



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 29 March 2022, at which your attendance is requested.

The Town Council reserves the right to record and broadcast this meeting. Anybody attending the meeting will, by virtue, consent to having their image and audio recorded for this purpose.

Deborah Mander
Town Clerk

A G E N D A

1. **APOLOGIES**
2. **DECLARATIONS OF INTEREST**
To receive any declarations of interest from Members on agenda items.
3. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 1 MARCH 2022** Page 5
To approve the minutes of the Planning and Community Committee meeting held on 1 March 2022 and for the Chairman to sign them as a true record.
4. **CURRENT PLANNING APPLICATIONS** Page 15
To consider current planning applications and agree comments to be forwarded to the planning authority. *(Appendix 4)*
5. **PLANNING DECISIONS** Page 17
To note information on decision notices received from the planning authority since the last meeting. *(Appendix 5)*

6. **TREE PRESERVATION ORDERS**

a) **Applications for works to trees**

This type of application does not require consultation.

To note application 220630:

Location: TPO 0069/1976, T2 and T3: 12 Tiverton Close, Woodley, RG5 3BE.

Proposal: T1, Oak (T3 on TPO) - Crown lift to approx. 5m by removing secondary growth only where possible. Remove lowest limb growing towards property.
T2, Oak (T2 on TPO) - Crown lift to approx. 5m by removing secondary growth only where possible.

To note application 220632:

Location: TPO 0256/1984: 18 Mannock Way, Woodley, RG5 4XW.

Proposal: T1 Silver Birch – Crown Reduction, reduce by approximately 20% of leaf area (this equates to the removal of up to approximately 2m of the radial crown spread and the removal of up to approximately 2-2.5m of the height), see photo for approx. crown outline after the reduction.
T2 Oak - Prune back low large stub, located on the East side at approximately 3.5-4m, to an appropriate pruning point - to the U- shaped union.

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

TPO 1849/2022 – West side of Perimeter Road, Woodley, RG5

W1 – All deciduous tree species - Located north of 8 Mollison Close, along west side of Perimeter Road to south of 15 Mollison Close, Woodley, RG5.

W2 – All deciduous tree species. Pine (pinus spp) - Located north of 8 Constable Close, along west side of Perimeter Road to south of 24 Constable Close, Woodley, RG5.

W3 – All deciduous tree species. Pine (pinus spp) - Located east of 25 Constable Close, along west side of Perimeter Road and to south of 35 Constable Close, Woodley, RG5.

7. **EARLEY STATION FOOTBRIDGE UPDATE**

To note the update from the Chairman, Cllr Philip Wicks, regarding the Earley Station Footbridge project. ***(Appendix 7)***

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8. **WOODFORD PARK PLAY AREA – PLANNING APPLICATION**

To note that the Town Council has submitted the following planning application in respect of the new Woodford Park destination play area:

Application: 220770

Location: Woodford Park/Memorial Ground, Headley Road, Woodley, Wokingham

Proposal Full application for the proposed installation of a children's play/slide unit of 6.8 metres in height.

Deadline: 7 April 2022

9. **WOKINGHAM BOROUGH COUNCIL HACKNEY CARRIAGE FARES CONSULTATION - OUTCOME**

To note the outcome of Wokingham Borough Council's consultation relating to proposed Hackney Carriage Fare increases. ***(Appendix 9)***

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10. **COMMUNITY ISSUES**

To discuss and consider any recent community issues noted by Members.

11. **HIGHWAYS ISSUES**

To discuss and consider any recent highway issues noted by Members.

12. **PUBLICATIONS/INFORMATION**

To note receipt of the following:

- WBC Planning Policy Newsletter – March 2022
- Me2 Club Newsletter – February 2022
- Thames Valley Police Community Speedwatch Newsletter #3.
- The Wokingham Volunteer Centre E-News – March 2022
- CCB eBulletin – March 2022

13. **FUTURE AGENDA ITEMS**

To consider suggestions for future agenda items.

14. **PUBLICITY/WEBSITE**

To consider suggestions for items to be publicised.

15. **ENFORCEMENT ISSUES**

a) To note the enforcement notifications listed in ***Appendix 15a.***

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b) To note the enforcement case closures listed in ***Appendix 15b.***

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Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 1 March 2022 at 8:00 pm

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

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

Also present: *Councillors K. Baker; A. Heap; K. Gilder
Wokingham Borough Council: Andy Glencross; Robert Curtis; Councillor Pauline Jorgensen
12 members of the public*

Before opening the meeting the Chairman asked for a minute's silence in recognition of the tragic events and loss of life taking place in Ukraine, noting that all Councillors and those in attendance were united in opposition against the Russian Governments actions.

92. **APOLOGIES**

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

93. **DECLARATIONS OF INTEREST**

Councillor P. Wicks – Prejudicial interest: Agenda item 8: Premises Licence Application in relation to Vibez Dance Studios, as Councillor Wicks visits the dance studios regularly.

Councillor Wicks took no part in the discussion or decision regarding the premises licence application. As Councillor Wicks is the Chairman of the Committee, and in the absence of the Vice-Chairman, Councillor Rahmouni proposed, seconded by Councillor Sartorel, and following a vote it was:

RESOLVED:

- ◆ To appoint Councillor Bragg as Vice-Chairman for this meeting in order for him to chair item 8: Premises Licence Application.

Voting: For: 6 Against: 0 Abstentions: 0

94. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 1 FEBRUARY 2022**

Members noted that the minutes, as circulated as part of the agenda, had already been amended to correct two typography mistakes regarding the word 'licence', and to correct the reference to 'Headley Road' in minute 89 to read 'Headley Road East'.

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 1 February 2022 be approved and be signed by the Chairman as a true and accurate record.

95. **WOKINGHAM BOROUGH COUNCIL ACTIVE TRAVEL ROUTE**

The Chairman invited Andy Glencross, Wokingham Borough Council Assistant Director for Highways and Transport, to provide an update on the Active Travel Route consultation.

Andy confirmed that, following the public consultation, it was clear that those responding did not like the scheme as consulted and, as such, the design proposed would not be taken forward. Only high level results were known at this stage, and a full report regarding the consultation outcome would be published in due course.

Following discussion around the lack of consultation with the Town Council and affected residents prior to the formal consultation being issued Andy confirmed that, whilst prior consultations had publicised the general principle of the scheme, this did not go into detail. Andy confirmed that was WBC's fault, and apologised for this.

A suggestion was made that WBC would be better to spend the money they have on improving the cycle route where it was currently more dangerous, specifically the route along Church Lane and Culver Road. It was noted that the route along Woodlands Avenue was not perceived to be that dangerous. Andy confirmed that the scheme will be revised and comments taken into account.

