school drop off / pick up times at Beechwood Primary School to avoid traffic disruption.	
211683 6 Malone Road, Woodley, RG5 3NP	Householder application for the proposed garage conversion to create habitable accommodation, erection of a single storey rear/ side extension with 2 no. roof lights.
Observations: No objections	
211703 21 Pitford Road, Woodley, RG5 4QF	Householder application for the proposed erection of a single storey rear extension with 1 no. roof light, erection of a two storey front extension replacing existing single storey front porch, plus changes to fenestration.
Observations: No objections	
211714 124 Loddon Bridge Road, Woodley, RG5 4AW	Householder application for the proposed single storey rear extension with one roof light.
Observations: No objections	
211751 17 Harris Close, Woodley, RG5 4XH	Householder application for the proposed erection of a single storey rear and side extension with flat roof and the insertion of 1no. roof light to proposed flat roof with faux pitched roof to front elevation of side extension.
Observations: No objections	

211761 84 Millbank Crescent, Woodley, RG5 4ER	Householder application for the proposed erection of single storey front extension, single storey side/rear extension, a side/front carport and the insertion of 5 no. rooflights following demolition of existing front porch, garage and carport.
Observations: No objections	
211776 3 Sopwith Close, Woodley, RG5 4PD	Householder application for the proposed erection of a first floor side/ rear extension, plus conversion of loft space to form habitable accommodation with 3 no. roof lights to the front elevation and 1 no. flat roof dormer to the rear elevation.
Observations: The Committee considered the proposal and recommended that the application be refused on the following grounds: <ul style="list-style-type: none"> - Overdevelopment of the plot. - Insufficient on-site / off road parking provision 	
211794 65 Loddon Bridge Road, Woodley, RG5 4AR	Householder application for the proposed loft conversion to form additional habitable accommodation, erection of a part single part two storey rear extension following demolition of existing outbuilding, plus changes to fenestration.
Observations: No objections	
211798 60 Millbank Crescent, Woodley, RG5 4ER	Householder application for the proposed erection of a single storey side/ rear extension.
Observations: No objections	
211837 24 Roslyn Road, Woodley, RG5 3HS	Householder application for the proposed loft conversion to form additional habitable accommodation with 1 no. flat roof dormer with 1 no. roof light to the rear elevation and 2no. roof lights to the front elevation, plus erection of a single storey rear extension.
Observations: No objections	
211842 9 Linden Road, Woodley, RG5 3QT	Householder application for the proposed single storey side and rear extension with three roof lights to create disabled accommodation.
Observations: No objections	
211857 32 Ravensbourne Drive, Woodley, RG5 4LH	Householder application for the proposed erection of a single storey front extension and two storey side extension plus changes to fenestration following the demolition of the existing detached garage.
Observations: The Committee considered the proposal and recommended that the application be refused on the following grounds: <ul style="list-style-type: none"> - Insufficient on site / off road parking provision – the proposal increases the property size but effectively reduces the existing parking provision by removing the garage. 	

<p>211870 92 Loddon Bridge Road, Woodley, RG5 4AN</p>	<p>Full application for the proposed subdivision of the site and erection of a 3 no. bedroom dwelling with associated parking and shared access, following demolition of existing rear outbuilding.</p>
<p>Observations: The Committee considered the proposal and had no specific objections, but were concerned that the proposed shared access point between this and the neighbouring property may be insufficient to allow suitable / safe access to both properties.</p>	
<p>211897 6 Kingfisher Drive, Woodley, RG5 3LG</p>	<p>Householder application for the proposed erection of a single storey front extension and a part single part two storey rear extension with the insertion of 2 no. rooflights, following demolition of existing conservatory, plus changes to fenestration.</p>
<p>Observations: No objections</p>	
<p>211911 194 Colemans Moor Road, Woodley, RG5 4DP</p>	<p>Householder application for the proposed erection of a two storey side extension following demolition of existing conservatory and single storey front extension.</p>
<p>Observations: No objections</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
210627 22 Duffield Road, Woodley, RG5 4RN	Householder application for the proposed part single storey, part two storey front and rear extensions to existing dwelling.	Approved E
211290 83A Loddon Bridge Road, Woodley, RG5 4AR	Application to vary condition 2 of planning consent 170319 for the proposed erection of a single detached dwelling. Condition 2 refers to the approved documents and the variation is to allow the removal of a parking space on the boundary between nos. 83 and 83A Loddon Bridge Road and erection of a 1.2metre high timber fence. (Retrospective)	Approved E
211425 Land rear of, 23 Stanton Close, Earley, RG6 7DX	Full planning application for the proposed erection of 1no. two bedroom detached bungalow.	Refused E
211455 71 Malone Road, Woodley, RG5 3NL	Householder application for the proposed erection of a single storey front extension, erection of a part single part two storey side extension following demolition of existing garage, erection of a single storey rear extension with 2 no. roof lights following demolition of existing conservatory.	Approved E
211490 41 Colemans Moor Road, Woodley, RG5 4DG	Householder application for the proposed installation of a side dormer window on the south-facing roof slope.	Approved E
211498 1 Copse Mead, Woodley, RG5 4RP	Householder application for the proposed single storey front extension, single storey rear extension, two storey rear extension to dwelling, erection of 2no. front dormer extensions and changes to fenestration.	Approved E
211528 18 Coppice Road, Woodley, RG5 3QX	Householder application for the proposed erection of single storey front, side and rear extension with 2 no. rooflights following demolition of existing garage.	Approved E
211538 37 Malone Road, Woodley, RG5 3NL	Householder application for the proposed erection of a two storey side extension following demolition of garage, erection of single storey rear extension with 2no. rooflights, single storey front extension to form porch, erection of a chimney flue plus changes to fenestration and internal alterations.	Approved E
211542 7 Beaver Way, Woodley, RG5 4UD	Householder application for the proposed erection of a first floor side extension.	Approved E

211577 5 Stonehaven Drive, Woodley, RG5 4DE	Householder application for the proposed erection of a single storey side extension and the part-conversion of existing garage to create habitable space facilitated by changes to fenestration, the insertion of 1 no. rooflight, plus alterations to existing garage roof.	Approved E
211592 183 Loddon Bridge Road, Woodley, RG5 4BP	Householder application for the proposed alterations to existing Garden Room roof, plus changes to fenestration.	Approved E
211597 Woodley Library and former Swimming Pool, Headley Road, Woodley, RG5 4JA	Full application for the proposed installation of 100 no. roof and 100 no. floor mounted solar panels (200 in total) and 2 no. Air Source Heat Pumps, plus associated plant enclosure.	Approved E
211683 6 Malone Road, Woodley, RG5 3NP	Householder application for the proposed garage conversion to create habitable accommodation, erection of a single storey rear/ side extension with 2 no. roof lights.	Approved E
211703 21 Pitford Road, Woodley, RG5 4QF	Householder application for the proposed erection of a single storey rear extension with 1 no. roof light, erection of a two storey front extension replacing existing single storey front porch, plus changes to fenestration.	Refused C
211714 124 Loddon Bridge Road, Woodley, RG5 4AW	Householder application for the proposed single storey rear extension with one roof light.	Approved E
211751 17 Harris Close, Woodley, RG5 4XH	Householder application for the proposed erection of a single storey rear and side extension with flat roof and the insertion of 1no. roof light.	Approved E
211761 84 Millbank Crescent, Woodley, RG5 4ER	Householder application for the proposed erection of single storey front extension, single storey side/rear extension, a side/front carport and the insertion of 5 no. rooflights following demolition of existing front porch, garage and carport.	Approved E
211776 3 Sopwith Close, Woodley, RG5 4PD	Householder application for the proposed erection of a first floor side/ rear extension, plus conversion of loft space to form habitable accommodation with 3 no. roof lights to the front elevation and 1 no. flat roof dormer to the rear elevation.	Refused E
211798 60 Millbank Crescent, Woodley, RG5 4ER	Householder application for the proposed erection of a single storey side/ rear extension.	Approved E
211842 9 Linden Road, Woodley, RG5 3QT	Householder application for the proposed single storey side and rear extension with three roof lights.	Approved E
211857 32 Ravensbourne Drive, Woodley, RG5 4LH	Householder application for the proposed erection of a single storey front extension and two storey side extension plus changes to fenestration following the demolition of the existing detached garage.	Approved C
211897 6 Kingfisher Drive, Woodley, RG5 3LG	Householder application for the proposed erection of a single storey front extension and a part single part two storey rear extension with the insertion of 2 no. rooflights, following demolition of existing conservatory, plus changes to fenestration.	Approved E

NEWS RELEASE



**APPENDIX 8
(13 July BN)**

**WOKINGHAM
BOROUGH COUNCIL**

Date: 2 July 2021
Issued by: Connor McLoughlin

Issue No: 148/21
Version: 1.0

PLANS TO IMPROVE CYCLE LINK BETWEEN WOODLEY AND READING

Plans are being drawn up to make it easier to cycle and walk between Woodley town centre and the Reading borough boundary at Palmer Park. Wokingham Borough Council will be progressing with its Active Travel Fund proposals for the area following public engagement on plans for Woodley, Earley and Wokingham earlier this year.

More than 600 responses were received on three proposed routes, with several options looked at for each area. Respondents indicated that the Woodley/Reading route will have the most significant impact on reducing car dependency and increasing bike use.

The first section of the route, between Woodley town centre and Bulmershe Leisure Centre, will be progressed as the first phase with the aim to complete construction by Spring 2022. In total the new route will cost almost £4million and the first stage will be funded by the [Department for Transport's Active Travel Fund](#). The council will look for funding to provide the rest of the route in the years ahead.

Further consultation with residents on detailed plans for the Woodley to Reading route will come forward later this year.

“Feedback from our residents tells us they want to see segregated cycleways and these would lead to more of them feeling safe to travel around their area on their bikes,” said Cllr Pauline Jorgensen, executive member for highways and transport.

“We’re hoping to bring that to Woodley over the next year, with the first section of the Woodley to Reading route between Woodley town centre and Bulmershe Leisure Centre. We’re already looking at how to get funding in place to complete the rest of the route.”

- MORE -

The council continues to invest in infrastructure across its road network to make it easier for residents to walk and cycle across the borough. This includes our growing greenways network and investment in cycle paths in other areas as better facilities will help cut the number of car journeys within the borough. It's part of the council's wider climate emergency agenda, with a goal to make Wokingham Borough carbon neutral by 2030.

The other proposed routes will be progressed subject to further consultation and when funds allow. The full engagement summary from the initial consultation will be available to read on the [MyJourney Wokingham website](#) and as part of the an [individual executive member decision](#) will be made on the proposals next week (8 July).

- ENDS -

Further information:

1. More from Cllr Pauline Jorgensen, executive member for highways and transport, on pauline.jorgensen@wokingham.gov.uk
2. Alternatively, contact the communications, engagement and marketing team via CEM@wokingham.gov.uk
3. For more information on the Government's Active Travel Fund schemes, visit <https://www.gov.uk/government/news/175-million-more-for-cycling-and-walking-as-research-shows-public-support>

ENFORCEMENT NOTIFICATIONS - 13 July 2021

20 Plymouth Avenue, Woodley, RG5 3SG

Large canopy erected to rear of house

18 Farriers Close, Woodley, RG5 3DD

Business being run from residential premises

ENFORCEMENT CLOSURES - 13 July 2021

32 Lismore Close, Woodley, RG5 3RT

Loft conversion without planning permission

Not expedient

78 Antrim Road, Woodley, RG5 3NY

Build not in accordance with approved plans 190851

Not expedient

Land rear of 7-10 Brecon Road, Woodley, RG5 4PR

Window included which is not on the plans

Not expedient

Woodley Town Council

Observations on the following Planning Applications

Application No. & Address	Proposal
211429 7 Arundel Road, Woodley, RG5 4JP	Householder application for the proposed erection of a single storey rear extension with 2no. roof lights and changes to fenestration.
Observations: No objections	
211586 17 Lindberg Way, Woodley, RG5 4XE	<i>AMENDED PLANS - PREVIOUSLY CONSIDERED AT MEETING ON 15 JUNE 2021</i> Householder application for the proposed part garage conversion to create habitable accommodation. We have received revised/additional plans for the above application. The revised details show: Amended plans have been received which omit the proposed staircase from the proposals.
Observations: No objections	
211661 24 Manners Road, Woodley, RG5 3EA	Householder application for the proposed erection of a single storey rear extension (part retrospective).
Observations: No objections	
211837 24 Roslyn Road, Woodley, RG5 3HS	<i>AMENDED PLANS - PREVIOUSLY CONSIDERED AT MEETING ON 15 JUNE 2021</i> Householder application for the proposed loft conversion to form additional habitable accommodation with 1 no. flat roof dormer with 1 no. roof light to the rear elevation and 2no. roof lights to the front elevation, plus erection of a single storey rear extension. We have received revised/additional plans for the above application. The revised details show: Amended plans have been received which reduce the depth of the single storey rear extension to 4 metres in order to mitigate the case officer's overbearing concerns.
Observations: No objections	
211881 202 Kingfisher Drive, Woodley, RG5 3LQ	Householder application for the proposed erection of a two storey front extension, erection of a single storey rear extension with 2 no. roof lights, plus changes to fenestration.
Observations: The Committee considered the proposal and recommended that the application be refused on the grounds that the front two storey extension would be: <ul style="list-style-type: none"> - out of character with the street scene; and - out of keeping with neighbouring properties. 	

