



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 30 November 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 2 NOVEMBER 2021** Page 5
To approve the minutes of the Planning and Community Committee meeting held on 2 November 2021 and for the Chairman to sign them as a true record.
4. **CURRENT PLANNING APPLICATIONS** Page 11
To consider current planning applications and agree comments to be forwarded to the planning authority. ***(Appendix 4)***
5. **PLANNING DECISIONS** Page 13
To note information on decision notices received from the planning authority since the last meeting. ***(Appendix 5)***

6. **PRIOR APPROVAL SUBMISSION**

This type of application does not require consultation.

To note application 213822:

Location: 25 Woodlands Avenue, Woodley, RG5 3HN

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 8.00m, for which the maximum height would be 3.20m and the height of the eaves 3.00m.

7. **ADVERTISEMENT CONSENT NOTIFICATION**

This type of application does not require consultation.

To note application 213569:

Location: 148 Crockhamwell Road, Woodley, RG5 3JH

Proposal: Application for advertisement consent for 1No internally illuminated Fascia sign and 1No internally illuminated projecting sign.

8. **TREE PRESERVATION ORDERS**

Applications for works to trees

This type of application does not require consultation.

To note application 213794:

Location: TPO 0003-1951-W3: Land to the south of Nightingale Road, Woodley, RG5 3RZ.

Proposal: T118169 – English Oak, Sycamore and Willow – Reduce height to previous reduction points to 8m clearance.
T118171 – Common Ash and English Oak – Reduce height to 7m clearance.
T118170 – English Oak and Lime – Reduce height, to previous reduction points to 7m clearance.

9. **EARLEY STATION FOOTBRIDGE UPDATE**

To note the report of a meeting between Wokingham Borough Council and Town and Parish Councillors held on 8 November 2021. ***(Appendix 9)***

Page 15

10. **STREET TRADING CONSENT APPLICATION**

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

Application: ST26

Applicant: Mr Jan Ratip – Mo's Kebabs

Trading Site: Woodlands Avenue, Woodley

Trading Times: Sunday to Thursday – 0700 to 0100 Hours

Friday and Saturday – 0700 to 0300 Hours

(One hour shut down at 3pm to prepare for evening food)

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

11. **READING BOROUGH COUNCIL – PERMITTED DEVELOPMENT RIGHTS REMOVAL**

To note that notification has been received from Reading Borough Council of Non-immediate Direction under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) removing permitted development rights as described in the direction set out at ***Appendix 11.***

Page 18

12. **WOKINGHAM BOROUGH COUNCIL – LOCAL PLAN UPDATE**

To note the correspondence from Wokingham Borough Council which was circulated to members regarding the launch of a public consultation into the updated Local Plan Update, which runs from Monday 22 November 2021 to 24 January 2022. (***Appendix 12***)

Page 20

13. **READIBUS ANNUAL GRANT / SLA**

The Town Council has provided Readibus with funding towards the costs of providing a transport service to Woodley residents who are not able to travel independently for over 28 years.

Up until 2018 funding was awarded by way of an annual grant. From 2018 the Town Council awarded funding under a 3-year service level agreement. In 2021/22 funding returned to being awarded by way of an annual grant.

At the Planning and Community Committee Meeting of 2 November 2021 Members requested that the funding arrangements be reviewed as a future agenda item (Minute No. 36). Members are asked to consider the method by which it is appropriate to provide funding to Readibus.

14. **PUBLICATIONS/INFORMATION**

To note receipt of the following:

- Me2 Club Newsletter – October 2021
- CCB Action for All eBulletin – November 2021
- WBC Planning Policy Update – November 2021

15. **FUTURE AGENDA ITEMS**

To consider suggestions for future agenda items.

16. **PUBLICITY/WEBSITE**

To consider suggestions for items to be publicised.

17. **ENFORCEMENT ISSUES**

a) To note the enforcement notifications listed in ***Appendix 17a.***

Page 24

b) To note the enforcement case closures listed in ***Appendix 17b.***

Page 25

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Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 2 November 2021 at 7:45 pm

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

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

Also present: *5 members of the public*

26. **APOLOGIES**

Apologies for absence were received from Councillor J. Cheng.

27. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

28. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 5 OCTOBER 2021**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 5 October 2021 be approved and be signed by the Chairman as a true and accurate record.

29. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

30. **PLANNING DECISIONS**

RESOLVED:

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

31. **PLANNING APPEALS**

RESOLVED:

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

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

RESOLVED:

- ◆ 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

33. **BUDGETARY CONTROL**

RESOLVED:

- ◆ To note Report No. PC 5/21.

34. **GOODS VEHICLE OPERATORS LICENCE UPDATE – LEE MARLEY BRICKWORK LTD**

RESOLVED:

- ◆ 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.
- ◆ To write to neighbouring properties informing them of the outcome of the application and advising them to contact Traffic Commissioner’s Intelligence Unit if they believe the operator breaches either of the conditions attached to the application.

35. **PUBLICATIONS/INFORMATION**

RESOLVED:

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

36. **FUTURE AGENDA ITEMS**

Members requested the following items for inclusion in future agendas:

- Readibus Grant / SLA
- Earley Station Footbridge Update

Councillor Wicks requested any comments regarding the replacement of Earley Station footbridge are provided to him prior to his next scheduled meeting with Wokingham Borough Council on Monday 10 November 2021.

Members requested a letter be sent to all schools within Woodley to ask them to raise with their students the issue of dumping bicycles in the Woodley Town Centre precinct, and the danger this causes to residents, especially the elderly, visually impaired, and disabled.

37. **PUBLICITY/WEBSITE**

There were no further suggestions for items to be publicised.

The meeting closed at 8:47 pm

Woodley Town Council

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 2 November 2021

Application No. & Address	Proposal
212583 Waingels College, Waingels Road, Woodley, RG5 4RF	Full application for the proposed erection of floodlighting and new fencing for 2no. netball court areas.
Observations: The Planning & Community Committee considered this application and had no objections on the condition that the lighting must be off by 10pm, the Committee recommended the requirement for a cut-off switch, and that dimmed lighting be used for practice.	
212941 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.
Observations: No Objections.	
213153 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.
Observations: The Planning & Community Committee considered this application and had no specific objections, although they noted a concern about whether there would be sufficient parking provision.	
213161 24 Clover Rise, Woodley, RG5 4WL	Householder application for the proposed erection of a part shed, part summerhouse rear outbuilding.(Retrospective)
Observations: No Objections.	
213168 2 Chard Close, Woodley, RG5 4HU	Householder application for the proposed erection of a first floor side extension with 1 no. roof light.
Observations: The Planning & Community Committee considered the proposal and recommended that the application be refused on the following grounds: <ul style="list-style-type: none"> - Impact on the neighbouring property (Springfield) due to overlooking and loss of privacy - The proposed flat roof is out of character with the street scene - Insufficient on-site / off road parking - Misleading plans, stating neighbours at no. 46 have been spoken to when we believe they have not 	

213293 5 Redwood Avenue, Woodley, RG5 4DS	Householder application for the proposed erection of a first floor rear extension over existing rear extension.
Observations: No Objections.	
213299 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.
Observations: The Planning & Community Committee considered this application and had no specific objections, although they noted comments made by neighbour on the Wokingham Planning Portal and request that these are taken into account.	
213300 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.
Observations: No Objections.	
213308 8 Keane Close, Woodley, RG5 4LG	Householder application for the proposed conversion of existing garage to create additional habitable accommodation.
Observations: The Planning & Community Committee considered this application and had no objection subject to the condition that the garage be ancillary to the domestic use of the property.	
213319 33 Cottesmore 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.
Observations: The Planning & Community Committee considered this application and had no specific objections, although they noted comments made by neighbour on the Wokingham Planning Portal and request that these are taken into account.	
213363 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.
Observations: No comments.	
213402 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)
Observations: The Planning & Community Committee considered the revised proposal and recommended that the application be refused due to the impact on the neighbouring property (School bungalow) caused by the noise pollution emanating from the 2 heat pumps. The Committee believe the pumps should be located away from this property.	