Following a query regarding the decision making process at WBC, Andy confirmed that an Individual Executive Member Decision had been made in 2021 by Councillor Jorgensen asking WBC Officers to progress the scheme to design stage. Councillor Nagra highlighted that, in the minutes of the Planning & Community Committee meeting held on 1 February 2022, it had been stated that Borough Councillors had not been made aware of the proposed one way system. Andy confirmed that Councillor Jorgensen was aware of the scheme and that the specific design should've been communicated to both Borough Ward Councillors and the Town Council prior to the full consultation being issued. Councillor Jorgensen stated that the reason it was not communicated was because of a breakdown in communication between the Highways department and the Communications Team at WBC. She stated this should not have happened and will not happen again. Councillor Jorgensen also clarified that the Individual Executive Member Decision related to designing a scheme for consultation.

Andy advised the meeting that the Government's guidance now requires cycle route design to not only focus on segregating cyclists from cars, but also cyclists from pedestrians. It was acknowledged that this presents more challenges when trying to design cycle routes for existing highways.

Following a request to ensure both Woodley and Earley Town Councils are given sight of the revised scheme prior to any further consultation, Andy confirmed that discussions are taking place with a view to involving Town Councils in design workshops.

The Chairman confirmed that the Council agreed there was a need for improved cycle routes in Woodley, but that it was important that the Town Council are involved in the design of such routes to ensure they are suitable.

At this point the Chairman invited those who did not wish to remain for the rest of the meeting to leave. 6 members of the public remained.

96. **CURRENT PLANNING APPLICATIONS**

After discussing the first planning application, application 220256, Councillor Nagra left the meeting.

RESOLVED:

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

97. **PLANNING DECISIONS**

RESOLVED:

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

98. **COMMUNITY SPEEDWATCH**

The Chairman recommended that a working party be set up to consider how to move forward with the setting up of a Council operated Community Speedwatch scheme. Councillor Bragg said he would be happy to lead on this.

Councillor Bragg advised that he would like to view all the information the Council currently holds regarding the Council's previous Speedwatch scheme, and would then come back to the Committee meeting due to be held in April to present a proposal.

It was also recommended that Councillor Bragg's details be sent to PC Lee Turnham, Community Speedwatch Coordinator for Thames Valley Police, in order that a Speedwatch group could be set up in the Council's name.

RESOLVED:

- ◆ For Councillor Bragg to review the Community Speedwatch information currently held by the Town Council, and then provide an update at the Committee meeting being held in April.
- ◆ To forward Councillor Bragg's contact details to the Thames Valley Police Community Speedwatch Coordinator.

99. **PREMISES LICENCE APPLICATION**

Councillor Bragg took over as Chair of the meeting for the item. Councillor Wicks took no part in the discussion.

Members reviewed the premises licence application for Vibez Dance Studios and:

RESOLVED:

- ◆ To provide no objections to the application.
Voting: For: 4 Against: 0 Abstentions: 0

100. **EARLEY STATION FOOTBRIDGE UPDATE**

Councillor Wicks confirmed that the next meeting regarding Earley Station Footbridge was due to take place on Monday 7 March 2022, and he would be taking communicating the comments he has received following the site visit at that meeting.

At this point, Councillor Jewell left the meeting.

101. **WOKINGHAM BOROUGH COUNCIL DRAFT ANTI-POVERTY STRATEGY 2022-26**

RESOLVED:

- ◆ To note the response which was sent to Wokingham Borough Council on behalf of the Town Council in relation to Wokingham's draft Anti-Poverty Strategy 2022-26 consultation (**Appendix B**).

102. **WOKINGHAM BOROUGH COUNCIL HACKNEY CARRIAGE FARES CONSULTATION**

RESOLVED:

- ◆ To note the consultation received from Wokingham Borough Council relating to proposed Hackney Carriage Fare Increases.
- ◆ To note that, as Councillor Soane is a member of Wokingham Borough Council's Licensing and Appeals Committee who proposed the increase, Councillor Soane did not provide a comment with regards to this consultation.
- ◆ To note that a response was submitted to Wokingham Borough Council in relation to the consultation highlighting a concern that, when comparing against neighbouring authorities, the proposed fare rates were too high.
- ◆ To note the results of the Hackney Carriage Tariff consultation, as provided in the agenda, and that Wokingham Borough Council's Licensing and Appeals Committee would be meeting on 2 March to make a determination.

103. **GOODS VEHICLE OPERATORS LICENCE APPLICATION**

RESOLVED:

- ◆ To note the receipt of the following Goods Vehicle Operators Licence Application:

Licence: OH2002943 SN

Operator: MJF Business Services Ltd

Directors: Jonathan Charles Moreland, Christopher Michael Jennings, John Power,
Michael Power

Address: 23 Easter Industrial Park, Ferry Lane, Rainham, RM12 9BP

New Operating Centre: Unit 7 Base 329, Headley Road East, Woodley, RG5 4AZ

New Authorisation: 1 vehicle

Transport Manager: Richard Ryll

- ◆ To note that the Town Council's comments were required prior to the meeting, and that no concerns were raised.

104. **ANNUAL GRANTS**

RESOLVED:

- ◆ To note the correspondence received from the Link Visiting Scheme regarding the support provided to Woodley residents following receipt of their 2021/22 annual grant, as set out in the agenda.
- ◆ To note that expressions of thanks relating to the award of annual grants for 2022/23 have been received from:
 - ARC
 - First Days Children's Charity
 - Wokingham Volunteer Centre
 - The Link Visiting Scheme
 - Readibus
 - Citizens Advice Wokingham

105. **COMMUNITY ISSUES**

There were no community issues raised by Members for discussion.

106. **HIGHWAYS ISSUES**

There were no highways issues raised by Members for discussion.

107. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - WBC Planning Policy Newsletter – February 2022
 - Me2 Club Newsletter – January 2022
 - CCB Action for All E-Bulletin – February 2022

108. **FUTURE AGENDA ITEMS**

Councillor Baker asked that the Committee consider inviting a Police representative to a future meeting to discuss their response to the issue of cycling and e-scooting within Woodley precinct, which is causing dangers to precinct users.

109. **PUBLICITY/WEBSITE**

There were no suggestions for publicity or website items.

110. **ENFORCEMENT ISSUES**

Councillor Baker advised that, in relation to 7 Cody Close, it was believed land had been taken from Aldermoor's Nature Reserve and that three big trees had been felled. Councillor Baker was trying to find out from WBC why this enforcement notice had been closed with the explanation 'other', and would feed this back to the Committee once known.