211942 4 Harrier Close, Woodley, RG5 4PE	Householder application for the proposed erection of a single storey front extension to form porch, erection of a single storey rear extension with 1 no. roof light, conversion of the existing garage to create habitable accommodation, erection of a chimney stack to the right side elevation, plus changes to fenestration.
Observations: No objections	
211957 2 Tiverton Close, Woodley, RG5 3BE	Householder application for the proposed erection of a part single part two storey rear extension, with the insertion of 1 no. rooflight plus a single storey side extension to form a garage following demolition of existing detached garage.
Observations: No objections	
211973 21 Glendevon Road, Woodley, RG5 4PJ	Householder application for the proposed erection of a single storey rear extension with 2 no. roof lights, erection of a part single part two storey side extension, plus erection of a single storey front extension to form porch.
Observations: No objections	
211985 Land South West Of Lakeside, Waingels Road, Charvil, RG10 0UA	<i>ADJOINING PARISH CONSULTATION</i> Full application for the proposed erection of 1no. 5 bedroom detached dwelling
Observations: No comments	
212092 2 Penrose Avenue, Woodley, RG5 3PA	Application to vary condition 2,5 and 6 of planning consent 210421 for the Full planning application for the proposed erection of 1 no. detached dwelling with associated parking and garden to the side and extended parking area to the front of No. 2 Penrose Avenue. Condition 2 refers to Approved details, condition 5 refers to Landscaping and tree planting and condition 6 refers to the protection of trees and the variation is to allow for a minor material amendment comprising the addition of a bay window to the front elevation on the ground floor.
Observations: The Committee support this proposal but noted a concern regarding the height of the boundary hedge alongside the footpath, which they wish remains sufficient to obscure the view from walkers.	
212115 21 Farriers Close, Woodley, RG5 3DD	Householder application for the proposed erection of single storey rear extension, following demolition of existing conservatory.
Observations: No objections	

212147 104 Antrim Road, Woodley, RG5 3NY	Householder application for the proposed conversion of existing garage to create habitable accommodation and changes to fenestration.
Observations: No objections	
212176 291 Loddon Bridge Road, Woodley, RG5 4BE	Householder application for the proposed erection of a single storey rear extension with 2 no. roof lights following demolition of existing conservatory, part conversion of garage to create additional habitable accommodation with 1 no. roof light, plus insertion of 1 no. Juliet balcony to the rear elevation.
Observations: No objections	
212177 5 Triumph Close, Woodley, RG5 4AQ	Householder application for the proposed erection of a two storey rear extension, plus changes to fenestration.
Observations: The Committee considered the proposal and recommended that the application be refused on the following grounds: - Insufficient on-site / off-road parking provision.	
212229 16 Fawcett Crescent, Woodley, RG5 3HU	Householder application for the proposed single storey side and rear extension following the demolition of existing garage.
Observations: No objections	
212263 25 Warren Road, Woodley, RG5 3AR	Householder application for the proposed erection of a front extension to create a porch, following removal of canopy roof, erection of single storey side extension to form a garage, demolition of existing garage, erection of part single, part two storey rear extension following the demolition of existing conservatory, insertion of 7 no. rooflights, plus changes to fenestration and associated roof alterations.
Observations: No objections	
212267 82 Nightingale Road, Woodley, RG5 3LY	Householder application for proposed single storey front and rear extension and changes to fenestration, following demolition of existing conservatory.
Observations: No objections	
212299 98 Vauxhall Drive, Woodley, RG5 4EH	Householder application for the proposed erection of a detached single storey outbuilding.
Observations: The Committee considered the proposal and recommended that the application be refused on the grounds that, at 3.62 metres tall, the proposed building would be overbearing on neighbouring properties and their gardens and would impact the street scene.	



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; A. Heap;
C. Jewell; M. Nagra; S. Rahmouni; J. Sartorel; R. Skegg

A virtual briefing of the Planning and Community Committee will be held at 7:45 pm on Tuesday 10 August 2021, at which your attendance is requested.

BRIEFING NOTE

Briefing Date - 10 August 2021 7:45pm

1. **CURRENT PLANNING APPLICATIONS (Appendix 1)** Page 5
 2. **WINNERSH FARM PLANNING APPLICATION 212404**
To note planning application 212404, submitted by Wokingham Borough Council, for up to 87 new homes at Winnersh Farm, and to consider a response (*Appendix 2*). Page 7
 3. **WOKINGHAM BOROUGH COUNCIL – NOTICE OF PUBLICATION OF THE STATEMENT OF LICENSING POLICY PRINCIPLES**
To consider a response to Wokingham Borough Council's publication of a Statement of Principles, setting out the Council's approach to applications under the Gambling Act 2005 (*Appendix 3*). Page 9
 4. **WOKINGHAM BOROUGH COUNCIL: LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN CONSULTATION**
To consider a response to Wokingham Borough Council's Local Cycling and Walking Infrastructure Plan Consultation (*Appendix 4a*). An extended deadline of 5 September 2021 has been set for responses. Page 11
- Members are also asked to note the recommended comments for inclusion as determined by the Cycling in Woodley Working Party at a briefing meeting held on 2 August 2021, as set out in *Appendix 4b*. Page 15

5. **VARIATION APPLICATION FOR GOODS VEHICLE OPERATORS LICENCE: 185 VISCOUNT WAY, WOODLEY, RG5 4DZ**

To note an update on the Goods Vehicle Operators License variation application (licence - OH1145507 R)

At the Planning & Community briefing meeting held on 15 June 2021 Members highlighted concerns regarding the application from Lee Marley Brickworks Ltd proposing an increase in the number of vehicles and trailers operating from the site.

Members noted that statutory guidance states only statutory objectors (i.e. local authorities, planning authorities, the police, and certain Trade Associations and Trade Unions) can submit objections to the Traffic Commissioner regarding these types of applications. The guidance also permits owners and occupiers of land or buildings near the operating site to submit representations to the Traffic Commissioner if they feel their use or enjoyment of the land will be adversely affected by the application. The guidance states Parish Councils are not permitted to submit representations unless they own or use land near the operating site, and instead should relay concerns to a statutory objector (i.e. the Local Authority) to take into account when considering whether to object.

Members noted the Town Council does not own or use land in the vicinity so determined to submit concerns to Wokingham Borough Council. These were sent on 16 June. A response was received on the same day stating WBC had already determined not to object to this application; both Highways and the Public Protection Partnership had attended the site and determined no reason to object. WBC recommended representation be sent to the Traffic Commissioner directly, contrary to statutory guidance.

Members' comments were sent to the Traffic Commissioner on 16 June. A response was received on 19 July stating that the representation would only be considered providing that, amongst other things:

- Woodley Town Council own or occupy land or property in the vicinity of the operating centre
- representation was sent within 21 days of the notice being published
- a copy was sent to the applicant at the same time

The letter requested an 'Environmental Representations: Supplementary Information' form be completed and returned by 2 August 2021 seeking confirmation or an explanation of the above points.

Woodley Town Council do not own or occupy land or property within the vicinity of the operating centre. The representation was sent to the Traffic Commissioner more than 21 days from the notice being published – WBC advised it was published on 27 May and a response was required by 17 June when, in fact, the notice was originally published in the Reading Chronical on 20 May. A copy of the representation was not sent to the applicant at the same time – WBC did not advise as such.

Due to the fact a response was required prior to the next Planning & Community Meeting this information was presented to the Chairman between meetings and it was determined that no response would be made to the Traffic Commissioners letter.

6. **OBSERVATIONS OF THE PLANNING AND COMMUNITY COMMITTEE - 13 JULY 2021 (Appendix 6)** Page 17
7. **PLANNING DECISIONS (Appendix 7)** Page 20

8. **NEIGHBOUR CONSULTATION SCHEME**

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

To note application 212457:

Location: 33 Cottesmore Road, Woodley, RG5 3NX.

Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.0m, for which the maximum height would be 3.0m and the height of the eaves 3.0m.

To note application 212588:

Location: 465 Wokingham Road, Earley, RG6 7EL.

Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.50m, for which the maximum height would be 3.20m and the height of the eaves 2.80m.

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

Application 212330:

Location: TPO-0003-1951: Land Adjoining, 2 Penrose Avenue, Woodley, RG5 3PA.

Proposal: T3 Rowan – Fell and replace with 1 x Hornbeam.
T4 Oak – Fell and replace with 1 x Oak.

Application 212344:

Location: TPO1079/2005, G1: West Warren, Warren Road, Woodley, Wokingham, RG5 3AR.

Proposal: T1, Horse Chestnut - Cut back major lowest branch on the southwest side overhanging 26 Warren Road to secondary growth point (near the boundary line). Cut back major mid-canopy limb on west side overhanging 28 Warren Road by 2-2.5 metres to suitable pruning points.

Application 212376:

Location: TPO1715/2020, T1 and AREA 1: The Chestnuts, Wheble Road, Woodley, RG5 3BZ.

Proposal: T6, Birch (T1 on TPO) – Crown lift to 3m.
T19, Oak (part of A1 on TPO) – Crown reduction by 3m to 13m in height.
T22, Lime (part of A1 on TPO) – Crown reduction by 4m to 13m in height.

Application 212475:

Location: TPO0003/1951, AREA 1: 74 Bruce Road, Woodley, RG5 3DZ.

Proposal: T1, Crab Apple – Fell.

Application 212645:

Location: TPO1255/2008, G1: 13 Cypress Road, Woodley, RG5 4BD.
Proposal: T1, Oak – Crown thin by 20%; crown lift to 5.2m and remove deadwood.
T2, Oak - Crown thin by 20%; crown lift to 5.2m and remove deadwood.

Application 212673:

Location: TPO1255/2008, G1: 11 Cypress Road, Woodley, RG5 4BD.
Proposal: T3, Oak – Crown thin by 20%; crown lift to 5.2m and remove deadwood.
T4, Oak - Crown thin by 20%; crown lift to 5.2m and remove deadwood.

10. **LA'DE KITCHEN – TABLE & CHAIRS LICENSE**

To note a table and chairs license has been issued to La'De Kitchen by Wokingham Borough Council to place no more than 6 tables / 12 chairs on the highway directly in front of the premises. License issued until the end of September 2021.

11. **PUBLICATIONS/INFORMATION**

Received and forwarded to members of the committee since the last meeting:

- CCB Action for All E-Bulletin – July 2021
- The Link Visiting Scheme – Summer News
- Me2 Club Newsletter – July 2021

12. **ENFORCEMENT ISSUES**

a) Enforcement notifications listed in ***Appendix 12a.***

Page 21

b) Enforcement case closures listed in ***Appendix 12b.***

Page 22

PLANNING APPLICATIONS

Application No. & Address	Proposal
212037 Land To North Of Waingels Road, Waingels College, Woodley, RG5 4RF	Full application for the proposed installation of a wastewater pumping station and associated vehicular access.
212165 Flat, Rivermead Primary School, Loddon Bridge Road, Woodley, RG5 4BS	Full application for the proposed change of use from dwellinghouse (Use class C3) to form part of the existing State Funded School (Use class F1). The dwelling will become office use and staff rest room no external changes.
212194 59, Unit 3, Crockhamwell Road, Woodley, RG5 3JP	Full application for the proposed changes to fenestration.
212260 26 Beaver Way, Woodley, RG5 4UD	Householder application for proposed first floor side extension
212309 29 Redwood Avenue, Woodley, RG5 4DS	Householder application for the proposed single storey rear and side extension following demolition of existing conservatory and part demolition and conversion of garage into habitable space with the addition of 3no. roof lanterns.
212364 15 Catalina Close, Woodley, RG5 4UG	Householder application for the proposed erection of a single storey, ground floor rear extension to create habitable space, following removal of existing porch roof, plus insertion of 2 no. rooflights.
212372 60 & 62 Millbank Crescent, Woodley, RG5 4ER	Full application for the proposed internal alterations to sub divide existing dwelling to create 2no. dwellings, the erection of cycle and bin stores, following demolition of existing detached garage.
212373 194 Colemans Moor Road, Woodley, RG5 4DP	Householder application for the proposed erection of a single storey front, side and rear extension with 2 no. roof lights to the rear elevation following the demolition of existing conservatory.
212377 12 South Lake Crescent, Woodley, RG5 3QW	Application to vary condition 2 of planning consent 210607 for the householder application for the proposed erection of a single storey rear extension with the insertion of 1 no. rooflight following demolition of existing conservatory, the erection of a first floor side extension to create habitable accommodation, associated roof alterations, alterations to porch canopy roof to form a hipped roof, plus changes to fenestration. Condition 2 refers to approved details and the variation is to extend the width of the side extension by 500mm.

212394 61 Welford Road, Woodley, RG5 4QS	Householder application for the proposed erection of a single storey rear extension with 4 no. roof lights following demolition of existing conservatory.
212477 1 Copse Mead, Woodley, RG5 4RP	Application to vary condition 2 of planning consent 211498 for the proposed single storey front extension, single storey rear extension, two storey rear extension to dwelling, erection of 2no. front dormer extensions and changes to fenestration. Condition 2 refers to the approved documents and the variation is to allow an enlargement of the rear extension by 1 metre.
212523 1 Copse Mead, Woodley, RG5 4RP	Householder application for proposed erection of first-floor side extension with 4 no. roof lights, single storey front porch extension and changes to fenestration.
212563 5 Mollison Close, Woodley, RG5 4XG	Householder application for the proposed erection of a single storey rear extension with 1 no. roof light, part conversion of the existing garage to create additional habitable accommodation, plus changes to fenestration.
212577 72 Nightingale Road, Woodley, RG5 3LU	Householder application for the proposed conversion of existing garage to create habitable space, facilitated by changes to fenestration.
212610 62 Woodwaye, Woodley, RG5 3HB	Householder application for the proposed erection of a single storey front extension to form bay window, erection of a single storey rear extension to form orangery with 1 no. roof light, conversion of existing loft space to create additional habitable accommodation, erection of a flat roof dormer on both of the side elevations with 2 no. roof lights on the right side dormer, re-roofing and rear extension to the existing garage with 4 no. roof lights, plus changes to fenestration.
212615 5 Perth Close, Woodley, RG5 4TU	Householder application for the proposed erection of a single storey rear extension with 2 no. roof lights following demolition of existing conservatory, part conversion of existing garage to provide habitable space and changes to fenestration.
212620 104 Millbank Crescent, Woodley, RG5 4ER	Householder application for the proposed erection of a single storey rear extension with 1 no. roof light, erection of a single storey front extension to form porch following demolition of existing front porch.
212639 27 Ravensbourne Drive, Woodley, RG5 4LH	Householder application for the proposed erection of a single storey side and rear extensions with roof lights, relocation of front door and relocation of rear existing garage as new storage.

NEWS RELEASE



APPENDIX 2
(10 Aug BN)

**WOKINGHAM
BOROUGH COUNCIL**

Date: 02 August 2021
Issued by: Melanie Allen 07789941014

Issue No: 178/21
Version: 0.1

WINNERSH FARM PLANNING APPLICATION SUBMITTED

Wokingham Borough Council's proposals for up to 87 new homes at Winnersh Farm has taken a step forward with the submission of an outline planning application for the site which sits next to a new Special Educational Needs and Disabilities (SEND) school. Plans for the school were submitted by the Department for Education earlier this summer.

Subject to receiving planning consent, the council hopes to use the site to showcase energy efficient development with plans to achieve as close to Carbon net zero development as possible, whilst still delivering a high proportion of affordable housing.

"We know a lot of residents have concerns about the impact of housing in the borough on local resources and the environment." said Cllr John Kaiser, executive member for finance and housing. "The council is committed to tackling the climate emergency, so we need to consider how to balance this with the need for more housing carefully.

"That's why schemes like Winnersh Farms and Toutley East are so important. We want to use them as pilots to showcase how development can be done in a sustainable manner, minimising its impact on the environment as well as the neighbouring area."

"We've started the process of talking to the wider industry, getting advice and ideas for how we can make residential development carbon net zero, as well as learning from our experience of delivering flagship developments like the new Dinton Activity Centre."

Since consulting on the Winnersh Farm plans earlier this year, designs have been refined to further reduce the impact of noise from the nearby M4, and to take into account the revised layout of the new SEND school.