<p>213416 10 Manners Road, Woodley, RG5 3EA</p>	<p>Householder application for the proposed erection of a two storey side extension, erection of a single storey front extension to form porch.</p>
<p>Observations: The Planning & Community Committee considered the proposal and recommended that the application be refused on the following grounds:</p> <ul style="list-style-type: none"> - Insufficient on-site / off road parking - Plans show a lack of access for two vehicles 	
<p>213506 27 Messenger 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>Observations: No Objections.</p>	
<p>213523 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>Observations: No Objections.</p>	
<p>213532 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>
<p>Observations: No Objections.</p>	

Woodley Town Council

PLANNING APPLICATIONS

Application No. & Address	Proposal
213515 Tawnies, Sandford Lane, Woodley, RG5 4SY	Householder application for the proposed erection of a single storey side extension, following demolition of existing sun room, single storey rear extension, plus changes to fenestration.
213520 99 Colemans Moor Road, Woodley, RG5 4DA	Full application for the proposed erection of 2 no. three bedroom dwellings with associated parking, following demolition of the existing dwellinghouse.
213536 4 Bibury Close, Woodley, RG5 3PE	Householder application for the proposed erection of a two storey side extension following demolition of existing garage, erection of a single storey front extension to form porch.
213544 173 Fairwater Drive, Woodley, RG5 3JQ	Householder application for the proposed erection of single storey front and rear extensions including 3 no. rooflights, plus changes to fenestration.
213545 72 Drovers Way, Woodley, RG5 3PN	Householder application for the proposed erection of a single storey rear extension (retrospective).
213568 148 Crockhamwell Road, Woodley, RG5 3JH	Full application for the proposed change of use of retail/hair salon to a restaurant and take-away including installation of extraction flue system to rear and rear new cold room condenser external to buildings rear.
213590 69 Beechwood Avenue, Woodley, RG5 3DF	Householder application for the proposed erection of a single storey rear extension, to include the insertion of 2no. roof lights, plus changes to fenestration.
213596 19 Ravensbourne Drive, Woodley, RG5 4LH	Householder application for the proposed erection of a single storey front extension to dwelling.
213600 71 Campbell Road, Woodley, RG5 3NB	Householder application for the proposed erection of a single storey rear extension.
213631 5 Austin Road, Woodley, RG5 4EJ	Householder application for proposed erection of single storey front and rear extensions plus changes to fenestration.
213655 86 Butts Hill Road, Woodley, RG5 4NR	Householder application for the proposed erection of a first floor side extension, erection of a first floor rear extension, re-roofing of the front porch, plus changes to fenestration.
213661 10 Linden Road, Woodley, RG5 3QT	Full application for the proposed conversion of 2 no. garages into habitable accommodation, erection of a 2 storey side extension, erection of a single storey out building/ workshop, use of amenity land.

213666 35 Wyndham Crescent, Woodley, RG5 3AY	Householder application for the proposed erection of a timber framed shed and outbuilding following the demolition of two timber sheds (part-retrospective).
213671 12 Redwood Avenue, Woodley, RG5 4DR	Householder application for the proposed development of a single storey side extension to form a shower room.
213714 21 Stanton Close, Earley, RG6 7DX	ADJOINING PARISH CONSULTATION Householder application for the proposed two storey side and rear extensions, loft conversion with rear dormer and raising the roof by 200mm to create habitable accommodation to include removal of the chimney.
213725 23 Stanton Close, Earley, RG6 7DX	ADJOINING PARISH CONSULTATION Full application for the erection of a two storey dwelling following the demolition of the existing dwelling house.
213740 8 South Lake Crescent, Woodley, RG5 3QW	Householder application for the proposed erection of a two storey side extension, erection of a part single part, two storey rear extension and associated rear roof alterations, and changes to fenestration and extension of existing loft conversion with dormer.
213750 16 Fawcett Crescent, Woodley, RG5 3HU	Householder application for the proposed development of a single storey side and rear extension.
213845 42 Cartmel Drive, Woodley, RG5 3NG	Householder application for the proposed development of a front single storey extension, side first floor extension and rear single storey extension.

