



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

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To: **Members of the Planning and Community Committee**  
Councillors P. Wicks (Chairman); 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 2 November 2021, at which your attendance is requested.**

Kevin Murray  
Deputy Town Clerk

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

1. **APOLOGIES**
2. **DECLARATIONS OF INTEREST**  
To receive any declarations of interest from Members on agenda items.
3. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 5 OCTOBER 2021** Page 5  
To approve the minutes of the Planning and Community Committee meeting held on 5 October 2021 and for the Chairman to sign them as a true record.
4. **CURRENT PLANNING APPLICATIONS**  
To consider current planning applications and agree comments to be forwarded to the planning authority. **(Appendix 4)** Page 35
5. **PLANNING DECISIONS**  
To note information on decision notices received from the planning authority since the last meeting. **(Appendix 5)** Page 37

6. **PLANNING APPEALS**

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

Application: 210734  
Location: 13 Renault Road, Woodley, RG5 4EY  
Proposal: 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. (Woodley Town Council had objections the proposal.)

7. **TREE PRESERVATION ORDERS**

**Applications for works to trees**

This type of application does not require consultation.

To note application 213258:

Location: TPO 0003/1951: 69 Woodlands Avenue, Woodley, RG5 3HF.  
Proposal: T1 Holly – Crown lift of 1.8 metres.

To note application 213336:

Location: TPO 0003/1951, WOODLAND 4: High Wood, Kingfisher Drive, Woodley.  
Proposal: Area 1, Hazel – Coppice 19 stools.  
Area 2, Hazel – Coppice 5 stools.  
Area 3, Hazel – Coppice 15 stools  
Area 4, Hazel – Coppice 22 Stools

To note application 213312:

Location: TPO 0256/1984 A2: 3 & 4 Vulcan Close, Woodley, RG5 4XB.  
Proposal: G1 4x Oak - Crown lift to approximately 4m by removing secondary growth only where possible. Remove epicormic growth up to 4m.  
T1 Oak - Partial crown reduction of 4xNE sections of canopy (by approximately 2m of the NE radial crown spread), leaving tree with natural crown shape for species in line with BS3998. The trees dimensions after pruning will be approximately, Radial Crown spread to North 9m, East 8m, South 9m, West 10m. Remove epicormic growth up to 4m.  
T2 Oak - Crown lift to approximately 4m by removing secondary growth only where possible. Remove limb to source resting on garage due to evidence of a beam split near to source. Remove epicormic growth up to 4m.  
T3 Oak - Crown lift to approximately 4m by removing secondary growth only where possible. Partial crown reduction of S and SW lower and mid canopy by approximately 2m of the radial crown spread, leaving tree with natural crown shape for species in line with BS3998. The trees dimensions after pruning will be approximately. Radial Crown spread to North NA, East NA, South 6.5m, West 8.5m. Remove epicormic growth up to 4m.

8. **BUDGETARY CONTROL**

To note **Report No. 5/21.**

9. **GOODS VEHICLE OPERATORS LICENSE UPDATE – LEE MARLEY BRICKWORK LTD**  
To note the correspondence from the Office of the Traffic Commissioner which confirms their decision to grant the application for a variation of the Goods Vehicle Operators License submitted by Lee Marley Brickwork Ltd, subject to two new conditions. *(Appendix 9)*
  
10. **PUBLICATIONS/INFORMATION**  
To note receipt of the following:
  - CCB Action for All e-Bulletin – October 2021
  - Wokingham Borough Council Planning Policy Newsletter – October 2021
  
11. **FUTURE AGENDA ITEMS**  
To consider suggestions for future agenda items.
  
12. **PUBLICITY/WEBSITE**  
To consider suggestions for items to be publicised.

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

**Present:** *Councillors: P. Wicks (Chairman); D. Bragg; C. Jewell; M; Nagra; S. Rahmouni; J. Sartorel; R. Skegg*

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

**Also present:** *Cllr A. Heap  
1 member of the public*

1. **APOLOGIES**

Apologies for absence were received from Councillors J. Cheng and B. Soane.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

3. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 20 APRIL 2021**

**RESOLVED:**

- ◆ That the minutes of the Planning and Community Committee meeting held on 20 April 2021 be approved and be signed by the Chairman as a true and accurate record.

4. **BRIEFING NOTE – 18 MAY 2021**

**RESOLVED:**

- ◆ To note the contents of the Briefing Note circulated in lieu of the cancelled Planning and Community Committee meeting scheduled for 18 May 2021.

5. **BRIEFING MEETING – 18 MAY 2021**

In relation to a briefing meeting of the Planning & Community Committee, held virtually on 18 May 2021, the Committee:

**RESOLVED:**

- ◆ To note that the Committee had considered the current planning applications and determined to forward comments to the planning authority as detailed in **Appendix A**.

6. **BRIEFING NOTE – 15 JUNE 2021**

**RESOLVED:**

- ◆ To note the contents of the Briefing Note circulated in lieu of the cancelled Planning and Community Committee meeting scheduled for 15 June 2021.

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

In relation to a briefing meeting of the Planning & Community Committee, held virtually on 15 June 2021, the Committee:

**RESOLVED:**

- ◆ To note that the Committee had considered the current planning applications and determined to forward comments to the planning authority as detailed in **Appendix B**.
- ◆ To note that the Committee had considered the application for an increase in vehicles and trailers for use at Lee Marley Brickwork Ltd and were concerned that the increase would negatively impact neighbouring properties, as well as cause disruption to traffic on the highway.