RESOLVED:

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

The meeting closed at 9:42 pm

Woodley Town Council

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 1 March 2022

Application No. & Address	Proposal
213402 Woodley Library, Headley Road, Woodley, RG5 4JA	Woodley Library, Headley Road, Woodley, Wokingham, RG5 4JA Proposal: 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). We have received revised/additional plans for the above application. The revised details show: Revised Plans received increasing the height of the ASHPs acoustic enclosure, and associated predictive noise impact assessment report with mitigation.
Observations: The Planning & Community Committee considered the proposal and recommended that the application be refused, citing that the heat pumps should be located as stated in the original plans to rectify the initial error.	
220156 53 Woodlands Avenue, Woodley, RG5 3HF	Householder application for the proposed single storey side, rear extension and front open porch
Observations: The Planning & Community Committee considered the proposal and recommended that the application be refused on the basis that the plans are incorrect and not fully accurate. The proposed elevations show a widening to the side which does not appear to be fully detailed in the plans. There also appears to be a large window on the side of the property by number 55 when it is believed this is not the case. The Committee believe the plans should be corrected and resubmitted before being reconsidered.	
220160 17 Harris Close, Woodley, RG5 4XH	Householder application for the proposed erection of a single storey rear and side extension with the insertion of 2 no. rooflights.
Observations: No objections.	
220188 21 Duffield Road, Woodley, RG5 4RL	Householder application for the proposed erection a single storey rear side extension plus insertion of 4no. rooflights following demolition of existing conservatory.
Observations: No objections.	
220206 6 Brunel Drive, Woodley, RG5 4PW	Householder application for the proposed raising of the roof to facilitate conversion of the loft to habitable accommodation, erection of single storey front and rear extensions, raising of part of existing flat roof to side and installation of 5 no. rooflights, plus changes to fenestration including installation of 2 no. Juliet balconies to rear.

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"> - Out of keeping with neighbouring properties - Out of character with the street scene - Overbearing (height) to neighbouring properties - Insufficient on-site / off-road parking provision – 3 spaces for 5 bedrooms. 	
220239 7 Woodlands Avenue, Woodley, RG5 3HN	Householder application for the proposed part ground floor part first floor rear extension, insertion of Juliet balcony, 2no. Dormers, 10no. Rooflights, changes to fenestration plus conversion of loft to create habitable accommodation.
Observations: The Planning & Community Committee considered the proposal and recommended that the application be refused on the basis that the plans are of a poor quality and unclear. The Committee believe the plans should be corrected, improved and resubmitted before being reconsidered.	
220256 Land adjacent to, 12 Constable Close, Woodley, RG5 4US	Full application for the proposed erection of 1 no. 3 bedroom dwelling with associated parking.
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 trees - Loss of amenity space - Environmental impact 	
220267 Twin Oaks, Western Avenue, Woodley, RG5 3BH	Householder application for the proposed erection of a single storey front extension, single storey rear extension following demolition of existing conservatory, part garage conversion to create habitable accommodation, plus the insertion of 9no. roof lights, 1no. balcony, solar panels and changes to fenestration.
Observations: The Planning & Community Committee considered the proposal and recommended that the application be refused on the grounds that the provision of a balcony will lead to a loss of privacy for neighbours.	
220272 5 Selcourt Close, Woodley, RG5 3AS	Householder application for the proposed conversion of existing garage facilitated by changes to fenestration, Loft conversion to create habitable space and 2No. new dormers, plus insertion of 3no roof lights and changes to fenestration
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"> - The proposed cladding is out of keeping with neighbouring properties and out of character with the street scene - Unclear drawings; there doesn't appear to be a 1st floor plan - Insufficient on-site / off-road parking provision 	
220284 16 Crockhamwell Road, Woodley, RG5 3LF	Householder application for the proposed garage conversion to habitable space. (Retrospective)
Observations: The Planning & Community Committee considered the proposal and had not objections, subject to the condition that the space is ancillary to the domestic use of the property.	

220319 8 South Lake Crescent, Woodley, RG5 3QW	Householder application for the proposed erection of a part single storey, part two storey side/rear extension, plus the extension of existing loft conversion including the insertion of 1 no. flat roof dormer.
Observations: No objections.	
220353 15 Malvern Close, Woodley, RG5 4HL	Householder application for the proposed erection of a single storey side extension with changes to fenestration.
Observations: No objections.	
220366 7 Hanwood Close, Woodley, RG5 3AB	Householder application for the proposed erection of an Edwardian Conservatory to Rear of Property.
Observations: No objections.	
220373 60 Bruce Road, Woodley, RG5 3DZ	Householder application for the proposed development of a single storey side extensions.
Observations: No comments.	
220459 190 Fairwater Drive, Woodley, RG5 3JF	Householder application for the proposed erection of a single storey front extension, two storey side extension and the insertion of 1no. sun tunnel to existing roof.
Observations: The Planning & Community Committee considered the proposal and, whilst they had no objections, they were concerned about the amount of available parking.	
220559 33 Glendevon Road, Woodley, RG5 4PJ	Householder application for the proposed erection of a single storey rear conservatory extension.
Observations: No objections.	



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

Wokingham Borough Council
Shute End
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RG40 1BN

14 February 2022

WOKINGHAM LOCAL PLAN – DRAFT ANTI-POVERTY STRATEGY

The Woodley Town Council's Planning & Community Committee have reviewed the draft Anti-Poverty Strategy (2022-26) and wish to submit the following comments on behalf of the Council.

This Council believes that the source of poverty should be addressed, rather than simply looking to implement measures to mitigate them. Many of the problems are viewed as temporary and are being passed to charities to deal with, and we feel the strategy fails to act in areas under the Borough Council's control or within their sphere of influence.

The strategy refers to free school meals but does not appear to address other schooling expenses families face, such as expensive school uniforms and IT equipment. There is also a focus on getting people into work to solve the problem, but the strategy seems to ignore in-work poverty.

With regards to the groupings provided within the strategy, we believe the third grouping, 'Asset Rich, Cash Poor' needs to acknowledge that, in a lot of cases, assets cannot be liquidated through no fault of the individual. At present it is worded in a way which seems to suggest the group covers those with large properties and low cash through their own choice, and we believe this is probably unfair. We would encourage terminology which reflects the true nature of this type of poverty; ie 'people unable to liquidate their property assets due to health or similar issues'.

We also believe it might be helpful for the strategy to explore short term poverty; people hit with short term challenges, such as unexpected large bills or housing issues, for example, having a tenancy end and needing to raise a deposit for a new rental.

With regards to the objectives, we believe the content of the strategy is probably far more ambitious than the objectives show. We would like to see the first objective re-worded to be more like '*Help people to manage and escape from poverty*' rather than just supporting people in poverty.