Woodley Town Council

PLANNING DECISIONS

E: Town Council recommendation endorsed by Borough

C: Decision contrary to Town Council recommendation

Application No. & Address	Proposal	Decision
212947 29 Cypress Road, Woodley, RG5 4BD	Householder application for the proposed erection of a first floor side extension.	Approve
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.	Approve
212983 75 Ravensbourne Drive, Woodley, RG5 4LJ	Householder application for the proposed erection of a single storey front extension, erection of a single storey side/rear extension, garage conversion to habitable space and changes to fenestration.	Approve
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.	Approve

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APPENDIX 9

Notes of a meeting between WBC and Town / Parish Councillors held on 8 November 2021

(Attended by Cllr Philip Wicks - Chairman of the Planning & Community Committee)

On Monday 8th November I attended a remote meeting regarding the Earley Station Footbridge.

This was chaired by Andy Glencross of WBC.

The meeting was held to obtain feedback from the previous meeting held on 6th September.

The writer was the only representative from Woodley Town Council. Other Councillors and the Borough representatives were unable to attend due to other commitments.

I made the following comments but made it clear that although they repeat comments made by councillors it was not via a formal process and cannot be taken as the final WTC position.

I have asked for the project to be added to our next meeting so that we can more formally discuss and record our concerns/comments which should then be forwarded to WBC.

All comments to date are based on proposal option 2 which is the favourite. Most options do not affect the result in Woodley but have consequences in Earley. I considered the following to be the best case scenario for Woodley of the options likely to be realistically considered.

The current bridge is a lifeline for residents in the Southern End of Nightingale Drive and the Hazel Grove area for access both to the Railway Station and the Wokingham Road for buses to both Reading and Wokingham. It appears that many Earley residents also use the bridge for access to Woodley.

Other Woodley residents use the footbridge for access to the station as it is the easiest and most convenient for access to the Waterloo and Gatwick lines (Gatwick via Wokingham).

For residents to use the underpass at Clivedale Road would add up to 1200 metres on their journey (approx. 600 metres each way between the 2 points).

The bridge appears to form part of Tokers Bridleway as there are signs at the Woodley side about horse riding across the bridge. As a bridleway is must be maintained by the landowner.

The Clivedale Road Underpass is not suitable for the disabled as the ramps on the Earley side are too steep as well as adding to their potential journey distance. The route is not welcoming and is a magnet for rough sleepers with the potential for drug users.

Timescales covering the potential closure of the bridge is a concern as there will be a period when the current structure is removed, before the new structure is opened for use. Diversions for road traffic to Winnersh Triangle (not DDA) station would add to local traffic issues. Others would have to start using a vehicle instead of walking creating additional pressure on infrastructure.

Considering Options A or B, the proposed new ramps would take a large area of Highwood alongside the A3290 and result in removal of some mature trees and bushes etc. On the maps this area of Highwood does not appear to be ancient woodland. There is a trodden footpath alongside the A3290 and it is assumed that the area to the south of this footpath, between this footpath and the A3290 would be used as the base for the new ramps.

Shown as Options A & B - there is either 120 feet or 170 feet length of the ramps alongside the road according to which option is taken (N.B. The ramps are in a "U" shape). Option A is the WBC preferred option for Woodley. These distances are the length of the ramp and not the position from the existing bridge. The ramp could commence up to 25-30 metres from the current bridge entry point.

The alternative route is at right angles to the A3290 but this would encroach Highwood even more, be visually unacceptable and probably reduce the access to the area. (options C & D).

There is likely to be damage to the other areas of Highwood caused by the construction company during the work that may damage or destroy other parts of Highwood.

N.B. The only evidence of the gas main is a white pole and plaque on the side wall identifying that gas is present. Construction must be kept at a 40 feet radius from the gas main according to SSE.

Construction will likely require the closure of the railway for periods and the closure of the A3290 pushing more traffic onto the Wokingham Road.