The Winnersh Farm planning application can be viewed on the council website at:
www.wokingham.gov.uk by searching for planning application number 212404. People have until
Monday 16 August to comment on the proposals.

-ENDS-

Notes to editors:

1. For more information contact Cllr John Kaiser, executive member for finance and housing, on john.kaiser@wokingham.gov.uk

Notice of Publication of the Statement of Licensing Policy Principles under S.349 of The Gambling Act 2005

Service area

Public Protection Partnership

Start of Consultation

07 July 2021

Deadline date for responses

29 September 2021

Deadline time for responses

11:59

Details of consultation

Wokingham Borough Council, along with all other licensing authorities, is required to prepare, adopt and publish a "Statement of Principles" (SoP) setting out the Council's approach to applications under the Gambling Act 2005 (hereafter known as The Act) and the information it expects applicants to provide. The SoP guides the administration of licensing under The Act and helps to ensure that an appropriate balance is drawn between the interests of those wishing to provide and take part in legal gambling, and those who might be adversely affected by such activities.

Under the Act the Council is required to review its policy at least every three years or when the Council believes the policy requires updating. The [current policy](#) is due to expire at the end of January 2022.

The revised draft statement for consultation was discussed at the Licensing [and Appeals Committee 23 June 2021](#).

The revised document has been prepared in accordance with guidance issued by the Gambling Commission, details of which are available on their website, Gamblingcommission.gov.uk

The Council now needs to consult with those bodies and/or persons that may be affected. While The Council will be writing to stakeholders members of the public are also able to comment on the draft policy statement should they wish to do so.

The full policy is detailed in the document which can be found [here](#).

How to respond

Should you wish to comment on the statement you could do so by:

1. Sending a letter with your comments to Moira Fraser, Licensing Team , Public Protection Partnership, Theale Library, Church Street, Theale, Berkshire, RG7 5BZ
2. Sending an e-mail to licensing@wokingham.gov.uk.

Reporting Back

Any comments on the revised SoP will be brought to the 20 October 2021 Licensing and Appeals Committee meeting for discussion prior to the report being formally presented for adoption at the 18 November 2021 Council meeting.

Email from Wokingham Borough Council – 15th July 2021

RE: Draft cycling and walking network plans for Wokingham Borough Council

Introduction

Wokingham Borough Council is developing a Local Cycling and Walking Infrastructure Plan (LCWIP). LCWIPs are a strategic, evidence-based approach to identifying and planning cycling and walking infrastructure improvements required at the local level. They will help determine where to focus future investment in active travel infrastructure across the borough, and how best to do this.

The key outputs from the borough wide LCWIP will be:

- Network plans for walking and cycling - which identify important connections, preferred routes and zones for new or improved infrastructure.
- a prioritised programme of infrastructure schemes for future investment
- a report which sets out the underlying analysis carried out and the identified improvements

How have stakeholders helped to shape the LCWIP?

Stakeholder engagement at an early stage is essential to build the council's understanding of issues and opportunities relating to active travel. This includes understanding where new or improved cycle routes, footways and crossings are most needed in the borough, where there is the most demand for these facilities, and therefore where future scheme investment should be targeted and prioritised.

To date the council has held a series of stakeholder workshops with local authority officers and local active travel interest groups, and a four-week public consultation exercise to help inform plan development. The public engagement exercise took place between 15 March and 18 April 2021 using [Commonplace](#), an online engagement platform, allowing the general public to share their views and highlight relevant areas of interest on a map of the borough.

Information from these early workshops, and the public consultation, has since been used to develop draft network plans for walking and cycling infrastructure in Wokingham Borough.

How the draft cycling and walking network plans have been developed?

For the development of the draft cycling network the "propensity to cycle" tool along with model outputs developed by our consultants, WSP, have been used, assisting in the mapping of trip origins and destinations and identifying the likely cycle trips (straight 'desire lines'). The initial 'desire lines' have been plotted on the road network using comments and feedback from the stakeholder engagement.

For the development of the draft walking network, Core Walking Zones (CWZ) were initially identified. CWZ normally consist of a number of walking trip generators that are located close together (e.g. a town centre). As per the LCWIP's methodology a 2km buffer zone was added to each CWZ because this is the distance many are able to walk easily. Key walking routes were then identified within these buffer zones. Those routes were subsequently extended to cover the whole borough. Draft walking zones were influenced mainly by stakeholder comments and model outputs.

The alignment and categorisation of these routes is subject to change following further feedback from stakeholders and during the auditing stage.

What is the purpose of this stakeholder engagement?

The council would now like to invite you to provide feedback on our draft cycling and walking network plans and suggest any further matters for consideration.

These network plans present key routes and localities where the council believe active travel infrastructure should be provided, or improved, to resolve the existing issues, improve connections and support more walking and cycling journeys being made within the borough. Although there will still be local cycling and walking schemes, these strategic routes are being developed because our data, and our residents, have indicated that they will have the biggest impact on the most people.

Appended to this document is a copy of these network plans.

*The council invite you to review these plans and provide feedback to the following mailbox address by **5th August 2021**.*

transportplanning@wokingham.gov.uk

You are welcome to provide any feedback you wish. However, when reviewing the plans, we would particularly welcome your consideration of the following questions:

1. Do the network plans include the cycling and walking routes you would expect to see?
2. Where do you feel an important connection or route is missing, and why?
3. Routes have been classified as primary, secondary or tertiary based on their respective hierarchy within an overall active travel network for the borough. Do you agree or disagree with the classification of any route shown? If so, why?

How will my feedback be used?

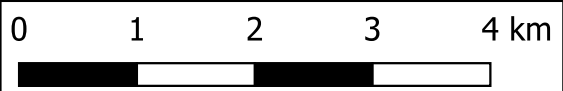
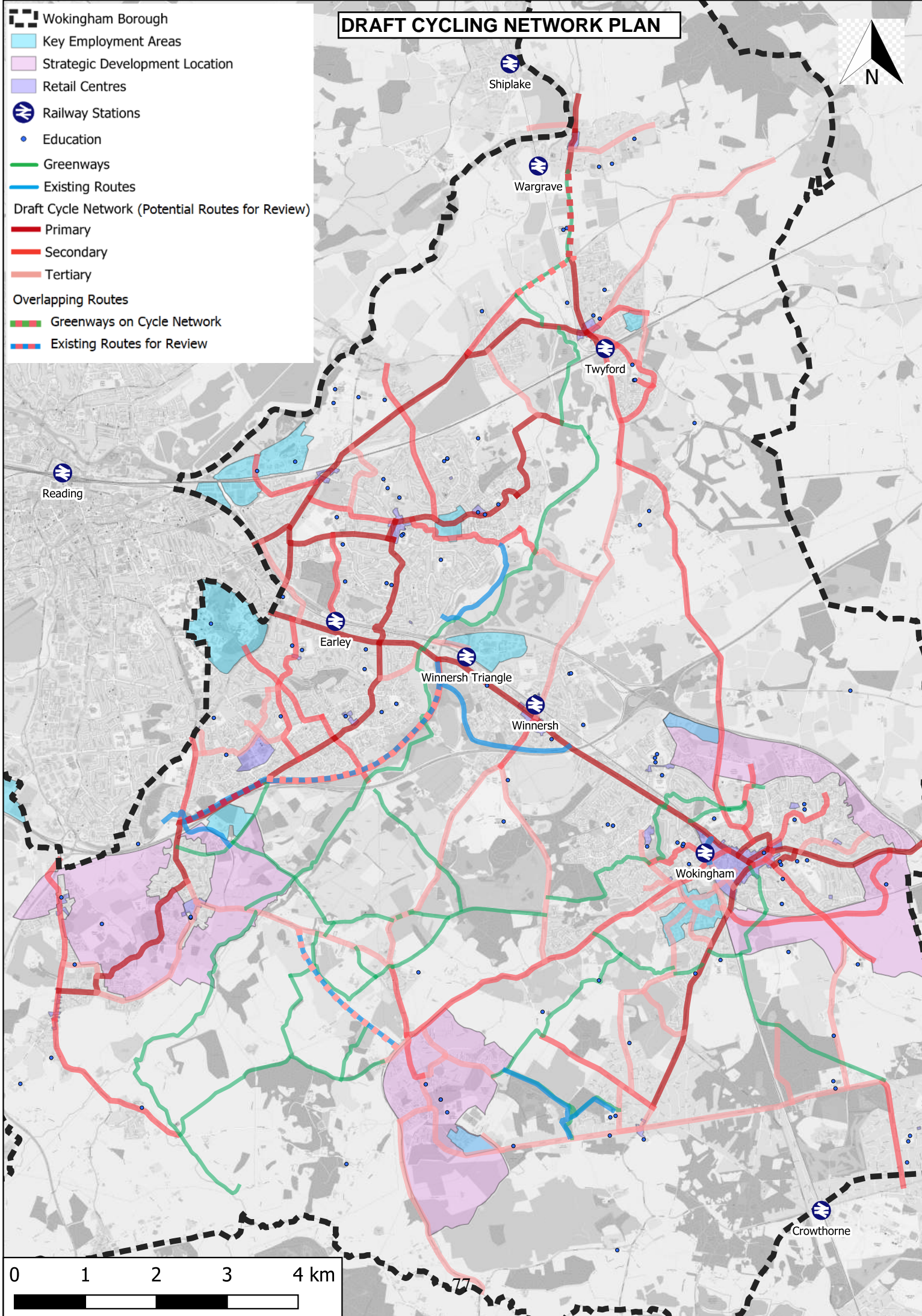
The feedback you provide will be used to further develop and refine the draft network plans. A route auditing stage for the primary walking and cycling networks will be undertaken to inform specific infrastructure improvements and scheme concepts. Secondary routes will be audited at a later phase in the future.

Further stakeholder engagement on specific walking and cycling routes and scheme proposals will follow later in 2021.

If you have any queries, please do not hesitate to get in touch.

DRAFT CYCLING NETWORK PLAN

- Wokingham Borough
- Key Employment Areas
- Strategic Development Location
- Retail Centres
- Railway Stations
- Education
- Greenways
- Existing Routes
- Draft Cycle Network (Potential Routes for Review)
 - Primary
 - Secondary
 - Tertiary
- Overlapping Routes
 - Greenways on Cycle Network
 - Existing Routes for Review



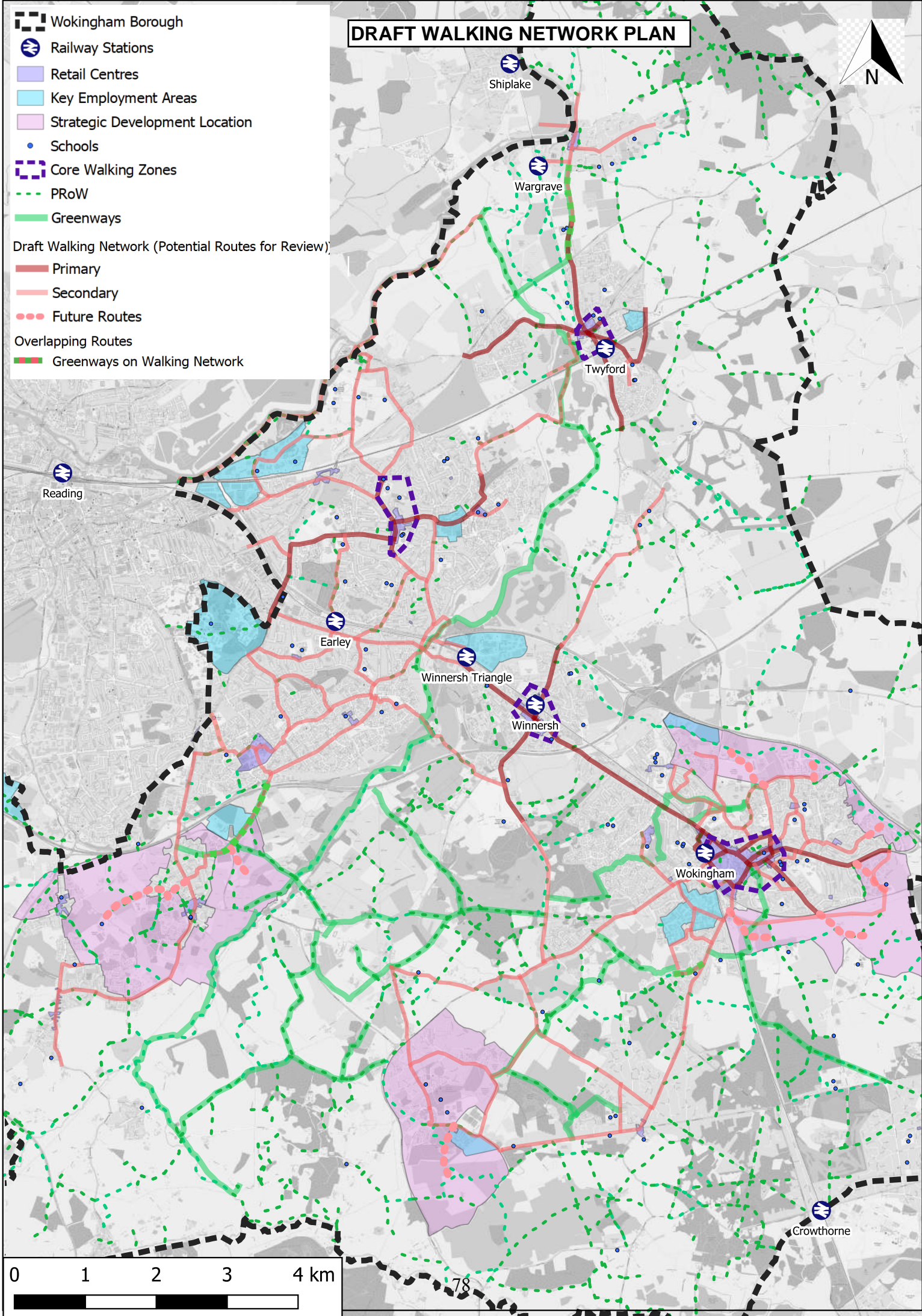
DRAFT WALKING NETWORK PLAN

- Wokingham Borough
- Railway Stations
- Retail Centres
- Key Employment Areas
- Strategic Development Location
- Schools
- Core Walking Zones
- PRoW
- Greenways

Draft Walking Network (Potential Routes for Review)