Our only other concern is the reliance on the voluntary sector within the strategy.

We hope these comments are helpful in the creation of the final strategy, which we look forward to seeing.

With regards,

A handwritten signature in black ink, appearing to read 'Philip Wicks', is positioned above the typed name. The signature is fluid and cursive.

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

Woodley Town Council

PLANNING APPLICATIONS

Application No. & Address	Proposal
220209 124 Kingfisher Drive, Woodley, RG5 3LQ	Full application for the proposed subdivision of the site and erection of 1 no. 3 bedroom dwelling with detached garage and associated parking, following demolition of existing outbuildings.
220470 4 Frampton Close, Woodley, RG5 3BS	Householder application for a single storey rear extension for sitting room.
220535 92 Loddon Bridge Road, Woodley, RG5 4AN	Application to remove condition 9 of planning consent 211870 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. Condition 9 refers to the protection of trees and it is proposed that this condition is removed and the works carried out in accordance with the submitted landscape plan.
220547 5 Seaford Gardens, Woodley, RG5 3LN	Householder application for the proposed conversion of garage to create habitable accommodation, changes to fenestration plus erection of front porch with canopy.
220550 55 South Lake Crescent, Woodley, RG5 3QN	Full application for the proposed erection of 1no. 4 bedroom dwelling, with associated parking and amenity space.
220599 Units 1, 2 and 3, 59 Crockhamwell Road, Woodley, RG5 3JP	Full application for the proposed changes to first floor fenestration on commercial units 1, 2 and 3.
220623 39 Norton Road, Woodley, RG5 4AJ	Householder application for the proposed erection of a two storey side extension and part garage conversion following demolition of the existing rear extension and detached outbuilding, including changes to fenestration.
220637 15 Keats Close, Woodley, RG5 3QF	Householder application for the proposed erection of a single storey front extension and garage conversion with a new pitched roof.
220646 80 Malone Road, Woodley, RG5 3NJ	Householder application for the proposed single storey rear extension and single storey side extension with 3No roof lights to include changes to fenestration.
220712 74 Howth Drive, Woodley, RG5 3EG	Householder application for the erection of a single storey side/rear extension and partial conversion of garage facilitated by changes to fenestration (Retrospective).
220751 2 Oak Drive, Woodley, Berkshire, RG5 4BA	Application to vary condition 2 of planning consent 182305 for the proposed erection of single storey rear extension and first floor side extension to existing dwelling. Condition 2 relates to approved details and the variation is to increase the height of the first floor side extension to align with the main roof height.
220758 3 Kingfisher Drive, Woodley, RG5 3LG	Householder application for proposed part two storey rear extension part first storey side extension above garage with associated fenestration.

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Woodley Town Council

PLANNING DECISIONS

REFUSED – CONTRARY TO TOWN COUNCIL RECOMMENDATION

Reference / Address	Proposal
NONE	

REFUSED – ENDORSING TOWN COUNCIL RECOMMENDATION

Reference / Address	Proposal
NONE	

APPROVED – CONTRARY TO TOWN COUNCIL RECOMMENDATION

Reference / Address	Proposal
213402 Woodley Library, Headley Road, Woodley, RG5 4JA	Full application for the proposed installation of roof-mounted solar panels and 2 no. Air Source Heat Pumps, plus associated external plant enclosure. (Part Retrospective)
220156 53 Woodlands Avenue, Woodley, RG5 3HF	Householder application for the proposed single storey side, rear extension and front open porch.

APPROVED – ENDORSING TOWN COUNCIL RECOMMENDATION

Reference / Address	Proposal
220011 94 Colemans Moor Road, Woodley, RG5 4DN	Householder application for the proposed development of a single storey side extension (retrospective).
220029 25 Woodlands Avenue, Woodley, RG5 3HN	Householder application for the proposed erection of a pitched roof front canopy, single storey rear extension, to include the insertion of 1no. roof light, loft conversion to create habitable accommodation, including the insertion of 4no. dormers, plus hip to gable roof extension, following demolition of existing outbuilding.
220054 83 Butts Hill Road, Woodley, RG5 4NN	Householder application for the proposed raising of the roof to create habitable accommodation, Juliet balcony insertion, changes to fenestration plus front porch extension and insertion of 8 no. rooflights.
220122 24 Redwood Avenue, Woodley, RG5 4DR	Householder application for the proposed erection of a part single storey, part two storey, side/rear extension, plus garage conversion to create habitable accommodation.
220160 17 Harris Close, Woodley, RG5 4XH	Householder application for the proposed erection of a single storey rear and side extension with the insertion of 2 no. rooflights.
220188 21 Duffield Road, Woodley, RG5 4RL	Householder application for the proposed erection a single storey rear side extension plus insertion of 4no. rooflights following demolition of existing conservatory.

APPROVED – ENDORSING TOWN COUNCIL RECOMMENDATION Continued...

220319 8 South Lake Crescent, Woodley, RG5 3QW	Householder application for the proposed erection of a part single storey, part two storey side/rear extension, plus the extension of existing loft conversion including the insertion of 1 no. flat roof dormer.
220366 7 Hanwood Close, Woodley, RG5 3AB	Householder application for the proposed erection of an Edwardian Conservatory to Rear of Property.
220559 33 Glendevon Road, Woodley, RG5 4PJ	Householder application for the proposed erection of a single storey rear conservatory extension.

REPORT

EARLEY FOOTBRIDGE

ON-LINE VIA TEAMS ON 7 MARCH 2022

Meeting instigated by Andy Glencross -WBC

SCOPE

The Meeting was called to discuss the latest reviews of the proposal for the replacement Footbridge from Woodley (Nightingale Road) to Earley Station.

This is to be read in conjunction with the previous reports from earlier meetings.

NOTES TAKEN

The presentation was made by George Nidhish (Project Manager) at times supported by Jimmy Barratt-Thorne (Designer).

Three Options have been reviewed in more detail.

1. Option 1 To provide lifts at each end plus a staircase in lieu of the current ramps.
This would be cheaper at construction time and remove a lot of the distance to be travelled
Glass fronted lifts would not be suitable as they would be more subject to vandalism.
We would need steel, vandal proof equipment which would cost £105K plus the shafts and the staircases. The lift shafts would rise 4 metres above the bridge platform and the lifts would have a life of up to 20 years. They would be sized for 17 persons, 2 cycles and wheelchairs.
They would need 6-monthly inspections and CCTV Monitoring which may have to be 24/7.
Vandalism and other forms of misuse would suggest they may require regular repair, maintenance, and cleaning. The monitoring company would need to attend within a short period of time in the event of a breakdown but in an emergency the Fire and Rescue Service may attend and cause more damage in releasing persons trapped.
Financially the cost over 120 years may not be much different from the full ramp suggestion - which is the preferred option of the Designers.
Discussion included that from a lift manager who said that his previous experience would preclude lifts due to reliability and the fact they were isolated from management. The type of lift also may not be welcomed at night using a steel box type car as there would be no visibility from the lift and may affect some persons willingness to use them.