This may cause noise both during the day and at night for the residents. It is important that it is known how far from the railway work can be carried out when the line is open as normally work above the line can only be carried out at agreed times - usually at night.

One suggestion was to have a lift installed, but the Woodley side would be unmanned and therefore be open to abuse and misuse.

The finished construction is going to be unsightly unless protected by a row of mature trees.

Comments from Earley Councillors

- Visible from the cemetery which they are trying to extend
- Old trees with one oak being 350 years old
- Why not use the same line as currently
- Challenge SSE on their requirements to maintain the 40feet radius from the gas main
- Why not repair the current bridge
- Builders compound to be away from the cemetery
- Concerns about construction noise during burials
- Viability of Earley Station if bridge is closed or line is closed for a period
- Lack of parking at Earley Station (Up to 70%)
- Disabled access - cost of a second ramp from the bridge to the second platform
- Oversail the gas main (the bridge would have to increase in height from the road and ramps would have to get bigger and taller)
- Do away with the bridge altogether
- Only 300 persons using the bridge daily (600 journeys) = £7/8million for 300!
- Split out cost just to remove.
- Upgrade Clivedale underpass with CCTV etc.

Philip H Wicks

11 November 2021

READING BOROUGH COUNCIL

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (“the Order”)

Notice of the making of a Non-immediate Direction under Article 4

NOTICE IS GIVEN that **READING BOROUGH COUNCIL** made a non-immediate Direction (“the Direction”) on 10 November 2021 under Article 4(1) of the Order.

Description of Development: The Direction applies to development falling within the following classes of Schedule 2 of the Order (“Development”):

-Part 3, Class MA: development consisting of a change of use of a building or any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Town and Country Planning (Use Classes) Order 1987 (as amended) (“the UCO”) to a use falling within Class C3 (dwellinghouses) of Schedule 1 of the UCO within the identified areas listed below;

-Part 3, Class M: development consisting of a change of use of a building or any land within its curtilage from the following sui generis uses:

- hot food takeaway,
- betting office,
- payday loan shop, or
- laundrette

of Schedule 2 to the UCO to a use falling within Class C3 (dwellinghouses) of Schedule 1 of the UCO within the identified areas listed below;

-Part 3, Class N: development consisting of a change of use of a building or any land within its curtilage from the following sui generis uses:

- casino or
- amusement arcade

of Schedule 2 to the UCO to a use falling within Class C3 (dwellinghouses) of Schedule 1 of the UCO within the identified areas listed below;

-Part 20, Class ZA: development consisting of the demolition of the following Class C3 uses:

- single, purpose built, detached block of flats or
- single, detached office, light industrial or research and development building

of Schedule 2 to the UCO and replacement by the following uses falling within Class C3 (dwellinghouses) of Schedule 1 of the UCO:

- detached block of flats or
- detached house

within the identified areas listed below;

-Part 20, Class AA: development consisting of up to two additional residential storeys on a detached building in use for:

- retail (Class E(a)),
- financial and professional services (Class E(c)),
- restaurant and café (Class E(b)),

-office, research and development or light industrial (Class E(g)),
-betting shop, payday loan shop or launderette (sui generis) or
-a mix of the above uses or a mix of the above uses with residential (Class C3).
of Schedule 2 to the UCO within the identified areas listed below;

-Part 20, Class AB: development consisting of up to two additional residential storeys on a two or more storey terraced building or one additional residential storey on a one storey terraced building in use for:

- retail (Class E(a)),
- financial and professional services (Class E(c)),
- restaurant and café (Class E(b)),
- office, research and development or light industrial (Class E(g)),
- betting shop, payday loan shop or launderette (sui generis) or
- a mix of the above uses or a mix of the above uses with residential (Class C3).

of Schedule 2 to the UCO

within the identified areas listed below as shown in the Second Schedule of the Direction (“Relevant Areas”);

- the town centre as defined in the Reading Borough Local Plan;
- district and local centres, as defined in the Local Plan;
- core employment areas, as defined in the Local Plan;
- other primarily commercial or retail locations; and
- areas with the poorest levels of air quality.