The Committee had 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 had determined to submit concerns to Wokingham Borough Council and recommended 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**

**RESOLVED:**

- ◆ To note the contents of the Briefing Note circulated in lieu of the cancelled Planning and Community Committee meeting scheduled for 13 July 2021.

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

In relation to a briefing meeting of the Planning & Community Committee, held virtually on 13 July 2021, the Committee:

**RESOLVED:**

- ◆ To note that the Committee had considered the current planning applications and determined to forward comments to the planning authority as detailed in **Appendix C**.
- ◆ To note that the Committee had considered the South East Water Dry Weather Plan consultation and determined not to submit a response.

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

**RESOLVED:**

- ◆ To note the contents of the Briefing Note circulated in lieu of the cancelled Planning and Community Committee meeting scheduled for 10 August 2021.

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

In relation to a briefing meeting of the Planning & Community Committee, held virtually on 10 August 2021, the Committee:

**RESOLVED:**

- ◆ To note that the Committee had considered the current planning applications and determined to forward comments to the planning authority as detailed in **Appendix D**.
- ◆ To note that the Committee had 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.
- ◆ To note that the Committee had considered Wokingham Borough Council's draft Statement of Licensing Policy Principles and determined not to submit a comment in response to the consultation.
- ◆ To note that the Committee had considered Wokingham Borough Council's Local Cycling and Walking Infrastructure Plan Consultation and determined to respond with the comments set out in **Appendix E**.

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

**RESOLVED:**

- ◆ To note the contents of the Briefing Note circulated in lieu of the cancelled Planning and Community Committee meeting scheduled for 7 September 2021.

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

In relation to a briefing meeting of the Planning & Community Committee, held virtually on 7 September 2021, the Committee:

**RESOLVED:**

- ◆ To note that the Committee had considered the current planning applications and determined to forward comments to the planning authority as detailed in **Appendix F**.
- ◆ To note that the Committee had considered the Local Bus Engagement communication from Wokingham Borough Council and had 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 would still be considered.
- ◆ To note that the Committee had approved the template Goods Vehicle Operators Licence Neighbour Notification Letter circulated as part of the briefing note.
- ◆ To note that the Committee had 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**

**RESOLVED:**

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

15. **PLANNING DECISIONS**

**RESOLVED:**

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

## 16. **PLANNING APPEALS**

### **RESOLVED:**

- ◆ To note that the following appeal against refusal of planning permission had 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)

- ◆ 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**

### **RESOLVED:**

- ◆ 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**

### **RESOLVED:**

- ◆ 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.



19. **b) TPO Confirmations**

**RESOLVED:**

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

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

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

**RESOLVED:**

- ◆ To note the communication from Lee Marley Brickwork Ltd 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.
- ◆ To send a letter of thanks to Lee Marley Brickwork Ltd for responding so promptly and fully to the Committee's correspondence.

21. **EARLEY STATION FOOTBRIDGE**

The Chairman informed the Committee that he had been invited by Wokingham Borough Council to a second meeting in relation to the replacement of Earley Station Footbridge. This meeting was due to take place at the beginning of November.

As yet there were no details as to how long the existing bridge would remain accessible. The Chairman stated that photographs provided at the first meeting with Wokingham Borough Council had shown concrete worn away to the reinforcements, and the metal reinforcements were significantly rusted. He confirmed that safety checks were now taking place more frequently.

Members were concerned about the disruption it would cause residents were the footbridge to be out of action for any period of time. It was also noted that the imminent need to replace the bridge hadn't yet been publicised by Wokingham Borough Council and members of the public may not be aware. The Chairman agreed to ask Wokingham Borough Council at the meeting in November what plans there were with regards to running a public consultation.

The Chairman asked Members to provide him with any additional feedback or queries they would like him to follow up on at the next meeting with Wokingham Borough Council, and the Chairman would feedback to the next appropriate Committee meeting.

22. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

- ◆ To note receipt of the following:
  - Wokingham Borough Council Planning Policy newsletter – September 2021
  - Me2 newsletter – September 2021
  - Action for All e-Bulletin – April 2021

23. **FUTURE AGENDA ITEMS**

Councillor Jewell highlighted that since Woodley Town Council declared a Climate Emergency in October 2019, the Climate Emergency Working Party had only met once. In the absence of the Working Party, Councillor Jewell recommended that environmental considerations be more specifically addressed when considering future planning applications and issues. It was agreed that Councillor Jewell would provide the Committee with a short environmental check list to be considered by Members when reviewing planning applications.

There were no suggestions for specific future agenda items.

At this point Councillor Nagra left the meeting.

24. **PUBLICITY/WEBSITE**

There were no further suggestions for items to be publicised.