- Primary
- Secondary
- Future Routes

Overlapping Routes
Greenways on Walking Network



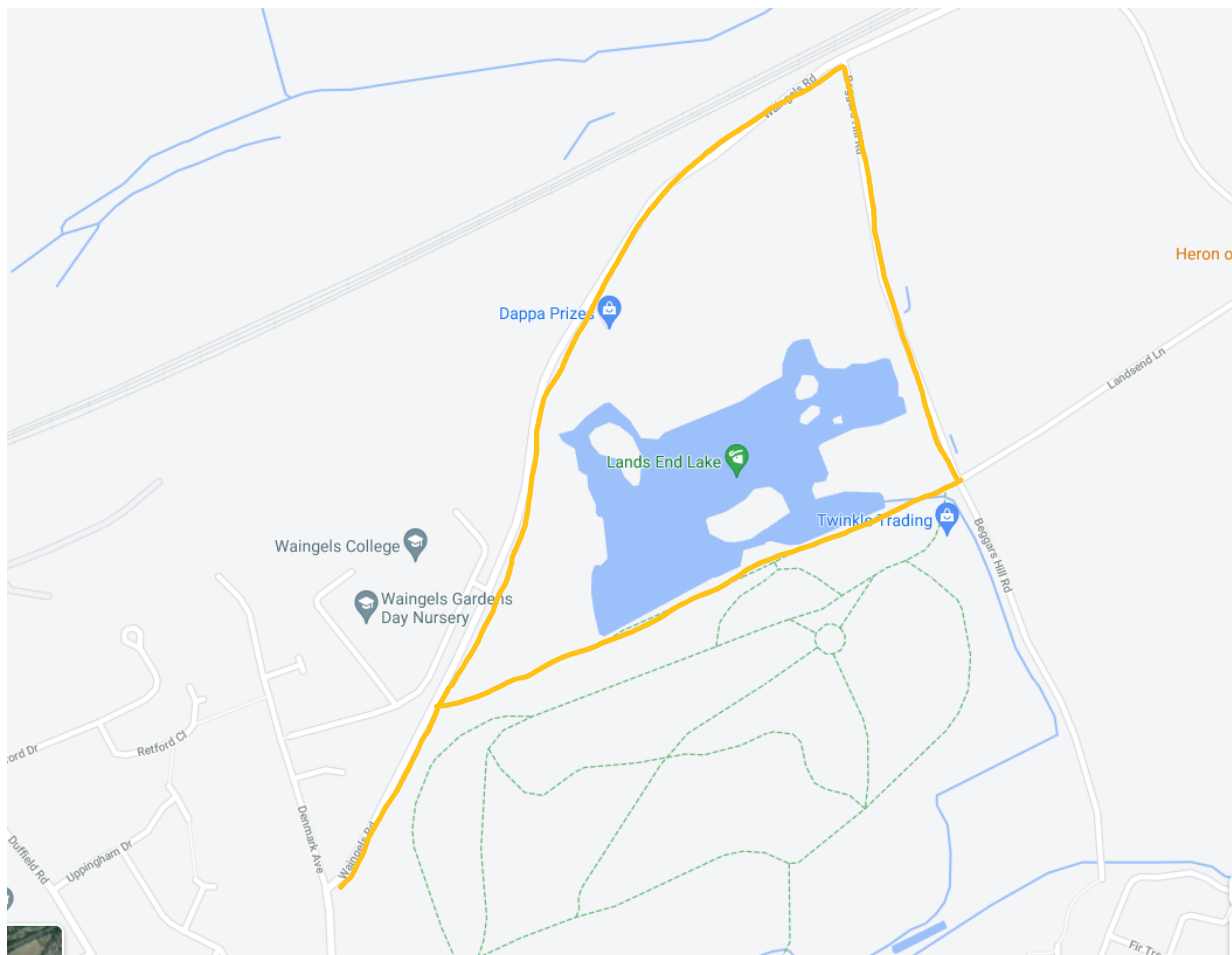
CYCLING IN WOODLEY WORKING PARTY – 2 AUGUST 2021

Recommended comments to be considered by the Planning & Community Committee for inclusion when responding to Wokingham Borough Council's Cycling and Walking Infrastructure plan

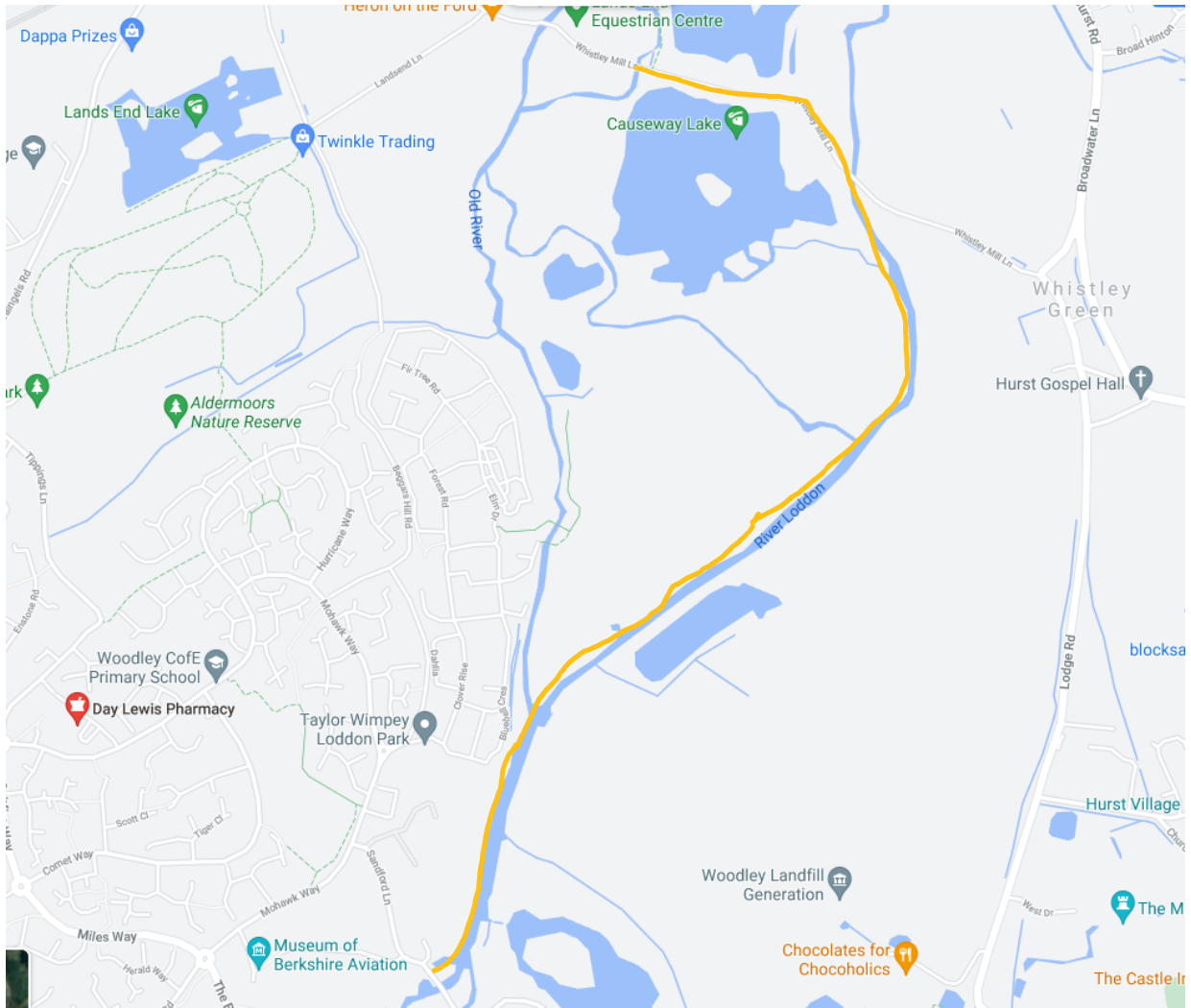
Woodley Town Council supports the comments made by residents of Woodley in response to the initial consultation, but specifically would like to highlight the need for extensive improvements to existing highway surfaces, making cycling safer for residents, as well as improved provision of accessible, safe parking facilities for bicycles.

Woodley Town Council would also like to see the inclusion of two additional routes, not currently included in the infrastructure plans, for improvements:

- 1) Cycling infrastructure between Loddon Park / the Airfield and Waingels College, along a route north on Beggars Hill Road, and either via Waingels Road or the path running to the South of Lands End Lake (this path is included as a secondary route on the draft walking infrastructure plan map, but not included in the draft cycling infrastructure plan map).



2) Cycling and walking infrastructure along the greenway running via Whistley Mill Lane and along the River Loddon to the junction with Sandford Lane. Any improvements should be accessible to residents living in Woodley.



Observations on the following Planning Applications

Application No. & Address	Proposal
211429 7 Arundel Road, Woodley, RG5 4JP	Householder application for the proposed erection of a single storey rear extension with 2no. roof lights and changes to fenestration.
Observations: No objections	
211586 17 Lindberg Way, Woodley, RG5 4XE	<i>AMENDED PLANS - PREVIOUSLY CONSIDERED AT MEETING ON 15 JUNE 2021</i> Householder application for the proposed part garage conversion to create habitable accommodation. We have received revised/additional plans for the above application. The revised details show: Amended plans have been received which omit the proposed staircase from the proposals.
Observations: No objections	
211661 24 Manners Road, Woodley, RG5 3EA	Householder application for the proposed erection of a single storey rear extension (part retrospective).
Observations: No objections	
211837 24 Roslyn Road, Woodley, RG5 3HS	<i>AMENDED PLANS - PREVIOUSLY CONSIDERED AT MEETING ON 15 JUNE 2021</i> Householder application for the proposed loft conversion to form additional habitable accommodation with 1 no. flat roof dormer with 1 no. roof light to the rear elevation and 2no. roof lights to the front elevation, plus erection of a single storey rear extension. We have received revised/additional plans for the above application. The revised details show: Amended plans have been received which reduce the depth of the single storey rear extension to 4 metres in order to mitigate the case officer's overbearing concerns.
Observations: No objections	
211881 202 Kingfisher Drive, Woodley, RG5 3LQ	Householder application for the proposed erection of a two storey front extension, erection of a single storey rear extension with 2 no. roof lights, plus changes to fenestration.
Observations: The Committee considered the proposal and recommended that the application be refused on the grounds that the front two storey extension would be: <ul style="list-style-type: none"> - out of character with the street scene; and - out of keeping with neighbouring properties. 	

<p>211942 4 Harrier Close, Woodley, RG5 4PE</p>	<p>Householder application for the proposed erection of a single storey front extension to form porch, erection of a single storey rear extension with 1 no. roof light, conversion of the existing garage to create habitable accommodation, erection of a chimney stack to the right side elevation, plus changes to fenestration.</p>
<p>Observations: No objections</p>	
<p>211957 2 Tiverton Close, Woodley, RG5 3BE</p>	<p>Householder application for the proposed erection of a part single part two storey rear extension, with the insertion of 1 no. rooflight plus a single storey side extension to form a garage following demolition of existing detached garage.</p>
<p>Observations: No objections</p>	
<p>211973 21 Glendevon Road, Woodley, RG5 4PJ</p>	<p>Householder application for the proposed erection of a single storey rear extension with 2 no. roof lights, erection of a part single part two storey side extension, plus erection of a single storey front extension to form porch.</p>
<p>Observations: No objections</p>	
<p>211985 Land South West Of Lakeside, Waingels Road, Charvil, RG10 0UA</p>	<p><i>ADJOINING PARISH CONSULTATION</i> Full application for the proposed erection of 1no. 5 bedroom detached dwelling</p>
<p>Observations: No comments</p>	
<p>212092 2 Penrose Avenue, Woodley, RG5 3PA</p>	<p>Application to vary condition 2,5 and 6 of planning consent 210421 for the Full planning application for the proposed erection of 1 no. detached dwelling with associated parking and garden to the side and extended parking area to the front of No. 2 Penrose Avenue. Condition 2 refers to Approved details, condition 5 refers to Landscaping and tree planting and condition 6 refers to the protection of trees and the variation is to allow for a minor material amendment comprising the addition of a bay window to the front elevation on the ground floor.</p>
<p>Observations: The Committee support this proposal but noted a concern regarding the height of the boundary hedge alongside the footpath, which they wish remains sufficient to obscure the view from walkers.</p>	
<p>212115 21 Farriers Close, Woodley, RG5 3DD</p>	<p>Householder application for the proposed erection of single storey rear extension, following demolition of existing conservatory.</p>
<p>Observations: No objections</p>	

212147 104 Antrim Road, Woodley, RG5 3NY	Householder application for the proposed conversion of existing garage to create habitable accommodation and changes to fenestration.
Observations: No objections	
212176 291 Loddon Bridge Road, Woodley, RG5 4BE	Householder application for the proposed erection of a single storey rear extension with 2 no. roof lights following demolition of existing conservatory, part conversion of garage to create additional habitable accommodation with 1 no. roof light, plus insertion of 1 no. Juliet balcony to the rear elevation.
Observations: No objections	
212177 5 Triumph Close, Woodley, RG5 4AQ	Householder application for the proposed erection of a two storey rear extension, plus changes to fenestration.
Observations: The Committee considered the proposal and recommended that the application be refused on the following grounds: - Insufficient on-site / off-road parking provision.	
212229 16 Fawcett Crescent, Woodley, RG5 3HU	Householder application for the proposed single storey side and rear extension following the demolition of existing garage.
Observations: No objections	
212263 25 Warren Road, Woodley, RG5 3AR	Householder application for the proposed erection of a front extension to create a porch, following removal of canopy roof, erection of single storey side extension to form a garage, demolition of existing garage, erection of part single, part two storey rear extension following the demolition of existing conservatory, insertion of 7 no. rooflights, plus changes to fenestration and associated roof alterations.
Observations: No objections	
212267 82 Nightingale Road, Woodley, RG5 3LY	Householder application for proposed single storey front and rear extension and changes to fenestration, following demolition of existing conservatory.
Observations: No objections	
212299 98 Vauxhall Drive, Woodley, RG5 4EH	Householder application for the proposed erection of a detached single storey outbuilding.
Observations: The Committee considered the proposal and recommended that the application be refused on the grounds that, at 3.62 metres tall, the proposed building would be overbearing on neighbouring properties and their gardens and would impact the street scene.	