Effect of the Direction: From 15 November 2022, permission granted by the Order shall not apply to Development carried out within the Relevant Areas described above, unless express planning permission is granted by Reading Borough Council on an application made to them.

In accordance with Article 4 (2) (a) of the Order, the Direction does not affect the carrying out of Development where in relation to that Development the prior approval date occurs before the date on which the Direction comes into force on 15 November 2022 and the development is completed within a period of 3 years starting with the prior approval date

A copy of the Direction, including the map defining the Relevant Areas, can be viewed at Reading Borough Council Civic Offices, Bridge Street, Reading RG1 2LU from 9am-5pm Monday to Friday (apart from Bank Holidays) between 15 November 2021 and 15 November 2022 or on the Council’s website at <https://www.reading.gov.uk/planning/article-4-directions/>

Representations on the Direction can be made between 15 November 2021 and 13 December 2021 (inclusive) by email to planningpolicy@reading.gov.uk or by post to Planning Policy, Planning Section, Reading Borough Council, Bridge Street, Reading, RG1 2LU. Any representations must be received by 5pm on Monday 13 December 2021.

It is proposed that the direction will come into force on 15 November 2022 subject to consideration of any representations received during the consultation period and the Direction being confirmed by Reading Borough Council.

NEWS RELEASE

APPENDIX 12



**WOKINGHAM
BOROUGH COUNCIL**

Date: 15 November 2021
Issued by: James Burton

Issue No: 262/21
Version: 0.1

NOW IT'S YOUR CHANCE TO HELP US SHAPE YOUR BOROUGH'S FUTURE

Residents of Wokingham borough are being urged to share their views on where new homes and a wide range of supporting services and amenities should be built over years to come.

At a special meeting last Friday, Wokingham Borough Council's executive agreed to launch a public consultation on a revised growth strategy for its new local plan.

This will begin next Monday (22 November) and runs to 24 January next year after being extended by a week from the initially proposed date to ensure everyone has a chance to take part.

The council wants as many people as possible to respond because the finished document, which will be drawn up in accordance with Government approved planning processes, will help meet future demand for housing, schools, roads, green spaces, community and leisure facilities and much more.

It has suggested following the same principles as its existing local plan, which concentrated development in four major new communities at Shinfield Parish, Arborfield Garrison and North and South Wokingham alongside significant investment in infrastructure.

This strategy is proving a success, as shown by the fact that the borough's property values are growing faster than anywhere else in Berkshire and it has topped several lists for its residents' quality of life, including a recent study by the Legatum Institute research group.

Unlike the previous draft local plan, which people were consulted on last year, a new town of about 15,000 homes at Grazeley is no longer being put forward. This is now unachievable following an extension of the emergency planning zone around AWE Burghfield to include that area.

- MORE -

The council therefore suggests an alternative approach which will continue to reflect residents' preferences, expressed in earlier consultations, for most development to be built in carefully planned major new communities with suitable infrastructure.

The revised growth strategy includes a new garden village with generous green space on land south of the M4, between Shinfield, Arborfield and Sindlesham.

This would comprise about 4,500 homes, of which at least 2,200 would be built during the plan period to 2038 while the rest would help meet demand beyond then. Of these, 35 per cent would be affordable housing for local people.

The area, which includes land at Hall Farm and in the Loddon Valley, would accommodate a substantial amount of the borough's housing and employment needs in a sustainable way and on a scale which meets the challenges of climate change sustainably.

New jobs in a range of sectors would be created in the area near the Thames Valley Science and Innovation Park, which might accommodate a full or partial relocation of the Royal Berkshire Hospital in Reading, subject to funding decisions.

There would also be new walking and cycle routes, primary schools, a secondary school, sports facilities and neighbourhood centres. A major public green space or park would be created along the River Loddon, offering scope to improve biodiversity by restoring and enhancing habitats.

The revised growth strategy also proposes an additional allocation of about 800 homes within the council's existing South Wokingham major development, to the south of the railway line and Waterloo Road.