25. **ENFORCEMENT ISSUES**

**RESOLVED:**

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

The meeting closed at 8:52 pm

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**Observations on the following Planning Applications made at a Briefing Meeting of the Planning & Community Committee held virtually on 18 May 2021:**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>210933</b> 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.
<b>Observations:</b> 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"> <li>- The proposal is out of keeping with the street scene.</li> <li>- Overdevelopment of the site, specifically the impact of the two storey extension on the neighbouring property at No. 10.</li> </ul>	
<b>211191</b> 5 Quentin Road, Woodley, RG5 3NF	Householder application for the proposed part conversion of existing garage to create habitable accommodation.
<b>Observations:</b> No objections	
<b>211262</b> 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.
<b>Observations:</b> No objections	
<b>211264</b> 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.
<b>Observations:</b> No objections	

<b>211270</b> 12 Herald Way, Woodley, RG5 4PB	Householder application for the proposed garage conversion to create habitable accommodation.
<b>Observations:</b> No objections	
<b>211290</b> 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)
<b>Observations:</b> No objections	
<b>211337</b> 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.
<b>Observations:</b> No objections, subject to the planning officer being satisfied the plans provide sufficient off-road parking provision.	
<b>211339</b> 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.
<b>Observations:</b> No objections	
<b>211386</b> 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.
<b>Observations:</b> No objections	
<b>211398</b> 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.
<b>Observations:</b> No objections	

<p><b>211414</b> 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><b>Observations:</b> No objections</p>	
<p><b>211419</b> 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><b>Observations:</b> 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><b>211425</b> 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><b>Observations:</b> No comment.</p>	
<p><b>211454</b> 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><b>Observations:</b> No objections</p>	
<p><b>211455</b> 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><b>Observations:</b> 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><b>211490</b> 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><b>Observations:</b> No objections</p>	

<p><b>211494</b> Woodford Park Leisure Centre, Haddon Drive, Woodley, RG5 4LY</p>	<p><b>FOR REFERENCE ONLY – WTC IS THE APPLICANT</b> 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><b>Observations:</b> None – The Town Council is the applicant.</p>	
<p><b>211498</b> 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><b>Observations:</b> No objections</p>	
<p><b>211513</b> 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><b>Observations:</b> No objections</p>	
<p><b>211577</b> 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><b>Observations:</b> No objections</p>	

**Observations on the following Planning Applications made at a Briefing Meeting of the Planning & Community Committee held virtually on 15 June 2021:**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>211455</b> 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.
<b>Observations:</b> No objections	
<b>211528</b> 18 Coppice Road, Woodley, RG5 3QX	Householder application for the proposed erection of single storey front, side and rear extension with 2 no. rooflights following demolition of existing garage.
<b>Observations:</b> No objections	
<b>211529</b> 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.
<b>Observations:</b> The Committee considered the proposal and recommended that the application be refused on the following grounds: <ul style="list-style-type: none"> <li>- The proposal is out of character with the street scene.</li> <li>- The proposal is out of keeping with neighbouring properties.</li> </ul>	
<b>211538</b> 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
<b>Observations:</b> No objections	
<b>211542</b> 7 Beaver Way, Woodley, RG5 4UD	Householder application for the proposed erection of a first floor side extension.
<b>Observations:</b> No objections	

<b>211586</b> 17 Lindberg Way, Woodley, RG5 4XE	Householder application for the proposed part garage conversion to create habitable accommodation.
<b>Observations:</b> 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.	
<b>211592</b> 183 Loddon Bridge Road, Woodley, RG5 4BP	Householder application for the proposed alterations to existing Garden Room roof, plus changes to fenestration.
<b>Observations:</b> No objections	
<b>211597</b> 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.
<b>Observations:</b> 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.	
<b>211683</b> 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.
<b>Observations:</b> No objections	
<b>211703</b> 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.
<b>Observations:</b> No objections	
<b>211714</b> 124 Loddon Bridge Road, Woodley, RG5 4AW	Householder application for the proposed single storey rear extension with one roof light.
<b>Observations:</b> No objections	
<b>211751</b> 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.
<b>Observations:</b> No objections	



<b>211761</b> 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.
<b>Observations:</b> No objections	
<b>211776</b> 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.
<b>Observations:</b> The Committee considered the proposal and recommended that the application be refused on the following grounds: <ul style="list-style-type: none"> <li>- Overdevelopment of the plot.</li> <li>- Insufficient on-site / off road parking provision</li> </ul>	
<b>211794</b> 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.
<b>Observations:</b> No objections	
<b>211798</b> 60 Millbank Crescent, Woodley, RG5 4ER	Householder application for the proposed erection of a single storey side/ rear extension.
<b>Observations:</b> No objections	
<b>211837</b> 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.
<b>Observations:</b> No objections	
<b>211842</b> 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.
<b>Observations:</b> No objections	
<b>211857</b> 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.
<b>Observations:</b> The Committee considered the proposal and recommended that the application be refused on the following grounds: <ul style="list-style-type: none"> <li>- Insufficient on site / off road parking provision – the proposal increases the property size but effectively reduces the existing parking provision by removing the garage.</li> </ul>	

<p><b>211870</b> 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><b>Observations:</b> 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><b>211897</b> 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><b>Observations:</b> No objections</p>	
<p><b>211911</b> 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><b>Observations:</b> No objections</p>	

**Observations on the following Planning Applications made at a Briefing Meeting of the Planning & Community Committee held virtually on 13 July 2021:**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>211429</b> 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.
<b>Observations:</b> No objections	
<b>211586</b> 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.
<b>Observations:</b> No objections	
<b>211661</b> 24 Manners Road, Woodley, RG5 3EA	Householder application for the proposed erection of a single storey rear extension (part retrospective).
<b>Observations:</b> No objections	
<b>211837</b> 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.
<b>Observations:</b> No objections	
<b>211881</b> 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.
<b>Observations:</b> 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"> <li>- out of character with the street scene; and</li> <li>- out of keeping with neighbouring properties.</li> </ul>	