2. Option 2 was to ask SGB to move the gas main which is causing the issues about position of the replacement bridge. SGB have advised a budget of £5 million to move the pipe. The gas pipeline is High Pressure and SGB will not consider any work within a 40-foot diameter from the current position. The law apparently allows them to refuse. The movement of the high-pressure gas main would save up to £1m but with the estimated cost to move it of £5m the net increase in spend is £4m. It could take 2 years to move.
3. Option 3 was to repair the current structure. It appears that SGB cannot object to this. The estimated cost to repair would be between £1 and £2 million but could extend the bridge life by between 10-20 years, however, there is no guarantee of this, and the designers are unable to say how long the repaired bridge may last until condemned.

The bridge is due a major condition review in 2022 (carried out every 6 years) This review will require a very close inspection and it is unknown what this inspection may find. The current structure is crumbling, and the risk exists that it may be closed if it is found to be potentially dangerous to vehicles and trains beneath as well as to the users.

My comment was that the length any disabled or unfit person may have to travel along the ramps may dissuade them from using the bridge, but it is unlikely they use the bridge now anyway.

Irrespective of which option moves forward the bridge will be closed for a lengthy period during the repair or replacement, assuming it is not condemned in the meantime, in which case it may be closed for a lot longer.

More surveys may need to be carried out to establish usage.

Comment from Earley Town Council representatives suggested the ground is owned by the Town Council and they may be reluctant to allow it to be used. Pressure to use the underpass at Clivedale Road with some changes to the barriers on the slopes to assist cyclists (Not DDA Compliant). Not a good option in my opinion.