Woodley Town Council

PLANNING DECISIONS

E: Town Council recommendation endorsed by Borough

C: Decision contrary to Town Council recommendation

Application No. & Address	Proposal	Decision
211398 Former Showcase Cinema Car Park/Park & Ride Site, Loddon Bridge and The Bader Way Interchange, Loddon Bridge, Winnersh, RG41 5HG	Full application for the proposed change of use of the former car park to the storage of materials, shoring and temporary works equipment and vehicles associated with civil engineering business (Use Class B8), including welfare unit, gates and fencing.	Approved E
211529 62 Reading Road, Woodley, RG5 3DB	Full application for the proposed subdivision of the site and erection of a detached 3 no. bedroom dwelling following demolition of existing detached garage, with associated parking.	Approved C
211586 17 Lindberg Way, Woodley, RG5 4XE	Householder application for the proposed part garage conversion to create habitable accommodation.	Approved E
211794 65 Loddon Bridge Road, Woodley, RG5 4AR	Householder application for the proposed loft conversion to form additional habitable accommodation, erection of a part single part two storey rear extension following demolition of existing outbuilding, plus changes to fenestration.	Approved E
211837 24 Roslyn Road, Woodley, RG5 3HS	Householder application for the proposed loft conversion to form additional habitable accommodation with 1 no. flat roof dormer with 1 no. roof light to the rear elevation and 2no. roof lights to the front elevation, plus erection of a single storey rear extension.	Approved E
211942 4 Harrier Close, Woodley, RG5 4PE	Householder application for the proposed erection of a single storey front extension to form porch, erection of a single storey rear extension with 1 no. roof light, conversion of the existing garage to create habitable accommodation, erection of a chimney stack to the right side elevation, plus changes to fenestration.	Approved E
211973 21 Glendevon Road, Woodley, RG5 4PJ	Householder application for the proposed erection of a single storey rear extension with 2 no. roof lights, erection of a part single part two storey side extension, plus erection of a single storey front extension to form porch.	Approved E
212147 104 Antrim Road, Woodley, RG5 3NY	Householder application for the proposed conversion of existing garage to create habitable accommodation and changes to fenestration.	Approved E

ENFORCEMENT NOTIFICATIONS - 10 August 2021

5 Sycamore Close, Woodley, RG5 3RY

Porch being erected without planning permission

24 Clover Rise, Woodley, RG5 4WL

Large wooden shed / 'man cave' in the back garden

2 Gardenia, Woodley, RG5 4WQ

Caravan being used as separate residence

8 Phillips Close, Woodley, RG5 4XD

Works to TPO tree without permission

69 Loddon Bridge Road, Woodley, RG5 4AR

Wooden structure being built

ENFORCEMENT CLOSURES - 10 August 2021

118 Antrim Road, Woodley, RG5 3NY

Unauthorised works to TPO tree

Not expedient

15 Renault Road, Woodley, RG5 4EY

Operating 2 businesses from a residential property

No breach

24 Manners Road, Woodley, RG5 3EA

Rear extension being built without planning permission

Application submitted

Sandford Mill, Sandford Lane, Woodley, RG5 4TB

Refusal of part-retrospective application 203540

Notice served

20 Plymouth Avenue, Woodley, RG5 3SG

Large canopy erected to rear of house

No breach

18 Farriers Close, Woodley, RG5 3DD

Business being run from residential premises

No breach

12 Herald Way, Woodley, RG5 4PB

Building works to do garage conversion without planning permission

No breach

Woodley Town Council

Observations on the following Planning Applications

Application No. & Address	Proposal
212037 Land To North Of Waingels Road, Waingels College, Woodley, RG5 4RF	Full application for the proposed installation of a wastewater pumping station and associated vehicular access.
Observations: The Planning & Community Committee considered this application and supported the proposals, however they noted there are a small number of parking spaces on the North bound side of Waingels Road which appear to be at the entrance to the proposed site and wished to highlight that these spaces should included / replaced as part of the alterations.	
212165 Flat, Rivermead Primary School, Loddon Bridge Road, Woodley, RG5 4BS	Full application for the proposed change of use from dwellinghouse (Use class C3) to form part of the existing State Funded School (Use class F1). The dwelling will become office use and staff rest room no external changes.
Observations: No objections.	
212194 59, Unit 3, Crockhamwell Road, Woodley, RG5 3JP	Full application for the proposed changes to fenestration.
Observations: No objections.	
212260 26 Beaver Way, Woodley, RG5 4UD	Householder application for proposed first floor side extension
Observations: No objections.	
212309 29 Redwood Avenue, Woodley, RG5 4DS	Householder application for the proposed single storey rear and side extension following demolition of existing conservatory and part demolition and conversion of garage into habitable space with the addition of 3no. roof lanterns.
Observations: The Planning & Community Committee considered this application and had no objections, but did note a concern about removing the existing parking provision to the side of the house and replacing with hard standing for three vehicles at the front of the house, which is not in keeping with other properties in the street and so could set a precedent.	
212364 15 Catalina Close, Woodley, RG5 4UG	Householder application for the proposed erection of a single storey, ground floor rear extension to create habitable space, following removal of existing porch roof, plus insertion of 2 no. rooflights.
Observations: No objections.	

<p>212372 60 & 62 Millbank Crescent, Woodley, RG5 4ER</p>	<p>Full application for the proposed internal alterations to sub divide existing dwelling to create 2no. dwellings, the erection of cycle and bin stores, following demolition of existing detached garage.</p>
<p>Observations: The Committee considered the proposal and recommended that the application be refused on the following grounds:</p> <ul style="list-style-type: none"> - Out of character with the street scene - Out of keeping with neighbouring properties - Could cause a terracing effect - Insufficient on-site / off-road parking provision - Cumulative impact on the highway 	
<p>212373 194 Colemans Moor Road, Woodley, RG5 4DP</p>	<p>Householder application for the proposed erection of a single storey front, side and rear extension with 2 no. roof lights to the rear elevation following the demolition of existing conservatory.</p>
<p>Observations: No objections.</p>	
<p>212377 12 South Lake Crescent, Woodley, RG5 3QW</p>	<p>Application to vary condition 2 of planning consent 210607 for the householder application for the proposed erection of a single storey rear extension with the insertion of 1 no. rooflight following demolition of existing conservatory, the erection of a first floor side extension to create habitable accommodation, associated roof alterations, alterations to porch canopy roof to form a hipped roof, plus changes to fenestration. Condition 2 refers to approved details and the variation is to extend the width of the side extension by 500mm.</p>
<p>Observations: No objections.</p>	
<p>212394 61 Welford Road, Woodley, RG5 4QS</p>	<p>Householder application for the proposed erection of a single storey rear extension with 4 no. roof lights following demolition of existing conservatory.</p>
<p>Observations: No objections.</p>	
<p>212477 1 Copse Mead, Woodley, RG5 4RP</p>	<p>Application to vary condition 2 of planning consent 211498 for the proposed single storey front extension, single storey rear extension, two storey rear extension to dwelling, erection of 2no. front dormer extensions and changes to fenestration. Condition 2 refers to the approved documents and the variation is to allow an enlargement of the rear extension by 1 metre.</p>
<p>Observations: No objections.</p>	
<p>212523 1 Copse Mead, Woodley, RG5 4RP</p>	<p>Householder application for proposed erection of first-floor side extension with 4 no. roof lights, single storey front porch extension and changes to fenestration.</p>
<p>Observations: No objections.</p>	

212563 5 Mollison Close, Woodley, RG5 4XG	Householder application for the proposed erection of a single storey rear extension with 1 no. roof light, part conversion of the existing garage to create additional habitable accommodation, plus changes to fenestration.
Observations: No objections.	
212577 72 Nightingale Road, Woodley, RG5 3LU	Householder application for the proposed conversion of existing garage to create habitable space, facilitated by changes to fenestration.
Observations: No objections.	
212610 62 Woodwaye, Woodley, RG5 3HB	Householder application for the proposed erection of a single storey front extension to form bay window, erection of a single storey rear extension to form orangery with 1 no. roof light, conversion of existing loft space to create additional habitable accommodation, erection of a flat roof dormer on both of the side elevations with 2 no. roof lights on the right side dormer, re-roofing and rear extension to the existing garage with 4 no. roof lights, plus changes to fenestration.
Observations: The Committee considered the proposal and recommended that the application be refused on the following grounds: <ul style="list-style-type: none"> - Overbearing (massing) to neighbouring properties - Out of keeping with neighbouring properties 	
212615 5 Perth Close, Woodley, RG5 4TU	Householder application for the proposed erection of a single storey rear extension with 2 no. roof lights following demolition of existing conservatory, part conversion of existing garage to provide habitable space and changes to fenestration.
Observations: No objections.	
212620 104 Millbank Crescent, Woodley, RG5 4ER	Householder application for the proposed erection of a single storey rear extension with 1 no. roof light, erection of a single storey front extension to form porch following demolition of existing front porch.
Observations: No objections.	
212639 27 Ravensbourne Drive, Woodley, RG5 4LH	Householder application for the proposed erection of a single storey side and rear extensions with roof lights, relocation of front door and relocation of rear existing garage as new storage.
Observations: The Planning & Community Committee considered this application and had no objections. However they were concerned about the clarity and accuracy of the submitted plans. They noted comments from a neighbour regarding a linked garage however the plans only appear to show a separate garage to the rear of this property. There is what appear to be an interconnected structure to the front of the property which from the street view appears to be a garage, however this structure is not clearly shown in the plans.	

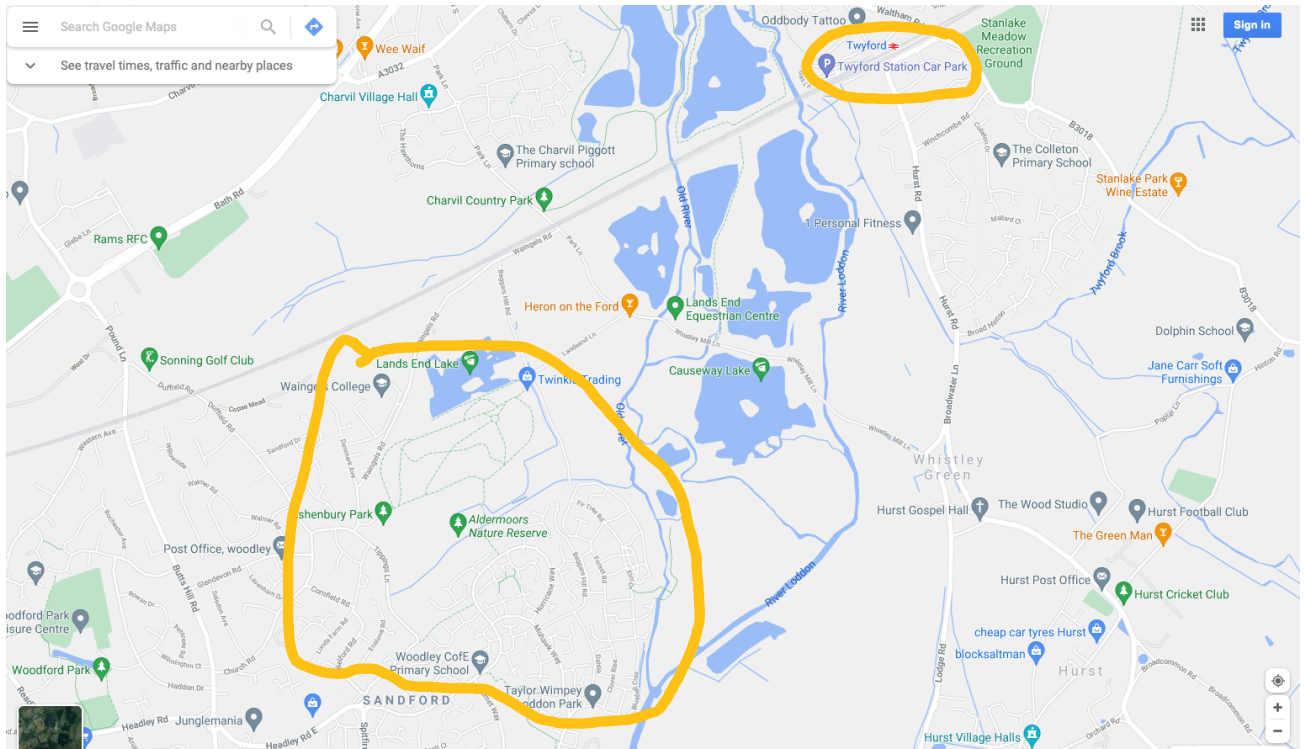
Woodley Town Council’s Response to Wokingham Borough Council’s Cycling and Walking Infrastructure Plan – August 2021

In response to the consultation, Woodley Town Council would like to make the following comments:

- 1) It is integral that the planned cycling and walking infrastructure routes, set out in the plan, marry up with Reading Borough Council’s cycling and walking infrastructure plans. We recommended that future plans reflect how the two schemes interlink.
- 2) There is a need for extensive improvements to existing highway surfaces in order to make cycling safer for residents.
- 3) There is a need for improved provision of accessible, safe parking facilities for bicycles.
- 4) We would like to see a cycling route included in the network infrastructure plan linking Loddon Park / the Airfield with Waingels College. Our recommended route would travel along Beggars Hill Road, and either via Waingels Road or the path running to the South of Lands End Lake, as indicated on the below map
(NOTE: this path is included as a secondary route on the draft walking infrastructure plan map, but not included in the draft cycling infrastructure plan map).



- 5) We would like to see a cycling route included in the network infrastructure plan which connects North Woodley (Loddon Park / the Airfield) and Twyford Station; the two areas are highlighted on the below map.



- 6) The Council also wishes to state that we fully support the comments made by residents of Woodley in response to the initial consultation.



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; A. Heap; C. Jewell; M. Nagra; S. Rahmouni; J. Sartorel; R. Skegg

A virtual briefing of the Planning and Community Committee will be held at 7:45 pm on Tuesday 7 September 2021, at which your attendance is requested.

BRIEFING NOTE

Briefing Date - 7 September 2021 7:45pm

1. **CURRENT PLANNING APPLICATIONS**
To consider current planning applications and agree comments to be forwarded to the planning authority. *(Appendix 1)* Page 3
2. **WBC LOCAL BUS SERVICES ENGAGEMENT**
To consider a response to the Wokingham Borough Council Local Bus Service engagement, as set out in *Appendix 2*. Page 4
3. **PLANNING DECISIONS**
To note information on decision notices received from the planning authority since the last meeting. *(Appendix 3)* Page 7
4. **GOODS VEHICLE OPERATORS LICENSE APPLICATIONS**
 - a) To note the template Goods Vehicle Operators Licence Neighbour Notification Letter to be sent to properties within the proximity of the operating site following notification of an application. *(Appendix 4a)* Page 10
 - b) To note the draft letter to be sent to Lee Marley Brickworks Ltd following notification of their application to vary their Goods Vehicle Operators Licence. *(Appendix 4b)* Page 15

5. **PLANNING APPEALS**

- a) To note that the following appeal against refusal of planning permission has been lodged with the Planning Inspectorate:

Application: 211119

Location: 26 Hudson Road, Woodley, RG5 4EW

Proposal Householder application for the proposed erection of a first floor side/rear extension including insertion of 4 no. roof lights.

(Woodley Town Council had concerns about the proposal.)

- b) To note the following appeal decision:

Application: 210433

Location: 5 South Lake Crescent, Woodley, RG5 3QW

Proposal Full application for the proposed erection of 1no. three bedroom dwelling.

(Woodley Town Council did not object to the proposal but had concerns regarding parking provision.)

Details: Appeal against refusal of planning permission.

Decision: The appeal was dismissed.

6. **ADVERTISEMENT CONSENT NOTIFICATION**

This type of application does not require consultation.