<p><b>211942</b> 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><b>Observations:</b> No objections</p>	
<p><b>211957</b> 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><b>Observations:</b> No objections</p>	
<p><b>211973</b> 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><b>Observations:</b> No objections</p>	
<p><b>211985</b> 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><b>Observations:</b> No comments</p>	
<p><b>212092</b> 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><b>Observations:</b> 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><b>212115</b> 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><b>Observations:</b> No objections</p>	

<b>212147</b> 104 Antrim Road, Woodley, RG5 3NY	Householder application for the proposed conversion of existing garage to create habitable accommodation and changes to fenestration.
<b>Observations:</b> No objections	
<b>212176</b> 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.
<b>Observations:</b> No objections	
<b>212177</b> 5 Triumph Close, Woodley, RG5 4AQ	Householder application for the proposed erection of a two storey rear extension, plus changes to fenestration.
<b>Observations:</b> The Committee considered the proposal and recommended that the application be refused on the following grounds: - Insufficient on-site / off-road parking provision.	
<b>212229</b> 16 Fawcett Crescent, Woodley, RG5 3HU	Householder application for the proposed single storey side and rear extension following the demolition of existing garage.
<b>Observations:</b> No objections	
<b>212263</b> 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.
<b>Observations:</b> No objections	
<b>212267</b> 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.
<b>Observations:</b> No objections	
<b>212299</b> 98 Vauxhall Drive, Woodley, RG5 4EH	Householder application for the proposed erection of a detached single storey outbuilding.
<b>Observations:</b> 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.	

**Observations on the following Planning Applications made at a Briefing Meeting of the Planning & Community Committee held virtually on 10 August 2021:**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>212037</b> 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.
<b>Observations:</b> 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.	
<b>212165</b> 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.
<b>Observations:</b> No objections.	
<b>212194</b> 59, Unit 3, Crockhamwell Road, Woodley, RG5 3JP	Full application for the proposed changes to fenestration.
<b>Observations:</b> No objections.	
<b>212260</b> 26 Beaver Way, Woodley, RG5 4UD	Householder application for proposed first floor side extension
<b>Observations:</b> No objections.	
<b>212309</b> 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.
<b>Observations:</b> 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.	

<b>212364</b> 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.
<b>Observations:</b> No objections.	
<b>212372</b> 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.
<b>Observations:</b> The Committee considered the proposal and recommended that the application be refused on the following grounds: <ul style="list-style-type: none"> <li>- Out of character with the street scene</li> <li>- Out of keeping with neighbouring properties</li> <li>- Could cause a terracing effect</li> <li>- Insufficient on-site / off-road parking provision</li> <li>- Cumulative impact on the highway</li> </ul>	
<b>212373</b> 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.
<b>Observations:</b> No objections.	
<b>212377</b> 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.
<b>Observations:</b> No objections.	
<b>212394</b> 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.
<b>Observations:</b> No objections.	
<b>212477</b> 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.
<b>Observations:</b> No objections.	

<b>212523</b> 1 Cope 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.
<b>Observations:</b> No objections.	
<b>212563</b> 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.
<b>Observations:</b> No objections.	
<b>212577</b> 72 Nightingale Road, Woodley, RG5 3LU	Householder application for the proposed conversion of existing garage to create habitable space, facilitated by changes to fenestration.
<b>Observations:</b> No objections.	
<b>212610</b> 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.
<b>Observations:</b> The Committee considered the proposal and recommended that the application be refused on the following grounds: <ul style="list-style-type: none"> <li>- Overbearing (massing) to neighbouring properties</li> <li>- Out of keeping with neighbouring properties</li> </ul>	
<b>212615</b> 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.
<b>Observations:</b> No objections.	
<b>212620</b> 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.
<b>Observations:</b> No objections.	