This is in addition to the 2,500 dwellings allocated to South Wokingham in the current local plan. Under this proposed revision, Gray's Farm off Heathlands Road would be developed for outdoor and indoor sports and community uses.

- MORE -

These larger allocations help the council to provide new homes by allocating fewer sites overall, protecting the vast majority of the borough.

However, some smaller scale development is also needed to support the vitality and viability of smaller communities and create opportunities for local people to stay in their area.

The council therefore also proposes about 2,700 homes across 46 smaller sites in Wokingham town and the parishes of Arborfield and Newland, Barkham, Charvil, Finchampstead, Hurst, Ruscombe, Shinfield, Sonning, Swallowfield, Twyford and Winnersh.

The revised growth strategy is also looking to designate more than 70 additional areas as local green space, far more than the eight proposed in the previous draft plan, so it wants people's views on this too.

The draft local plan included clear commitments, which will be retained, to tackling the climate emergency through sustainable development policies, protecting valued landscapes and providing affordable housing quotas of up to 50 per cent on most new developments.

Cllr Wayne Smith, executive member for planning and enforcement, said: "Like other local authorities, we're legally required to produce policies that guide planning decisions on where development is supported and where it isn't.

"Our current policies still effectively manage development across the borough while delivering high-quality infrastructure but were only written to do this until 2026. The new ones must therefore look further forward while taking that same successfully proven approach.

"Without valid and effective planning policies, developers could easily challenge any decision to refuse permission and the council could lose its say over where or how new housing and other development would take place.

"This could lead to homes being allowed in unsuitable locations, being of lower quality, and in places where infrastructure can't be improved to serve residents properly.

- MORE -

“Having an up-to-date local plan will allow us to continue planning the services and facilities that are built alongside new homes - and to ensure that the developers pay for them.

“We want as many people as possible to respond to this consultation. Sharing your views gives you the chance to help shape the plan to your needs, and those of your loved ones, for generations to come.”

Residents can find out more by booking a place at one of two public meetings at the main hall at St Crispin's School in Wokingham on 22 November or at Arborfield Green Leisure Centre on 30 November. Both run from 7pm to 9pm.

Anyone planning to attend is asked to consider taking a Covid-19 lateral flow test.

There will also be four virtual meetings, again requiring advance booking, on December 2 and 6, two on each date running from 6pm to 7pm and 7.30pm to 8.30pm, one of which will be recorded for viewing on demand.

For more information about the revised growth strategy and the success of our current local plan, or to respond to the consultation or book a place at an information meeting, visit engage.wokingham.gov.uk.

- ENDS -

Further information:

1. More from Cllr Wayne Smith, executive member for planning and enforcement, at wayne.smith@wokingham.gov.uk

ENFORCEMENT NOTIFICATIONS - 30 NOVEMBER 2021

16 Selsdon Avenue, Woodley, RG5 4PG

Large brick structure in rear garden without planning permissions

35 Wyndham Crescent, Woodley, RG5 3AY

A permanent structure at the end of the garden

24 Hawthorn Crescent, Woodley, RG5 4SE

Outbuilding too large for property area

307 Headley Road East

Untidy land - possible S215 notice

33 Chequers Way, Woodley, RG5 3EH

Rear extension that discharges rain water into the adj property

ENFORCEMENT CLOSURES - 30 NOVEMBER 2021

24 Clover Rise, Woodley, RG5 4WL

Large wooden shed / man cave in the back garden

Application submitted

12 Austin Road, Woodley, RG5 4EJ

Rear extension some 4m high approximately and over boundary - no planning permissions

No breach

62 Norton Road, Woodley, RG5 4AJ

Unauthorised beauty business operating without permissions

No breach

11 Antrim Road, Woodley, RG5 3NS

Pruning branches off of a suspected TPO tree

No breach

13 Loddon Bridge Road

Historical notice 12.1985

Other

93 Howth Drive, Woodley, RG5 3DJ

Fence erected in front garden without planning permission - covenant

No breach