To note application 212652:

Location: Adwest Western Site, Headley Road East, Woodley, RG5 4SZ

Proposal: Application for advertisement consent for 2no. non-illuminated totem poles.

7. **TREE PRESERVATION ORDERS**

Applications for works to trees

This type of application does not require consultation.

To note application 212641:

Location: TPO 0003/1951, WOODLAND 3: 10 Portrush Close, Woodley, Wokingham, RG5 3PB.

Proposal: T1, Sycamore - Crown lift to approx. 2.5m on property side over garden and to approx. 4.5m on the side overhanging the neighbouring property (no. 11 Portrush Close).

To note application 212813:

Location: TPO 0003/1951, WOODLAND 3: 85 Nightingale Road, Woodley, Reading, Berkshire, RG5 3LY.

Proposal: T1, Silver Birch – Fell and replace with 1 no. standard size silver birch in specified position.

8. **PUBLICATIONS/INFORMATION**

To note receipt of the following:

- CCB Action for All e-Bulleting – August 2021
- Me2 Newsletter – August 2021
- Woodley Town Centre Newsletter – September 2021

PLANNING APPLICATIONS

Application No. & Address	Proposal
211870 92 Loddon Bridge Road, Woodley, RG5 4AN	Full application for the proposed subdivision of the site and erection of a 3 no. bedroom dwelling with associated parking and shared access, following demolition of existing rear outbuilding. We have received revised/additional plans for the above application. The revised details show: Revised siting of proposed dwelling set in from boundary.
212534 73 Woodwaye, Woodley, RG5 3HB	Householder application for the proposed erection of a boundary fence following the removal of existing hedge and wall.
212667 43 Crockhamwell Road, Woodley, RG5 3JZ	Full application for the proposed change of use of part of existing ground floor office (Use Class E(i)) to form 1 no. one bedroom apartment (Use Class C3), plus erection of a part single storey part two storey side/rear extension to form 2 no. one bedroom apartments following demolition of existing detached double garage, with associated parking and amenity space.
212699 10 St Johns Close, Woodley, RG5 4RD	Householder application for the proposed erection of a single storey rear extension with 3 no. roof lights following demolition of existing conservatory, plus insertion of 1 no. roof light to the rear elevation.
212705 15 Harris Close, Woodley, RG5 4XH	Householder application for the proposed erection of a part single storey, part two storey side extension, first floor side/rear extension, plus changes to fenestration.
212831 1 Gemini Road, Woodley, RG5 4TF	Householder application for the proposed erection of a single storey rear extension with 1 roof light and changes to fenestration.
212848 3 Rowan Drive, Woodley, RG5 4LN	Householder application for the proposed conversion of existing garage to create additional habitable accommodation with the insertion of 1 no. roof light.
212897 8 Sycamore Close, Woodley, RG5 3RY	Householder application for the proposed erection of a single storey side/ rear extension with 6 no. roof lights following removal of existing car port, conversion of existing garage to storage space.
212903 Sandford Farm, Perimeter Road, Woodley, RG5 4TE	Householder application for the proposed creation of a new access and siting of a shipping container for domestic storage.
212943 90 Butts Hill Road, Woodley, RG5 4NR	Householder application for the proposed erection of a single storey rear extension with 1 no. roof light following demolition of existing conservatory and removal of rear chimney, erection of a two storey side extension following demolition of existing detached garage, erection of a pitched roof dormer to the rear elevation.
212957 33 Western Avenue, Woodley, RG5 3BJ	Householder application for the proposed erection of a part single, part two storey side/rear extension, a single storey rear extension and demolition of existing garage.
212961 25 Messenger Road, Woodley, RG5 4TR	Householder application for the proposed erection of a single storey rear extension with 1 no. roof light.

WOKINGHAM BOROUGH COUNCIL - TOWN & PARISH COUNCIL LOCAL BUS SERVICES ENGAGEMENT

In accordance with The National Bus Strategy (March 2021), Wokingham Borough Council is preparing a Local Bus Service Improvement Plan (BSIP) and an Enhanced Partnership (EP) document.

Timescales for the drafting and publication of the BSIP are very tight, with a deadline of 31st October 2021. The Department for Transport have stated that there is no formal requirement for consultation on the BSIP document or with local residents. Wokingham Borough Council would like to undertake some initial engagement with local stakeholders including our Town and Parish Councils. The Borough Council would like to better understand Town and Parish Council views on local bus service provisions in your area and across the borough more generally.

The Borough Council would be grateful if a representative of your Town or Parish Council would take the time to answer a few questions around your local bus service provision.

The National Bus Strategy can be viewed at:
<https://www.gov.uk/government/publications/bus-back-better>

PAGE 1

Please state which Town / Parish Council you are responding on behalf of:

Your answer

Name of person responding:

Your answer

PAGE 2

Satisfaction with Local Bus Service Provision

How satisfied is your Town / Parish Council with the current bus service provision in Wokingham Borough as a whole?

- Very Dissatisfied
- 1
- 2
- 3
- 4
- 5
- Very Satisfied

How satisfied is your Town / Parish Council with the current bus service provision in your Town / Parish area?

- Very Dissatisfied
- 1
- 2
- 3
- 4
- 5
- Very Satisfied

What aspects of the current bus service provision is your Town / Parish Council satisfied with? (please click all that apply).

- the quality of the vehicles
- buses go where they are needed
- the number of buses an hour / day / week
- the days of the week buses operate
- the cost of fares charged
- the times of day the buses run
- journey times by bus
- safety on-board the bus
- publicity & marketing information
- ability to find out when buses are running
- Other:

What do you think prevents your residents from using bus services more often?
the cost of travel

- buses not going where needed
- buses not running at the correct times
- not knowing where buses go
- not knowing if buses are going to be on-time
- journey times being too slow
- difficulty with carrying luggage / equipment
- no bus service being provided
- Other:

PAGE 3

Priorities for Improvements to Local Bus Services

What do you think would encourage more residents in your Town or Parish Council area to use the bus more often? (please tick up to 3)

- Better information about the times and days buses run
- Better quality buses
- Buses earlier in the morning
- Buses later in the evening
- More buses throughout the day
- Lower fares
- More direct services
- More reliable buses (buses turning up when they say they will)
- More space for wheelchairs/ buggies / walking aids

PAGE 4

Partnership Working

Would your Town / Parish Council be willing to support the Borough Council and local bus operators in providing better bus services in any of the following ways (please tick all that apply)?

with the promotion and publicity of local bus services

with funding towards further bus service provision

provision of bus stop infrastructure on land owned by the Town / Parish Council

Other:

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Any Other Comments

Please provide any other comments which your Town or Parish Council would like to make in relation to local bus services.

Your answer

Thank you for taking the time to provide a response. Please briefly describe how the answers to these questions have collated.

Your answer

Woodley Town Council

PLANNING DECISIONS

E: Town Council recommendation endorsed by Borough

C: Decision contrary to Town Council recommendation

Application No. & Address	Proposal	Decision
203304 Land at Lysander Close, Woodley, RG5 4ND	Full application for the proposed erection of a two storey building to provide 6 no. flats (2 x 2 bed and 4 x 1 bed) with associated amenity space and parking, plus provision of public open space.	Refused E
211429 7 Arundel Road, Woodley, RG5 4JP	Householder application for the proposed erection of a single storey rear extension with 2no. roof lights and changes to fenestration.	Approved E
211661 24 Manners Road, Woodley, RG5 3EA	Householder application for the proposed erection of a single storey rear extension (part retrospective).	Approved E
211957 2 Tiverton Close, Woodley, RG5 3BE	Householder application for the proposed erection of a part single part two storey rear extension, with the insertion of 1 no. rooflight plus a single storey side extension to form a garage following demolition of existing detached garage.	Approved E
212037 Land To North Of Waingels Road, Waingels College, Woodley, RG5 4RF	Full application for the proposed installation of a wastewater pumping station and associated vehicular access.	Approved E
212092 2 Penrose Avenue, Woodley, RG5 3PA	Application to vary condition 2,5 and 6 of planning consent 210902 for the Full planning application for the proposed erection of 1 no. detached dwelling with associated parking and garden to the side and extended parking area to the front of No. 2 Penrose Avenue. Condition 2 refers to Approved details, condition 5 refers to Landscaping and tree planting and condition 6 refers to the protection of trees and the variation is to allow for a minor material amendment comprising the addition of a bay window to the front elevation on the ground floor.	Approved E
212115 21 Farriers Close, Woodley, RG5 3DD	Householder application for the proposed erection of single storey rear extension, following demolition of existing conservatory.	Approved E
212165 Flat, Rivermead Primary School, Loddon Bridge Road, Woodley, RG5 4BS	Full application for the proposed change of use from dwellinghouse (Use class C3) to form part of the existing State Funded School (Use class F1).	Approved E

212176 291 Loddon Bridge Road, Woodley, RG5 4BE	Householder application for the proposed erection of a single storey rear extension with 2 no. roof lights following demolition of existing conservatory, part conversion of garage to create additional habitable accommodation with 1 no. roof light, plus insertion of 1 no. Juliet balcony to the rear elevation.	Approved E
212177 5 Triumph Close, Woodley, RG5 4AQ	Householder application for the proposed erection of a two storey rear extension, plus changes to fenestration.	Approved C
212194 59, Unit 3, Crockhamwell Road, Woodley, RG5 3JP	Full application for the proposed changes to fenestration.	Approved E
212229 16 Fawcett Crescent, Woodley, RG5 3HU	Householder application for the proposed single storey side and rear extension following the demolition of existing garage.	Approved E
212260 26 Beaver Way, Woodley, RG5 4UD	Householder application for proposed first floor side extension.	Approved E
212263 25 Warren Road, Woodley, RG5 3AR	Householder application for the proposed erection of a front extension to create a porch, following removal of canopy roof, erection of single storey side extension to form a garage, demolition of existing garage, erection of part single, part two storey rear extension following the demolition of existing conservatory, insertion of 7 no. rooflights, plus changes to fenestration and associated roof alterations.	Approved E
212299 98 Vauxhall Drive, Woodley, RG5 4EH	Householder application for the proposed erection of a detached single storey outbuilding.	Approved C
212309 29 Redwood Avenue, Woodley, RG5 4DS	Householder application for the proposed single storey rear and side extension following demolition of existing conservatory and part demolition and conversion of garage into habitable space with the addition of 3no. roof lanterns.	Approved E
212364 15 Catalina Close, Woodley, RG5 4UG	Householder application for the proposed erection of a single storey, ground floor rear extension to create habitable space, following removal of existing porch roof, plus insertion of 2 no. rooflights.	Approved E
212373 194 Colemans Moor Road, Woodley, RG5 4DP	Householder application for the proposed erection of a single storey front, side and rear extension with 2 no. roof lights to the rear elevation following the demolition of existing conservatory.	Approved E
212377 12 South Lake Crescent, Woodley, RG5 3QW	Application to vary condition 2 of planning consent 210607 for the householder application for the proposed erection of a single storey rear extension with the insertion of 1 no. rooflight following demolition of existing conservatory, the erection of a first floor side extension to create habitable accommodation, associated roof alterations, alterations to porch canopy roof to form a hipped roof, plus changes to fenestration. Condition 2 refers to approved details and the variation is to extend the width of the side extension by 500mm.	Approved E

212394 61 Welford Road, Woodley, RG5 4QS	Householder application for the proposed erection of a single storey rear extension with 4 no. roof lights following demolition of existing conservatory.	Approved E
212477 1 Copse Mead, Woodley, RG5 4RP	Application to vary condition 2 of planning consent 211498 for the proposed single storey front extension, single storey rear extension, two storey rear extension to dwelling, erection of 2no. front dormer extensions and changes to fenestration. Condition 2 refers to the approved documents and the variation is to allow an enlargement of the rear extension by 1 metre and changes to fenestration.	Approved E
212523 1 Copse Mead, Woodley, RG5 4RP	Householder application for proposed erection of first-floor side extension with 4 no. roof lights, single storey front porch extension and changes to fenestration.	Approved E
212577 72 Nightingale Road, Woodley, RG5 3LU	Householder application for the proposed conversion of existing garage to create habitable space, facilitated by changes to fenestration.	Approved E
212615 5 Perth Close, Woodley, RG5 4TU	Householder application for the proposed erection of a single storey rear extension with 2 no. roof lights following demolition of existing conservatory, part conversion of existing garage to provide habitable space and changes to fenestration.	Approved E
212620 104 Millbank Crescent, Woodley, RG5 4ER	Householder application for the proposed erection of a single storey rear extension with 1 no. roof light, erection of a single storey front extension to form porch following demolition of existing front porch.	Approved E

The Oakwood Centre
Headley Road, Woodley
Berkshire, RG5 4JZ

Address Line 1
Address Line 2
Address Line 3
Address Line 4
Address Line 5

[DATE]

To whom it may concern,

Goods Vehicle Operator License Application

We have been notified that an application for a [new / variation of a] Goods Vehicle Operator Licence has been submitted to the Traffic Commissioner for the following business in the proximity of your property:

Licence:

Operator:

Director/s:

Operating Centre:

New Authorisation:

Owners and occupiers of land or buildings near the operating centre who feel that the use or enjoyment of their own land would be adversely affected by the proposal have a right to make their views known to the Traffic Commissioner. We are notifying you of this application in order that, if you feel this is the case, you can submit representations to the Traffic Commissioner.

Traffic Commissioner guidance states that representations can only be made on environmental grounds. A representor must be directly affected by environmental nuisance emanating directly from the operating centre and not as a result of traffic on public highways. The Traffic Commissioner will also not consider a representation as valid if the representor lives too far from the operating centre. A section of the guidance relating to making representations is included at the end of this letter for your information.

Please note that Woodley Town Council has no authority in relation to these applications and only has the same right of representation as residents where the Council owns or occupies land near the operating centre.

Representations must be submitted to the Traffic Commissioner within 21 days of the applicant having placed an advert in a local newspaper advising of the proposed changes. We are notified of these applications by Wokingham Borough Council following receipt of a weekly Vehicle Operating Licencing publication. As such we are unaware of the precise date any advert was published and therefore recommend representations are sent to the Traffic Commissioner as soon as possible; ideally within the next 7 days.

The contact details for the Traffic Commissioner are as follows:

Office of the Traffic Commissioner
(West of England)
Hillcrest House
386 Harehills Lane
Leeds
LS9 6NF

Tel: 0300 123 9000

Fax: 0113 248 8521

Website: www.gov.uk/traffic-commissioners

These applications are processed by the Traffic Commissioner and, as such, if you have any questions please direct them to the Traffic Commissioner.