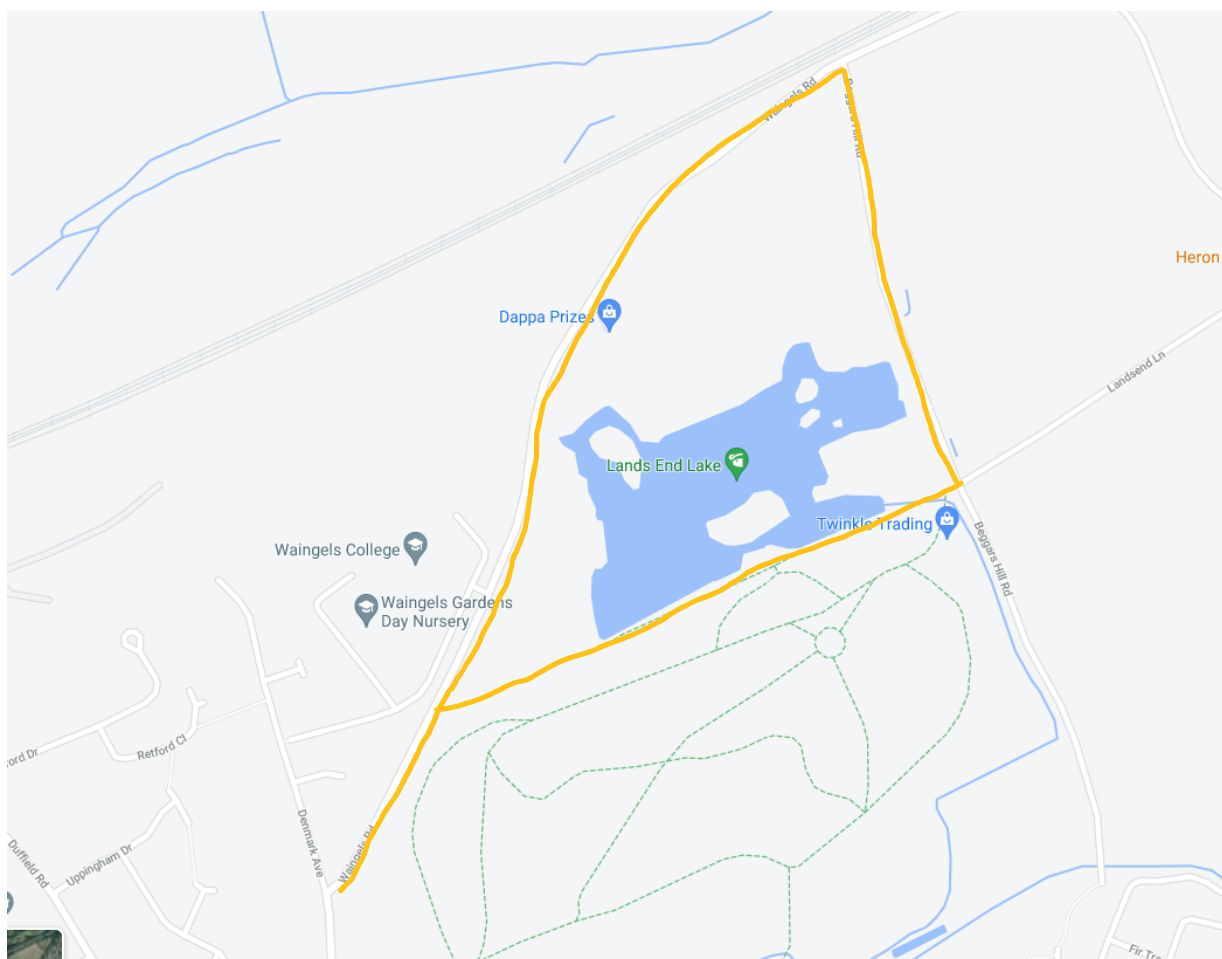


<b>212639</b> 27 Ravensbourne Drive, Woodley, RG5 4LH	Householder application for the proposed erection of a single storey side and rear extensions with roof lights, relocation of front door and relocation of rear existing garage as new storage.
<b>Observations:</b> The Planning & Community Committee 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.	

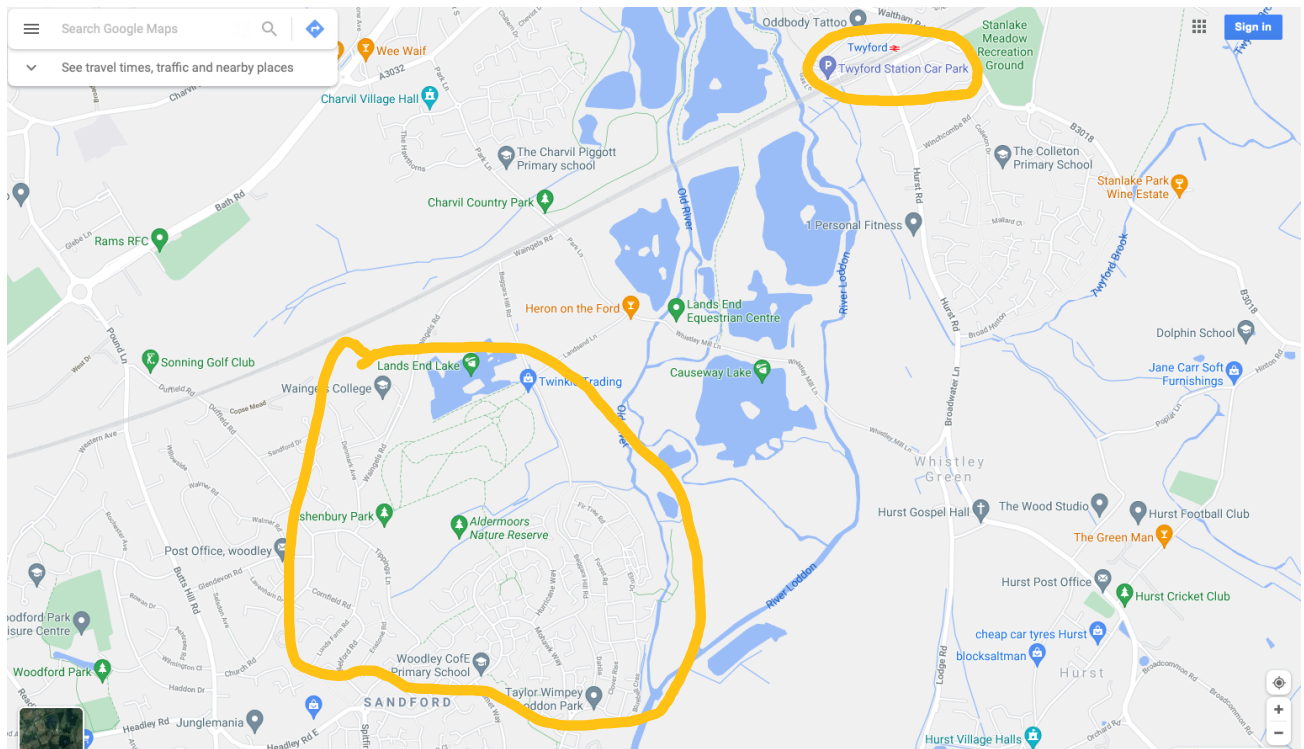
**Woodley Town Council’s Response to Wokingham Borough Council’s Cycling and Walking Infrastructure Plan – August 2021**

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.