Next meeting to be scheduled for May 2022

Philip H Wicks
10 March 2022

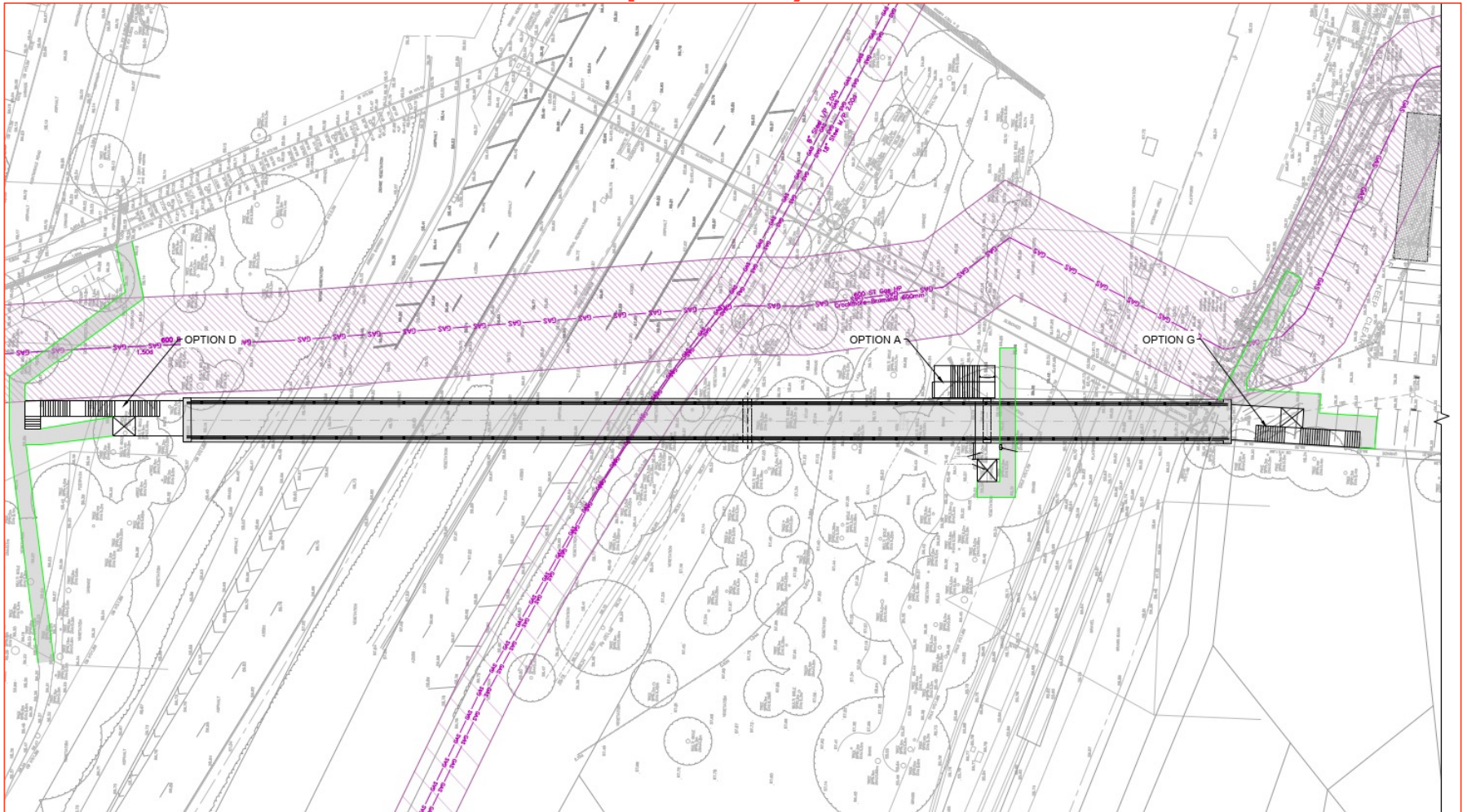


Earley Station Footbridge Replacement

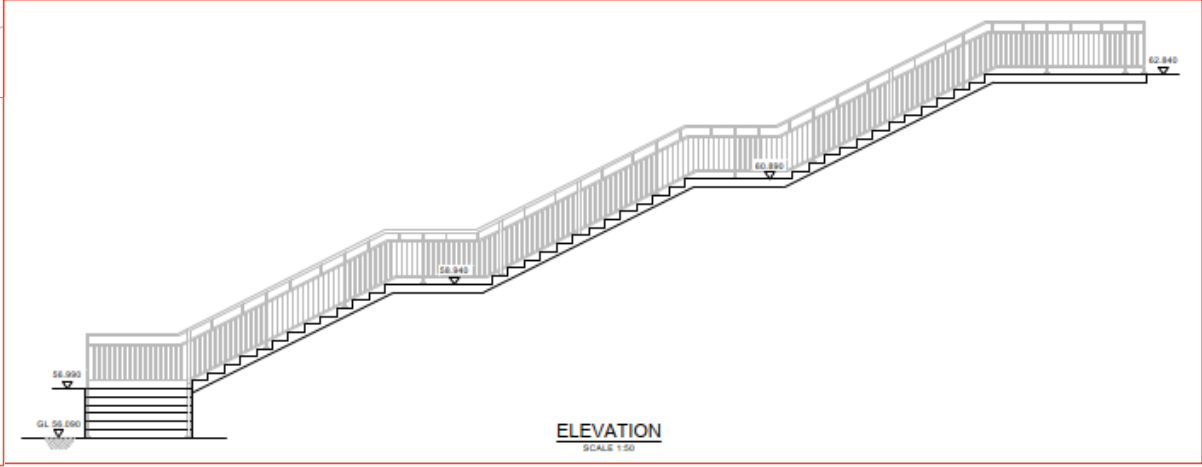
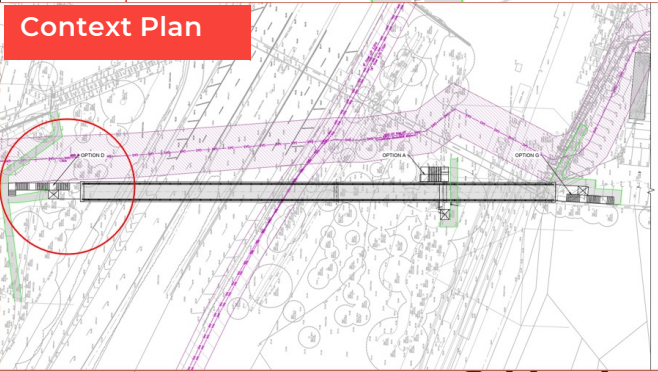
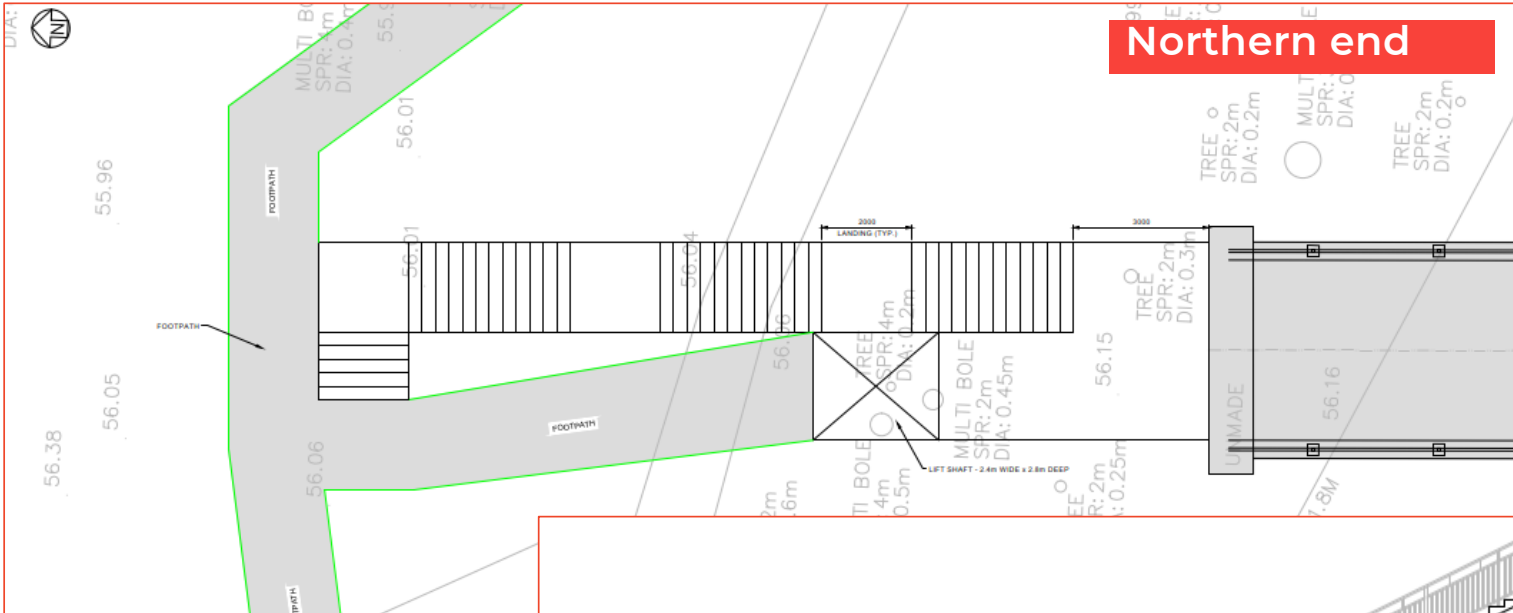
07/03/2022



Current preferred span + lifts and stairs at the end (lift and stairs in the middle optional)