Kind regards,

Woodley Town Council

TEMPLATE

3. REPRESENTATIONS

3.1 Who or what is a representor?

3.1.1 Owners and occupiers of land or buildings near (within the vicinity, see Para (3.1.2) of an operating centre who feel that the use or enjoyment of their own land would be "prejudicially" affected by the proposed operating centre can make a representation against the grant of an application and are called "representors". Representations can be made only on environmental grounds and in response to an advertisement placed by an applicant (see paragraphs 2.4.1 and 2.4.2). A Representor must be directly affected by environmental nuisance emanating directly from the operating centre and not as a result of traffic on public highways.

3.1.2 A traffic commissioner may consider that some people who respond to an advertisement live too far away from the operating centre to be affected by it and may not accept the representation as valid.

3.1.3 The traffic commissioner's decision on whether a representation is acceptable or not is final.

3.1.4 Parish Councils, residents associations and action groups cannot make representations unless they are owners or occupiers of affected land in the vicinity of an operating centre and can demonstrate that their use of that land or buildings will be prejudicially affected by environmental nuisance. Groups of residents, Parish Councils, or others who cannot be accepted as representors can consider the merit of approaching statutory objectors, such as local authorities, in order to put their case forward and ask them to consider making an objection.

3.2 How is a representation made?

3.2.1 For a representation to be valid it has to:

- be made in writing to the address shown in the advertisement. There is no set form but the grounds must be clearly stated;
- be made within 21 days of the date the advertisement appeared in the newspaper;
- be signed. If an individual makes a representation it must be signed by that person. If it is made by a firm or by any other group of persons it must be signed by one or more persons authorised to sign by that group of persons. A solicitor acting on behalf of a representor, be it individual, firm or other group may sign on their behalf. Anyone thinking of presenting a petition should read the notes below in paragraphs 3.3.1 and 3.3.2;
- state relevant grounds; and
- be copied to the applicant on the same day, or next working day, as the representation is made to the traffic commissioner

Please also refer to Part 3.4.1.

3.2.2 Unless there are exceptional circumstances which would justify him/her doing otherwise, a traffic commissioner must refuse to accept a representation as 'duly made' (valid for the purposes of the traffic commissioner's considerations) unless it is made by the required date and in the required manner.

3.2.3 When submitting a representation it is helpful to:

- indicate in the letter of representation whether a copy has been sent to the applicant/operator and, if not, the reason for not doing so;
- submit a sketch map showing the distance from your property to the operating centre.

3.3 Is it worth getting a petition together?

- 3.3.1 It is often difficult to determine from petitions whether all the people named are owners/occupiers of property within the vicinity of the proposed operating centre and parts of a petition may refer to matters outside the traffic commissioner's jurisdiction. A petition might therefore have limited value.
- 3.3.2 If it is decided to proceed with a petition then one person should be nominated as the contact point for dealing with a traffic commissioner's staff. The full name and address, including post code, should be given by all signatories who will usually be contacted on an individual basis by the central licensing office. The original of the petition should be made available to the traffic commissioner.

3.4 What grounds are relevant to a traffic commissioner's consideration?

- 3.4.1 A representation can only be treated as valid if it is about the adverse environmental effects that the use of an operator's vehicles at an operating centre is expected to have on the use or enjoyment of the property owned or occupied by the representor.

- 3.4.2 In considering the environmental impact an operating centre may have, the traffic commissioner will consider the proximity of the site to a representor's property and the suitability of the site for its intended use.

- 3.4.3 A traffic commissioner can take into account:

- the nature or use of any other land in the vicinity of the operating centre and the effect which the issue of the licence would be likely to have on the environment;
- if the site has been used as an operating centre before, the extent to which the grant of the application would result in a change which would adversely affect the environment of its vicinity;
- if it has not been used as an operating centre before, any information known to him/her about planning permission relating to the operating centre or other land in the vicinity of the operating centre;
- the number, type and size of authorised motor vehicles and trailers;
- the arrangements, or proposed arrangements, for the parking of motor vehicles or trailers;
- the nature and the times of use of the land as an operating centre;
- the nature and times of use of equipment installed (or proposed to be installed) at the operating centre in connection with its use as an operating centre;
- the means by which, and frequency of, vehicles authorised by the licence entering and leaving the operating centre.

- 3.4.4 Generally speaking a traffic commissioner will consider the effects of:

- Noise - from the applicant's vehicles moving in and out of, and while at, the operating centre. This may be intrusive in the neighbourhood, bearing in mind the use of other land in the surrounding area and the intended hours of operation;
- Visual Intrusion - the effect the parking of vehicles at the operating centre may have on the outlook from a representor's property or land;
- Vibration - the effect vehicle movements may have, either at the operating centre or on their way to or from the operating centre;
- Fumes/Pollution - the effect of fumes from the applicant's vehicles on the use or enjoyment of property.

NB. A traffic commissioner can consider the impact of only those vehicles to be operated by the applicant. If the site is already being used by other goods vehicle operators it is possible to make a complaint (see Part 5 - Complaints).

- 3.4.5 In order to assist you in lodging opposition to an application, a model template can be found at Annex 3 of this guide. Whilst there is no requirement for a representation to be submitted using this template, it is intended as a useful guide which sets out matters which the traffic commissioner may and may not take into consideration.

3.5 What happens after a representation has been submitted?

- 3.5.1 Representations are acknowledged and sometimes supplementary information is sought. If representors do not reply to correspondence, the traffic commissioner may assume that they do not wish to pursue their opposition.
- 3.5.2 The applicant will normally be asked for his views on the matters raised by any representors and, where appropriate, he will be asked to liaise direct with representors to see if any differences can be resolved without formal intervention by the traffic commissioner.
- 3.5.3 The traffic commissioner may also ask for one of the Vehicle Operator Services Agency's Traffic Examiners to visit and report on an operating centre's suitability insofar as his/her jurisdiction extends.
- 3.5.4 The traffic commissioner will then consider if he/she needs to hold a Public Inquiry to hear the evidence before reaching a decision or whether he/she already has sufficient evidence to make a decision.
- 3.5.5 On making a decision the traffic commissioner can grant the application as applied for, or with modifications, he/she can attach conditions or refuse the application.

3.6 Are representors told of the traffic commissioner's decision?

- 3.6.1 If it is decided to hear the application at Public Inquiry representors will be invited to attend and, in the case of "valid" representors, to put their case forward.
- 3.6.2 If the decision can be made on the basis of the written evidence before him/her the traffic commissioner will advise representors of the final decision in writing; this will include details of any special conditions or undertakings attached to the licence.
- 3.7 Is the traffic commissioner's decision final?
- 3.7.1 An operator or statutory objector may appeal to the Upper Tribunal against the decision of a traffic commissioner. Representors have no such right. If an appeal is lodged representors are told and have 14 days from date of notification to apply to the Upper Tribunal to be made party to the appeal. Representors may however, where they feel that a legal procedural requirement has not been complied with, request that the traffic commissioner reviews a decision. This may only be done however where proper procedure has not been followed.
- 3.7.2 Although representors cannot appeal to the Upper Tribunal against a traffic commissioner's decision they can apply to the High Court for a judicial review.

The Oakwood Centre
Headley Road, Woodley
Berkshire, RG5 4JZ

Lee Marley Brickwork Limited
185 Viscount Way
Woodley
Reading RG5 4DZ

[DATE]

To whom it may concern

CLIMATE EMERGENCY

Both Wokingham Borough Council and Woodley Town Council have declared a climate emergency due to current climate changes..

It has been noted that you have applied to the Traffic Commissioner for approval to increase traffic to and from your Woodley site by approximately 30% with additional vehicles and trailers which we assume will result in an increase in traffic noise, pollutants and other emissions.

The Woodley Town Council Climate Emergency Working Party has noted that you have an Environmental Management System to BS ISO14001. We would be pleased to know what actions you will be taking to minimise the increase in your environmental impact caused by the additional traffic movements.

Kind regards,

Councillor Philip Wicks
Chairman – Planning & Community Committee
Woodley Town Council

Woodley Town Council

Observations on the following Planning Applications

Application No. & Address	Proposal
211870 92 Loddon Bridge Road, Woodley, RG5 4AN	Full application for the proposed subdivision of the site and erection of a 3 no. bedroom dwelling with associated parking and shared access, following demolition of existing rear outbuilding. We have received revised/additional plans for the above application. The revised details show: Revised siting of proposed dwelling set in from boundary.
Observations: The Committee considered the revised proposal and had no specific objections, but once again were concerned that the proposed shared access point between this and the neighbouring property may be insufficient to allow suitable / safe access to both properties.	
212534 73 Woodwaye, Woodley, RG5 3HB	Householder application for the proposed erection of a boundary fence following the removal of existing hedge and wall.
Observations: The Committee considered the proposal and recommended that the application be refused because the fencing is out of keeping with neighbouring properties.	
212667 43 Crockhamwell Road, Woodley, RG5 3JZ	Full application for the proposed change of use of part of existing ground floor office (Use Class E(i)) to form 1 no. one bedroom apartment (Use Class C3), plus erection of a part single storey part two storey side/rear extension to form 2 no. one bedroom apartments following demolition of existing detached double garage, with associated parking and amenity space.
Observations: The Planning & Community Committee considered this application and had no objections, but did note a concern about overlooking neighbours at 41B Crockhamwell Road.	
212699 10 St Johns Close, Woodley, RG5 4RD	Householder application for the proposed erection of a single storey rear extension with 3 no. roof lights following demolition of existing conservatory, plus insertion of 1 no. roof light to the rear elevation.
Observations: No objections.	
212705 15 Harris Close, Woodley, RG5 4XH	Householder application for the proposed erection of a part single storey, part two storey side extension, first floor side/rear extension, plus changes to fenestration.
Observations: The Committee considered the proposal and recommended that the application be refused due to insufficient on-site / off road parking. The plans show space for 3 cars but this is believed to be optimistic.	
212831 1 Gemini Road, Woodley, RG5 4TF	Householder application for the proposed erection of a single storey rear extension with 1 roof light and changes to fenestration.
Observations: No objections.	

212848 3 Rowan Drive, Woodley, RG5 4LN	Householder application for the proposed conversion of existing garage to create additional habitable accommodation with the insertion of 1 no. roof light.
Observations: No objections.	
212897 8 Sycamore Close, Woodley, RG5 3RY	Householder application for the proposed erection of a single storey side/ rear extension with 6 no. roof lights following removal of existing car port, conversion of existing garage to storage space.
Observations: No objections.	
212903 Sandford Farm, Perimeter Road, Woodley, RG5 4TE	Householder application for the proposed creation of a new access and siting of a shipping container for domestic storage.
Observations: The Committee considered the proposal and supported the application on the proviso that the shipping container is ancillary to the domestic use of the property, and is not used for commercial purposes.	
212943 90 Butts Hill Road, Woodley, RG5 4NR	Householder application for the proposed erection of a single storey rear extension with 1 no. roof light following demolition of existing conservatory and removal of rear chimney, erection of a two storey side extension following demolition of existing detached garage, erection of a pitched roof dormer to the rear elevation.
Observations: No objections.	
212957 33 Western Avenue, Woodley, RG5 3BJ	Householder application for the proposed erection of a part single, part two storey side/rear extension, a single storey rear extension and demolition of existing garage.
Observations: The Committee considered the proposal and recommended that the application be refused due to overbearing (massing) to neighbouring property at 35 Western Avenue.	
212961 25 Messenger Road, Woodley, RG5 4TR	Householder application for the proposed erection of a single storey rear extension with 1 no. roof light.
Observations: No objections.	

Woodley Town Council

PLANNING APPLICATIONS

Application No. & Address	Proposal
212904 40 Cypress Road, Woodley, RG5 4BD	Full planning application for the proposed change of use of amenity land to residential curtilage, erection of a side/rear 2 meter high garden wall with installation of 2 no. gates, following demolition of existing garden wall.
212937 14 Kittiwake Close, Woodley, RG5 4UF	Householder application for the proposed erection of a single storey side/rear extension with one roof light following demolition of single storey side of dwelling including utility room, part conversion of existing garage to provide habitable space and changes to fenestration.
212947 29 Cypress Road, Woodley, RG5 4BD	Householder application for the proposed erection of a first floor side extension.
212963 5 Sycamore Close, Woodley, RG5 3RY	Householder application for the proposed erection of a single storey front extension to form porch (part retrospective).
212982 98 Highgate Road, Woodley, RG5 3QR	Full application for the proposed subdivision of the site and erection of a two storey side and single storey front extension to form a 2 no. bedroom dwelling with associated access, landscaping and parking, plus erection of single storey rear extension to the existing dwelling.
212983 75 Ravensbourne Drive, Woodley, RG5 4LJ	Householder application for the proposed erection of a single storey front extension, erection of a single storey rear extension, garage conversion to habitable space and changes to fenestration.
212996 20 Oak Drive, Woodley, RG5 4BA	Householder application for the proposed erection of a single storey rear extension with 1 no. roof light, following demolition of existing conservatory.
213012 Highwood Bungalow, Fairwater Drive, Woodley, RG5 3JE	Full application for the proposed installation of 1 no. Air Source Heat Pump to the side elevation and 44 no. PV Panels on the roof.
213034 47 Hawker Way, Woodley, RG5 4PF	Householder application for the proposed erection of a first floor side extension, erection of a single storey rear extension with 2 no. roof lights.
213047 62 Reading Road, Woodley, RG5 3DB	Application to vary condition 2 of planning consent 211529 for the proposed subdivision of the site and erection of a detached 3 no. bedroom dwelling following demolition of existing detached garage, with associated parking. Condition 2 refers to the approved details and the variation is to allow the use of a turntable for cars, to increase the depth of the development by 2m, plus the addition of 2 no. windows to the ground floor and 1 no. roof light.
213058 28 Pitford Road, Woodley, RG5 4QF	Householder application for the proposed erection of a two storey front extension.

213092 4 Alderley Close, Woodley, RG5 4TG	Householder application for the proposed partial reconfiguration of roof from flat to pitched roof, plus the insertion of 3 no. rooflights and changes to fenestration.
213106 Headley Road East, Woodley, RG5 4SN	Full planning application for the proposed erection of 5 no. buildings for commercial development to provide flexible light industrial, general industrial, and storage and distribution uses, with ancillary offices, associated car parking, formation of new accesses, and landscape planting, following demolition of existing buildings.
213132 36 Haddon Drive, Woodley, RG5 4LU	Householder application for the proposed erection of a single storey rear extension.
213141 3 Sopwith Close, Woodley, RG5 4PD	Householder application for the proposed erection of a first floor side extension, conversion of existing loft space to create additional habitable accommodation with 3 no. roof lights to the front elevation and 1 no. flat roof dormer to the rear elevation, plus new outer skin to existing garage.
213149 8 Messenger Road, Woodley, RG5 4TR	Householder application for the proposed detached garage conversion to create habitable space, facilitated by the insertion of 2 no. rooflights and changes to fenestration.
213151 15 Dartington Avenue, Woodley, RG5 3PD	Householder application for the proposed erection of a single storey front extension and a first floor side extension.
213177 8 Wingate Road, Woodley, RG5 4JU	Householder application for the proposed erection of a single storey rear extension, plus the insertion of 3 roof lights.
213190 26 Millbank Crescent, Woodley, RG5 4ER	Householder application for the proposed erection of front porch extension with pitched roof, plus the insertion of 1 no. rooflight.
213238 4 Kittiwake Close, Woodley, RG5 4UF	Householder application for the proposed erection of a part single part two storey rear extension with 4 no. roof lights following demolition of existing conservatory, plus changes to fenestration.