**Observations on the following Planning Applications made at a Briefing Meeting of the Planning & Community Committee held virtually on 7 September 2021:**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>211870</b> 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.
<b>Observations:</b> 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.	
<b>212534</b> 73 Woodwaye, Woodley, RG5 3HB	Householder application for the proposed erection of a boundary fence following the removal of existing hedge and wall.
<b>Observations:</b> The Committee considered the proposal and recommended that the application be refused because the fencing is out of keeping with neighbouring properties.	
<b>212667</b> 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.
<b>Observations:</b> The Planning & Community Committee considered this application and had no objections, but did note a concern about overlooking neighbours at 41B Crockhamwell Road.	
<b>212699</b> 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.
<b>Observations:</b> No objections.	
<b>212705</b> 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.
<b>Observations:</b> 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.	
<b>212831</b> 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.
<b>Observations:</b> No objections.	

<b>212848</b> 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.
<b>Observations:</b> No objections.	
<b>212897</b> 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.
<b>Observations:</b> No objections.	
<b>212903</b> 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.
<b>Observations:</b> 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.	
<b>212943</b> 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.
<b>Observations:</b> No objections.	
<b>212957</b> 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.
<b>Observations:</b> The Committee considered the proposal and recommended that the application be refused due to overbearing (massing) to neighbouring property at 35 Western Avenue.	
<b>212961</b> 25 Messenger Road, Woodley, RG5 4TR	Householder application for the proposed erection of a single storey rear extension with 1 no. roof light.
<b>Observations:</b> No objections.	

**Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 5 October 2021**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>212904</b> 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.
<p><b>Observations:</b> The Planning &amp; Community Committee considered the proposal and recommended that the application be refused on the following grounds:</p> <ul style="list-style-type: none"> <li>- Out of character with the street scene</li> <li>- The proposal takes amenity land which should be preserved</li> <li>- The height and position of the proposed wall could cause issues with respect to the sight line of traffic</li> </ul>	
<b>212937</b> 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.
<p><b>Observations:</b> No objections.</p>	
<b>212947</b> 29 Cypress Road, Woodley, RG5 4BD	Householder application for the proposed erection of a first floor side extension.
<p><b>Observations:</b> No objections.</p>	
<b>212963</b> 5 Sycamore Close, Woodley, RG5 3RY	Householder application for the proposed erection of a single storey front extension to form porch (part retrospective).
<p><b>Observations:</b> The Planning &amp; Community Committee considered the proposal and recommended that the application be refused on the following grounds:</p> <ul style="list-style-type: none"> <li>- Out of character with the street scene</li> <li>- Out of keeping with neighbouring properties</li> </ul>	
<b>212982</b> 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.
<p><b>Observations:</b> The Planning &amp; Community Committee considered the proposal and recommended that the application be refused on the following grounds:</p> <ul style="list-style-type: none"> <li>- Overdevelopment of the site</li> <li>- Insufficient on-site / off-road parking provision</li> </ul>	

<b>212983</b> 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.
<b>Observations:</b> No objections.	
<b>212996</b> 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.
<b>Observations:</b> No objections.	
<b>213012</b> 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.
<b>Observations:</b> No objections.	
<b>213034</b> 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.
<b>Observations:</b> No objections.	
<b>213047</b> 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.
<b>Observations:</b> No objections.	
<b>213058</b> 28 Pitford Road, Woodley, RG5 4QF	Householder application for the proposed erection of a two storey front extension.
<b>Observations:</b> The Planning & Community Committee considered the proposal and were concerned about the impact on the street scene. The Committee specifically noted WBC's Design Guide, which states: <i>"Two storey side extensions to end-of-terrace properties should seamlessly continue the design and proportions of the terrace or be clearly subservient, for instance by a set-back from the frontage, lower height and / or significantly narrower bay width and proportions."</i> The Committee wished to highlight this and ensure it was taken into account when a decision was being considered.	
<b>213092</b> 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.
<b>Observations:</b> No objections.	

<p><b>213106</b> Headley Road East, Woodley, RG5 4SN</p>	<p>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.</p>
<p><b>Observations:</b> The Planning &amp; Community Committee considered the application and recommended that the current proposal be refused on the following grounds:</p> <ul style="list-style-type: none"> <li>- The current plans reflect parking provision for up to 20 articulated lorries. The highway infrastructure surrounding this site would be overwhelmed by such a large number of additional HGV vehicles. Viscount Way in particular is not suitable for large volumes of heavy traffic due to its width and proximity to residential properties. The Committee also noted there had already been a recent application from another company on Viscount Way to increase the number of HGV vehicles they were permitted to operate under their Goods Vehicle Operators License. The total impact on the highway in this area would simply be unsustainable.</li> <li>- The proposed scale of industry and number of HGV vehicles will be detrimental to neighbouring properties and residents by way of creating significant additional noise and air pollution. The Committee noted the Wokingham Borough Local Development Framework (January 2010) in which, under CP1 – Sustainable development, it advises that planning permission will be granted for development proposals that “8) Avoid areas where pollution (including noise) may impact on the amenity of future occupiers”.</li> <li>- The proposed buildings to the East of the site would be overbearing due to height and massing to those neighbouring properties on Gemini Road.</li> <li>- Operations taking place outside of regular business hours (9am-5pm) would be detrimental to those residents in the surrounding streets.</li> </ul>	
<p><b>213132</b> 36 Haddon Drive, Woodley, RG5 4LU</p>	<p>Householder application for the proposed erection of a single storey rear extension.</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>213141</b> 3 Sopwith Close, Woodley, RG5 4PD</p>	<p>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.</p>
<p><b>Observations:</b> The Planning &amp; Community Committee considered this application and had no objections on the condition that the proposal does not have an adverse effect on neighbouring properties due to overlooking.</p>	
<p><b>213149</b> 8 Messenger Road, Woodley, RG5 4TR</p>	<p>Householder application for the proposed detached garage conversion to create habitable space, facilitated by the insertion of 2 no. rooflights and changes to fenestration.</p>
<p><b>Observations:</b> The Planning &amp; Community Committee considered this application and had no objections on the condition that the room is ancillary to the domestic use of the property.</p>	