Current preferred span + lifts and stairs at the end



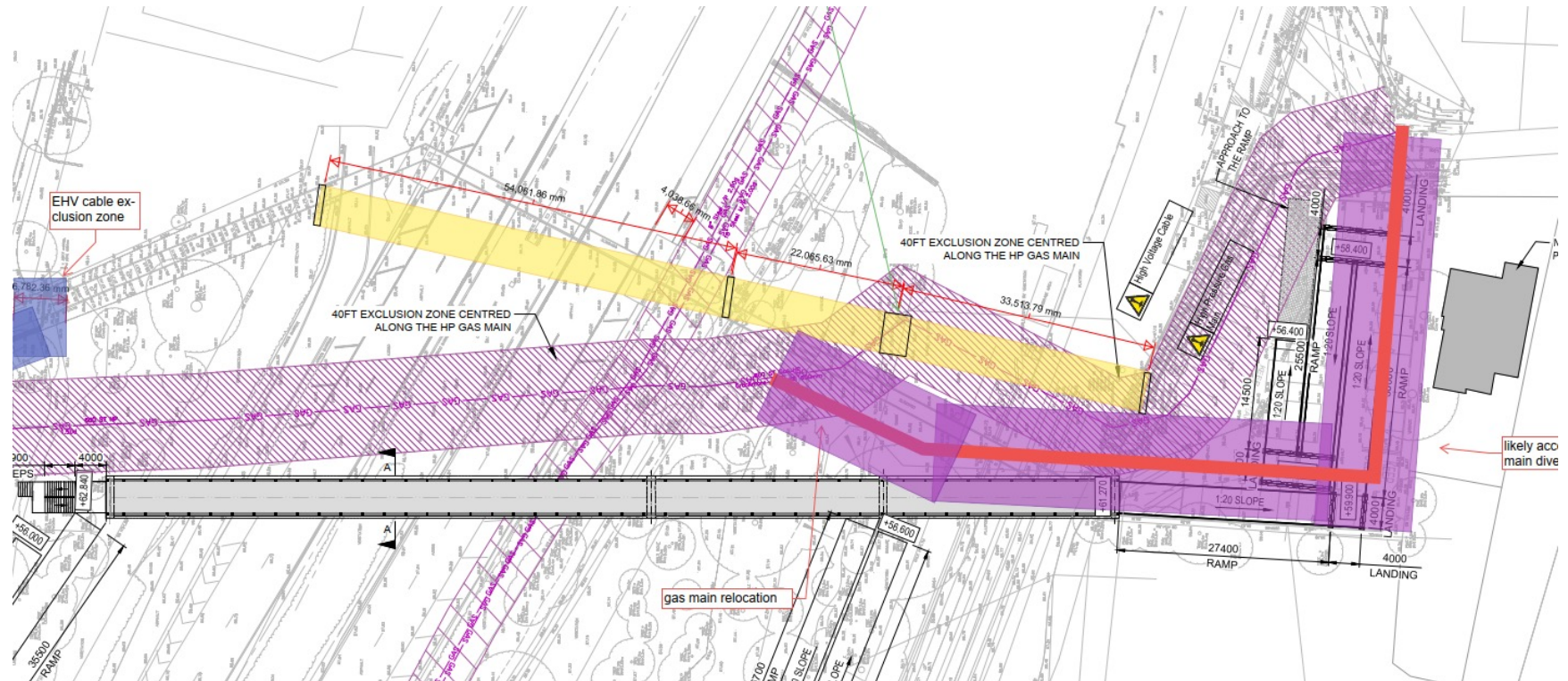
Current preferred span + lifts and stairs at the end

- Smaller footprint than the ramps, minimal loss of parking spaces
- Visual impact of the lift shaft headroom (4m above the deck)
- 17 person lift which can accommodate up to 2 bicycles
- Heavy duty vandalism-proof Steel encased lift car & concrete lift shaft recommended
- CCTV inside the car and on the approaches - a 'must have'
- Glass car/shaft not recommended
 - Not much of a deterrence against vandalism
 - Expensive to replace bespoke glass panels, replacement lead time
- Capital cost low (£105k/lift – shaft excluded)
- Maintenance contract including 24/7 call out: Circa £2,000/year
- **Lifespan of 20 years: Replacement or refurbishment (£200-300k)**
- Response time for breakdown attendance: 1-4 hrs depending on the type of contract

Comparison of current preferred vs Lift Option

Current recommended option (ramps at both ends)	Current recommended alignment with lifts & stairs at both end
Larger footprint within the car park and on Woodley side – bigger impact on the environment, loss of parking spaces	Smaller footprint - smaller impact on the environment, fewer loss of parking spaces
Higher capital cost, but lower maintenance costs	Lower capital cost, but higher maintenance costs. Net present value of lift option likely to be no worse or even less than the ramp option.
Vandalism, breakdown etc not applicable - None of the issues inherent to a lift	Susceptible to vandalism, breakdown, personal risk or the perception of it.
Fully achieves the objectives of improving accessibility for cyclists & mobility impaired users	May not fully achieve the objectives of improving accessibility for cyclists & mobility impaired users – Lift may deter users during hours of darkness

Divert the HP gas main and use the existing alignment



- Likely cost saving of approximately £200,000 - £500,000 for shorter footbridge spans
- Increased cost of approximately £5,000,000 to divert the HP gas main beneath the railway
- Programme of approximately 2 years to divert the HP gas main
- Exclusion zone in the car park restricts space within the car park, same for the EHV cables at the northern end

Repairing the existing bridge

Scope

- Repairs to include (but not limited to):
 - **Main Spans:** possible strengthening to the stringers, prepare and paint the stringers, patch repairs to the concrete deck
 - **Approach Ramps:** patch repair to the approach ramps, repair concrete columns, install cathodic protection to approach ramps and columns, installing long term monitoring of the half joints
 - **General:** constructing a new concrete stringcourse throughout, new parapet throughout, replace/refurbish bearings, replace expansion joints, waterproof and resurface the deck and approach ramps
- replacement of the approach ramps may be more cost effective
- Indicative cost range: £1m - £2m

Pros

- SGN are much less likely to be able to object to these works
- The capital cost of the works will be less than that of other options.
- Less impact on ETC & RBC land (Woodley side)
- Minimal environmental impact

Repairing the existing bridge

Cons

- A definitive service life cannot be designed for – Potentially 10-20 years (with plenty of caveats!)
- There is a risk that the condition of the repairs deteriorate or that the monitoring gives cause for concern; which could result in the footbridge being closed or propped at short notice
- No improvement on the current accessibility for disabled users or cyclists
- There is a lack of recent Principal Inspection (touching distance inspection) records for the railway span. A Principal Inspection is planned for the next financial year, this might reveal defects which have not been considered. Current assessment based on ongoing quarterly monitoring & last PI in 2016.

03 March 2022

Public Protection Partnership
Theale Library,
Church Street,
Theale, Berkshire,
RG7 5BZ

Tel: 01635 519045
E-mail:
moira.fraser@westberks.gov.uk

Dear Consultation Respondents

On [26 January 2022](#) the Licensing and Appeals Committee discussed potential changes to the tariffs in the Wokingham area based on a business case put forward by representatives of the trade. The Committee agreed to recommend that a statutory consultation be undertaken on a proposal to vary the tariffs as summarised below:

- Bring forward the time the tariffs change from one rate to another from 11pm to 10:30pm;
- Change the Flag Rate from 863 yards and 190 secs to 440 yards/150 secs;
- Amend the Rate from 167 yards/38 secs to 120 yards/ 30 secs;
- Increase the fouling charges from £10 (interior) and £50 (exterior) to £15 and £75 respectively;
- Increase the charge for an extra passenger where the vehicle is transporting more than 4 passengers from 50p to £2.00 per passenger.

Thank you for the response that you submitted during the consultation period which ran from the 03 February 2022 to the 17 February 2022. I have previously sent the outcome of that consultation to you but in case you would like to revisit it you can find it [here](#)

As objections to proposed changes were received and not withdrawn the matter had to be considered again by the Committee to decide whether or not to modify the table of fares before it came into effect. The objections were therefore discussed by Members of the Licensing and Appeals Committee at a meeting on the [02 March 2022](#).