Woodley Town Council

PLANNING DECISIONS

E: Town Council recommendation endorsed by Borough

C: Decision contrary to Town Council recommendation

Application No. & Address	Proposal	Decision
211881 202 Kingfisher Drive, Woodley, RG5 3LQ	Householder application for the proposed erection of a single storey rear extension with 2 no. roof lights, plus changes to fenestration.	Approved C
212372 60 & 62 Millbank Crescent, Woodley, RG5 4ER	Full application for the proposed internal alterations to sub divide existing dwelling at no. 60 to create 2no. 2-bedroom dwellings, the erection of cycle and bin stores, creation of associated access and parking, and realignment of property boundaries following demolition of existing detached garage of no. 62.	Approved C
212610 62 Woodwaye, Woodley, RG5 3HB	Householder application for the proposed erection of a single storey front extension to form bay window, erection of a single storey rear extension to form orangery with 1 no. roof light, conversion of existing loft space to create additional habitable accommodation, erection of a flat roof dormer on both of the side elevations with 2 no. roof lights on the right side dormer, re-roofing and rear extension to the existing garage with 4 no. roof lights, plus changes to fenestration.	Approved C
212699 10 St Johns Close, Woodley, RG5 4RD	Householder application for the proposed erection of a single storey rear extension with 3 no. roof lights following demolition of existing conservatory, plus insertion of 1 no. roof light to the rear elevation.	Approved E
212961 25 Messenger Road, Woodley, RG5 4TR	Householder application for the proposed erection of a single storey rear extension with 1 no. roof light.	



LEE MARLEY

BRICKWORK STONE SCAFFOLD

14th September 2021**RE: Lee Marley Brickwork Ltd - Climate Change**

Dear Mr. Wicks,

Following your letter dated 9th September 2021, the application to increase our operating fleet is due to business growth, we currently have no additional vehicles to operate if the application was granted however it will allow us a contingency plan in the event of busy periods.

The business has been FORS (Fleet Operator Recognition Scheme) accredited since 2013, as part of our ongoing operator progression, environmental impact is taken very seriously and monitored through our vehicle management systems.

Engine Idling is monitored, reviewed and reported to drivers on a weekly basis and all new vehicle upgrades have had day heaters fitted to reduce morning idling in the winter months.

The vehicle management system also generates CO2 and fuel consumption reports and an overall Opti drive report for all drivers which details individual driver events and idling figures which is displayed weekly on the drivers noticed board and is accessible through their own app to view.

We conduct an annual noise site assessment annually which also takes into account the surrounding area to the operating centre and this is communicated to all drivers and members of the yard team.

The business has developed a drivers handbook which includes a number of policies, procedures and standards which is issued to all team members and reviewed annually.

The below listed and attached is some examples of our documentation and policies

- Environmental Policy
- Opti Drive Report
- Noise Pollution Code of Conduct
- Fuel, Emissions and Air Quality Policy

Lee Marley Brickwork is committed to the conservation and improvement of the environment and recognises its responsibility to manage and minimise the environmental impacts of our activities, products and services.

If you require any further information please do not hesitate to contact,

Kind Regards,



Mrs. Sylvia Wheatcroft

Logistics Manager

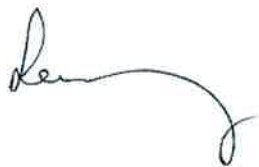


Lee Marley Brickwork Ltd is committed to the conservation and improvement of the environment and recognises its responsibility to manage and minimise the environmental impacts of our activities, products and services. In order to achieve this Lee Marley Brickwork Ltd has set the following key objectives: to identify the significant environmental impacts of our activities;

- To develop suitable objectives, targets and management programmes, applying appropriate operational procedures to minimise our significant environmental impacts during normal, abnormal and emergency conditions.
- Comply with relevant legislation, regulation and other requirements relating to our significant environmental impacts.
- To prevent pollution, minimise our inputs of utilities and resources and the outputs of emissions to the atmosphere, effluents to waters/sewers and wastes to disposal facilities; endeavouring to re-use, recover or recycle materials where practicable, or safe disposal where not;
- Take into account the principles of sustainable development in conducting its administrative, commercial and social activities, using the procurement of materials from local, sustainable sources;
- To ensure that environmental responsibilities are defined, communicated and understood at all levels within our organisation through the provision of appropriate training;
- To ensure that suppliers and contractors understand the organisation's Policy and assist.
- Them in developing appropriate systems and a responsible approach with regard to environmental issues;
- To communicate, co-operate and respond to the views of interested parties, including stakeholders, customers and the general public, on environmental issues, where this is practicable and likely to result in an overall improved environmental performance.
- To strive for continual improvement in overall environmental performance.

Company Targets:-

1. Maintain ISO 14001-2015 accreditation.
2. Integrate Procure into the Business Management System.
3. 70% of deviations resolved within the required timeframe on Procure.
4. Complete 90% of all Rounds scheduled on Procure.
5. Provide drip trays and spill kits on all sites where LMB operate with large items of plant, i.e. forklift/Telehandler.
6. Maintain FORS Silver and attain FORS Gold in 2021.
7. Engine-idling minimised and targets to be set.
8. Fuel data collected and analysed.
9. Fuel spillages minimised and all vehicles to carry spill kits.



Signed:

Lee Marley, Managing Director

Date: 2nd February 2021

Document title	Date of issue:	Revision No:	Document Author:
Environmental Policy	02/02/2021	6	Neil Page

Printed copies of this Document are uncontrolled

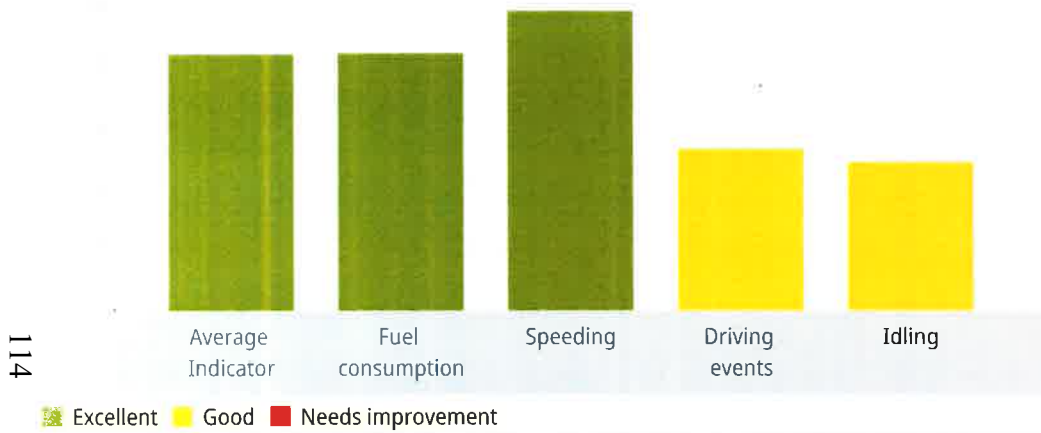
OptiDrive report

Period: Mon 06/09/2021 - Sun 12/09/2021

Driver group: Drivers

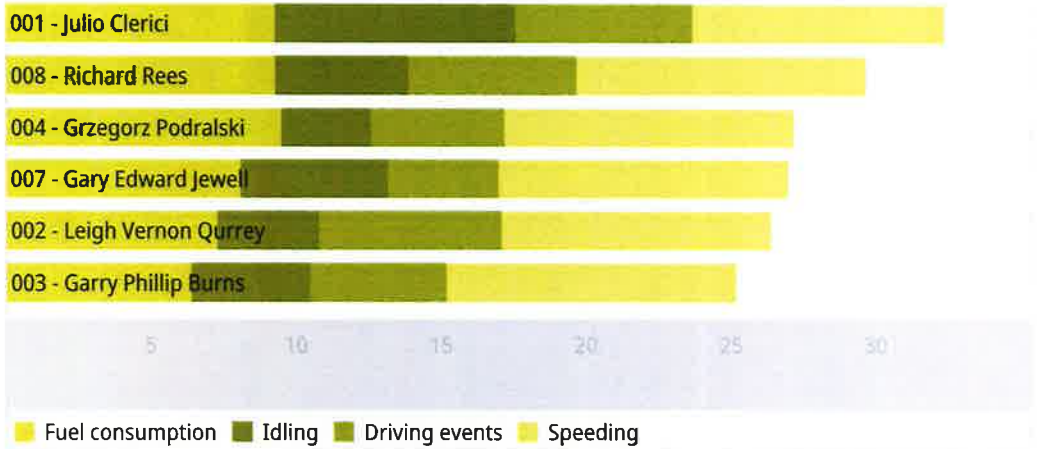
OptiDrive indicators

This graph provides information about individual OptiDrive indicators, such as fuel consumption, idling, driving events and speeding as well as the overall performance of the selected drivers during the observed period.



OptiDrive (Top 10)

This graph highlights the driving behaviour of selected drivers during the observed period according to the individual OptiDrive indicators.



Summary

Total
 Distance: 2,827.2 mi
 Average fuel consumption: 11.1 mpg

Speeding time: 3 min
 Average exceedance of speed limits: 2 mph

Conditional highlight

- Mark cell if OptiDrive Indicator < 3.30
- Mark cell if OptiDrive Indicator between 3.30 and 6.60
- Mark cell if OptiDrive Indicator > 6.60

Driving time	Fuel consumption Wasted fuel	Idle time	Total driving events Average severity	Fuel consumption	Idling	Driving events	Speeding	OptiDrive Indicator	Trend
001 - Julio Clerici	Distance: 789.6 mi Average fuel consumption: 13.2 mpg	Speeding time: 2 min Average exceedance of speed limits: 2 mph							
19 h 41 min	272.4 l 0.5 l	7 min	5.0 1.9	9.30	8.30	6.10	8.70	8.73	→

Driving time	Fuel consumption Wasted fuel	Idle time	Total driving events Average severity	Fuel consumption	Idling	Driving events	Speeding	OptiDrive Indicator	Trend
002 - Leigh Vernon Qurrey Distance: 422.4 mi Speeding time: 1 min Average fuel consumption: 10.3 mpg Average exceedance of speed limits: 1 mph									
13 h 22 min	186.3 l 1.9 l	45 min	6.0 1.5	7.30	3.50	6.30	9.30	8.15	➔
003 - Garry Phillip Burns Distance: 485.4 mi Speeding time: Average fuel consumption: 9.5 mpg Average exceedance of speed limits:									
15 h 12 min	232.2 l 1.8 l	40 min	20.0 1.7	6.40	4.10	4.70	10	7.98	➔
004 - Grzegorz Podralski Distance: 196.8 mi Speeding time: Average fuel consumption: 17.6 mpg Average exceedance of speed limits:									
6 h 20 min	50.9 l 0.6 l	25 min	4.0 2.3	9.50	3.10	4.60	10	8.02	➔
007 - Gary Edward Jewell Distance: 593.2 mi Speeding time: Average fuel consumption: 10.0 mpg Average exceedance of speed limits:									
17 h 59 min	269.8 l 1.3 l	31 min	40.0 1.8	8.10	5.10	3.80	10	8.23	➔
008 - Richard Rees Distance: 339.8 mi Speeding time: Average fuel consumption: 10.6 mpg Average exceedance of speed limits:									
10 h 32 min	145.5 l 1.3 l	22 min	3.0 2.0	9.30	4.60	5.80	10	8.57	➔

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Noise Pollution Code of Conduct

Care must be taken to minimise noise pollution, particularly during early mornings when driving through built up areas and or in the vicinity of the operating site or project

Lee Marley Brickwork Limited with the assistance of its employees shall implement the following:

- On arrival to destination or in the operating centre the cab radio shall be switched off
- Try to minimise start-ups and over revving
- Do not shout or whistle
- Use the horn only in the event of an emergency
- Take care when driving over speed bumps to prevent amplified rattling
- Avoid opening and closing doors loudly
- Plan site arrival times to minimise unnecessary idling and driving in built up areas
- Reduce general operations at the operating centre as much as possible from the hours of 6am – 8am
- Adhere to the clients Considerate Construction Scheme

Document title	Date of issue:	Revision No:	Document Author:
Noise Pollution code of conduct	10/09/2020	116 1	Sylvia Wheatcroft

Fuel, Emissions and Air Quality Policy

We recognise that we have a responsibility to monitor and reduce where possible harmful emissions created by our vehicles. We will:

- Actively monitor and review vehicle telematics on fuel consumption
- Engage with driver and review vehicle idling on a quarterly basis
- Raise driver awareness and ensure all FORS EModule training is completed periodically
- Record and manage annual performance data including NOx and PM data

This policy will be reviewed at least annually and in accordance with any legislative and regulatory changes or updates



Signed: Lee Marley, Managing Director Date 2nd February 2021
On behalf of Lee Marley Brickwork Ltd

ENFORCEMENT NOTIFICATIONS - 5 OCTOBER 2021

7 Cody Close, Woodley, RG5 4XN

Boundary fence moved and encroaching onto public land

69 Colemans Moor Road, Woodley, RG5 4DG

New access being created from Evelyn Court via Norton Road

7 Keats Road, Woodley, RG5 3RJ

Large pergola built and is very high - causing loss of privacy

6 Hanwood Close, Woodley, RG5 3AB

2nd storey extension to the back of his house without planning permission

74 Howth Drive, Woodley, RG5 3EG

Garage conversion into habitable space without planning permission

27 Enstone Road, Woodley, RG5 4QU

Roof appears higher than approved plans - application reference 191988

ENFORCEMENT CLOSURES - 5 OCTOBER 2021

Mollison Close, Woodley, RG5 4XG

Unauthorised removal of hedgerow without planning permission
Voluntary compliance

Sandford Farm, Mohawk Way, Woodley

Breach of conditions attached to O/2012/1863 and 15595
Voluntary compliance

Garages Behind 70-92 Colemans Moor Road, Woodley, RG5 4DN

Unauthorised commercial activity - Car works
Voluntary compliance

2 Gardenia, Woodley, RG5 4WQ

Caravan being used as separate residence
No breach

69 Loddon Bridge Road, Woodley, RG5 4AR

Wooden structure being built
No breach

Goals Soccer Centre, Woodlands Avenue, Woodley, RG5 3EU

Flood lighting too bright
No breach