<p><b>213151</b> 15 Dartington Avenue, Woodley, RG5 3PD</p>	<p>Householder application for the proposed erection of a single storey front extension and a first floor side extension.</p>
<p><b>Observations:</b> The Planning &amp; Community Committee considered the proposal and whilst there were no specific objections the Committee noted WBC's Design Guide, which states: <i>"the rhythm of buildings and the gaps between them along the street frontage is often important to the character of the area. Side extensions should be set back from the building line by at least 1m, preferably with a lower roof line and should be set at least 1m from the plot boundary."</i></p>	
<p><b>213177</b> 8 Wingate Road, Woodley, RG5 4JU</p>	<p>Householder application for the proposed erection of a single storey rear extension, plus the insertion of 3 roof lights.</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>213190</b> 26 Millbank Crescent, Woodley, RG5 4ER</p>	<p>Householder application for the proposed erection of front porch extension with pitched roof, plus the insertion of 1 no. rooflight.</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>213238</b> 4 Kittiwake Close, Woodley, RG5 4UF</p>	<p>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.</p>
<p><b>Observations:</b> No objections.</p>	

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Woodley Town Council

**PLANNING APPLICATIONS**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>212583</b> Waingels College, Waingels Road, Woodley, RG5 4RF	Full application for the proposed erection of floodlighting and new fencing for 2no. netball court areas.
<b>212941</b> 8 Munro Avenue, Woodley, RG5 3QY	Householder application for the proposed erection of a single storey side extension and pitched roof to existing rear extension with associated repairs and maintenance to the original property, plus the insertion of 3 solar powered Velux lights.
<b>213153</b> 26 Bruce Road, Woodley, RG5 3DZ	Householder application for the proposed erection of a single storey side/rear extension with 8no roof lights. Conversion of the existing garage to create habitable accommodation with 4no roof lights to the side elevation.12No rooflights in total to include changes to fenestration.
<b>213161</b> 24 Clover Rise, Woodley, RG5 4WL	Householder application for the proposed erection of a part shed, part summerhouse rear outbuilding.(Retrospective)
<b>213168</b> 2 Chard Close, Woodley, RG5 4HU	Householder application for the proposed erection of a first floor side extension with 1 no. roof light.
<b>213293</b> 5 Redwood Avenue, Woodley, RG5 4DS	Householder application for the proposed erection of a first floor rear extension over existing rear extension.
<b>213299</b> 67 Butts Hill Road, Woodley, RG5 4NJ	Householder application for the proposed erection of a single storey rear extension, including the insertion of 2no. roof lights, erection of car port, plus changes to fenestration.
<b>213300</b> 7 Dundela Close, Woodley, RG5 3NN	Householder application for the proposed demolition of an existing single storey rear extension, erection of a single storey rear extension and garage link with 3 no. roof lights and 1 no. sun pipe.
<b>213308</b> 8 Keane Close, Woodley, RG5 4LG	Householder application for the proposed conversion of existing garage to create additional habitable accommodation.
<b>213319</b> 33 Cottessmore Road, Woodley, RG5 3NX	Householder application for the proposed erection of a single storey rear extension, plus the insertion of 4 no. Velux roof lights.
<b>213363</b> 37 Stanton Close, Earley, RG6 7DX	ADJOINING PARISH CONSULTATION Householder application for the proposed erection of a single storey rear extension, including the insertion of 2no. roof lights.
<b>213402</b> Woodley Library, Headley Road, Woodley, RG5 4JA	Full application for the proposed installation of 202 no. roof-mounted solar panels and 2 no. Air Source Heat Pumps, plus associated external plant enclosure. (Part Retrospective)
<b>213416</b> 10 Manners Road, Woodley, RG5 3EA	Householder application for the proposed erection of a two storey side extension, erection of a single storey front extension to form porch.

<p><b>213506</b> 27 Mesenger Road, Woodley, RG5 4TR</p>	<p>Householder application for the proposed conversion of garage to create habitable space, facilitated by changes to fenestration.</p>
<p><b>213523</b> 18 Campbell Road, Woodley, RG5 3NA</p>	<p>Householder application for the proposed erection of a single storey front extension to form a front porch and a single storey rear extension to form a rear utility room .</p>
<p><b>213532</b> Waingels College, Waingels Road, Woodley, RG5 4RF</p>	<p>Application to vary condition No2, 4 and 19 of planning consent 203456 for the Full planning application for the proposed construction of a 3G synthetic pitch funded through the FA framework consisting of sports fencing, LED floodlights, storage container, spectator area and pedestrian access. Condition 2 refers to approved details, Cond 4 Tree protection details, Condition 19 Drainage implementation and maintenance and the variation is to change the drainage outlet due to tree officers concerns.</p>

Woodley Town Council

**PLANNING DECISIONS**

**E:** Town Council recommendation endorsed by Borough

**C:** Decision contrary to Town Council recommendation

<b>Application No. &amp; Address</b>	<b>Proposal</b>	<b>Decision</b>
<b>212705</b> 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.	Approved <b>C</b>
<b>212848</b> 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.	Approved <b>E</b>
<b>212897</b> 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 (part-retrospective).	Approved <b>E</b>
<b>212937</b> 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.	Approved <b>E</b>
<b>212943</b> 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.	Approved <b>E</b>
<b>212982</b> 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.	Approved <b>C</b>
<b>212996</b> 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.	Approved <b>E</b>
<b>213012</b> 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.	Approved <b>E</b>
<b>213034</b> 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.	Approved <b>E</b>
<b>213092</b> 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.	Approved <b>E</b>
<b>213132</b> 36 Haddon Drive, Woodley, RG5 4LU	Householder application for the proposed erection of a single storey rear extension.	Approved <b>E</b>

<b>213190</b> 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.	Approved <b>E</b>
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**PLANNING AND COMMUNITY COMMITTEE**

**BUDGETARY CONTROL 2021/22**

<b>EXPENDITURE</b>	<b>Budget 2021/22</b>	<b>Actual Exp as at 28/10/2020</b>	<b>Actual Exp as at 28/10/2021</b>	<b>Actual Exp as % of Budget</b>	
Annual grants	33422	33093	33422	100.0	Full payment made to Readibus in June. Second half of grant payments made to Citizens Advice Wokingham, Keep Mobile and the Link Visiting Scheme in October.
<b>Total</b>	<b>33422</b>	<b>33093</b>	<b>33422</b>	<b>100.0</b>	
<b>INCOME</b>					
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Net</b>	<b>33422</b>	<b>33093</b>	<b>33422</b>	<b>100.0</b>	



Office of the  
Traffic Commissioner

Jacob Jowitt  
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West of England  
Environmental Team  
Central Licensing Office  
Hillcrest House  
386 Harehills Lane  
Leeds  
LS9 6NF  
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FAO MATTHEW FILMORE  
WOODLEY TOWN COUNCIL  
THE OAKWOOD CENTRE  
HEADLEY ROAD  
WOODLEY  
RG5 4JZ

Our Ref: OH1145507/ENV

Your Ref:

12/10/2021

Dear Mr Filmore

**THE GOODS VEHICLES (LICENSING OF OPERATORS) ACT 1995**  
**APPLICANT: LEE MARLEY BRICKWORK LTD**  
**OPERATING CENTRE: 185 VISCOUNT WAY, WOODLEY, READING**

I refer to previous correspondence regarding your representation against the above application.

As you are aware, although the above Act entitles owners or occupiers of land in the vicinity of a proposed operating centre to make representations, the grounds for doing so are that any adverse effects on environmental conditions arising **from the use of the operating centre** would be capable of prejudicially affecting the use or enjoyment of that land. For example, it may be that a person living adjacent to an operating centre is affected by noise, fumes, vibrations, visual intrusion etc.

Unfortunately, the issue of passing traffic does not fall within the Traffic Commissioner's jurisdiction, which is limited to the point where vehicles enter and exit an operating centre onto the Public Highway. The general use of the road network comes within the remit of your local council or Highway Authority.

For these reasons I can confirm that your letter of representation has been ruled invalid by the Traffic Commissioner.

The Traffic Commissioner has considered the application carefully, including all opposition received and accommodative efforts made by the operator, and has decided to grant it subject to the following conditions:

**(1) Engines on vehicles authorised under this licence will be run for no more than 10 minutes before leaving or after returning to the operating centre**

**(2) Vehicles authorised under this licence will, when in the vicinity of the operating centre be parked within its confines and not on the public highway**

These conditions are intended to alleviate the environmental concerns and suitability issues raised against the application.



Please note that the above conditions relate only to vehicles authorised to the operator licence holder named above. The Traffic Commissioner can only attach conditions to a particular operator licence, and does not have the power to look at the use of a site in general. In addition, the Traffic Commissioner has no jurisdiction over any visiting vehicles, for example, vehicles making deliveries or collecting goods, which come to the operating centre during the course of their work, and are not kept there when not in use. The attachment of conditions to this operator licence offers an opportunity to control at least some of the vehicle movements; however it must be made clear that the Traffic Commissioner does not have the power to control all vehicle movements at the site.

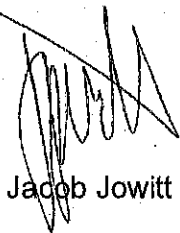
That being said, the operator licence holder is expected to abide strictly to the above conditions. If you suspect that the operator may be breaching these conditions then you may wish to report the matter to our Intelligence Unit at the following address:

Southern Intelligence Unit, DVSA, 38 George Road, Edgbaston, Birmingham B15 1PL

If you do not wish to write in you may also contact our intelligence reporting hotline on 0800 030 4103. It may prove useful if you have information such as times of operation and registration numbers.

Thank you for your interest in this matter.

Yours sincerely,



Jacob Jowitt