The Committee agreed, after considering all the information presented to them, that they would support the case put forward by the trade. The only changes related to the

A shared service provided by
Bracknell Forest Council,
West Berkshire Council and
Wokingham Borough Council



implementation date which they pushed back to the 04 April 2022 to accommodate a request from the meter agencies to do so and a change to the initial flag waiting time which they reduced from 150 seconds to 110 seconds so that the tariffs could be accommodated on some of the older meters.

The Licensing and Appeals Committee reflected on the fact that this was the maximum tariff that could be charged and drivers and operators would not have to implement it if they did not want to. Customers could negotiate lower tariffs prior to the journey commencing. They also noted that this was the first uplift to the fares since 2010 and that a number of other authorities were also currently reviewing their tariffs or were likely to do so during the forthcoming year.

A copy of the revised table of fares is attached to this email and a copy will also be placed on the [PPP website](#).

Yours faithfully

Moira Fraser
Policy and Governance Officer
Public Protection Partnership

Encs

**WOKINGHAM BOROUGH COUNCIL HACKNEY CARRIAGE FARE CHART effective 04 April 2022
FARES FOR DISTANCE AND TIME**

All distance and time charges include uncompleted parts thereof

Tariff 1		Tariff 2		Tariff 3		Extra Charges
For hiring between 06:00 and 22:30 Monday to Sunday		For hiring between 22:30 and 06:00 Monday to Sunday		For hiring after 22:30 on Christmas Eve and New Year's Eve		Fouling of vehicle – interior (£75) Fouling of vehicle – exterior (£15)
		For hiring on Bank and Public Holidays		For hiring all day on Christmas Day and New Year's Day		
		For hiring on Christmas Eve and New Year's Eve from 18:00 until 22:30		For hiring all day on the 26 December until 06:00 on the 27 December		
£3.00	For the first 440 yards or 110 seconds	£4.50	For the first 440 yards or 110 seconds	£6.00	For the first 440 yards or 110 seconds	
20p	For each subsequent 120 yards or 30 seconds or part thereof	30p	For each subsequent 120 yards or 30 seconds or part thereof	40p	For each subsequent 120 yards or 30 seconds or part thereof	When this vehicle is carrying more than 4 passengers, a surcharge of £2.00 per passenger. This will not be shown on the meter

If the journey takes the taxi outside the Wokingham Borough Council area the driver **MUST** still charge in accordance with the above scales unless they have agreed otherwise with the hirer before the journey has started. **These are the maximum fares chargeable.**

Any complaints about a taxi or a driver should be directed to Licensing@Wokingham.gov.uk quoting of possible the taxi plate number and or the driver's badge number

These prices do not apply to vehicles booked through a private hire operator.

Outcome of the Statutory Hackney Carriage Tariff Consultation

Background

Wokingham Borough Council is committed to balancing the legitimate aims of the taxi trade to maintain profitability in the face of increasing costs, while protecting the public from excessive fares. The issue of setting fares for hackney carriage drivers is an important one for two reasons. The fare set by licensing authority largely determines the ability of drivers to earn a decent living but also aims to ensure that passengers receive a fair deal when taking a journey in a licensed hackney carriage.

The current hackney carriage fare scale was agreed in 2010 albeit that a minor variation was agreed in 2014. In December 2021 the Council was approached by the trade to consider a variation of the fees. The business case put forward by the trade cited the increasing costs that they were incurring.

The proposal to amend the fees was discussed at the [26 January 2022](#) Licensing and Appeals Committee where Members agreed to undertake a statutory consultation on the proposals put forward by the trade. The consultation ran from the 03 February to the 17 February 2022.

The proposed changes put forward by the trade can be summarised as:

- Bring forward the time the tariffs change from one rate to another from 11pm to 10:30pm;
- Change the Flag Rate from 863 yards and 190 secs to 440 yards/150 secs;
- Amend the Rate from 167 yards/38 secs to 120 yards/ 30 secs;
- Increase the fouling charges from £10 (interior) and £50 (exterior) to £15 and £75 respectively;
- Increase the charge for an extra passenger where the vehicle is transporting more than 4 passengers from 50p to £2.00 per passenger.

Who and How we Consulted

- A notice was placed in the Wokingham Today newspaper on the 03 February 2022.
- The consultation was also published on the Public Protection Partnership's website.
- A copy of the notice was also placed on the Shute End noticeboards on the 02 February 2022
- A copy of the notice was emailed individually to all licensed Hackney Carriage Proprietors for their comments.
- Social media posts were put out to signpost residents to the consultation.

What you Told Us

We received the following objections and comments on the proposed modifications:

Resident	I'm writing to express my objection at the proposed increase to the fares.
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	<p>It is a challenging time for everyone late and appreciate the same applied to those that work in the industry, however, the increase in fares will make the use of taxis prohibitive for many who need to rely on such mode of transport for health matters (hospital appointments) and on occasion to work (for example social care teams where they are unable to drive to work).</p> <p>Furthermore it will introduce risk to individuals who may be needing transport late and night and decide to walk home as they are unable to afford the revised fares.</p>
Resident	<p>I do think that fares should be set at a higher rate, if the licensed cabs wish it.</p> <p>I usually take Ubers instead though, which are much cheaper, and I think this will drive more business that way. I'm happy we have options.</p>
Resident	<p>Re the current consultation on taxi fare increases, a rise in the cost appears justified in all the circumstances. The level of increase must, however, be a reasonable one. And with the rise, there needs to be an improvement (monitored regularly by Wokingham Council) in the quality and cleanliness of the taxis for hire at Wokingham station, and their meters must be clearly visible to customers sitting in the rear of the vehicle.</p>
Meter Company	<p>Your proposal doesn't follow taximeter rules OIML and R21 which have been in force for many years The rule takes the flag distance divided by the increment distance Multiplied by the increment time. So many older meters make this calculation and apply it automatically and have no provision to change this as it is a standard used all over the world.</p> <p>Many new ones can do it automatically or be adjusted.</p> <p>On your proposal 440 divided by 120 equals 3.666 X 30 Equals 110 seconds not 150.</p> <p>So meters that can't change this because it's automatic would drop 40 seconds early which is overcharging and they would have to be removed</p> <p>Your options are:</p> <ul style="list-style-type: none"> • Remove the meters

	<ul style="list-style-type: none"> • Change the flag time to 110 seconds • Or do what many councils do and have no flag time on the card because the meters do it automatically
Town Council	<p>Whilst the Committee acknowledge that rates have not changed since 2010, the Committee object to the level of increase being proposed.</p> <p>When comparing against other neighbouring authorities, the Committee believe the cost to be too high. Using a 7 mile journey for comparison, the proposed charges will increase the cost of a journey from around £16.70 to £22.80. A similar journey via Uber is estimated at £11, whilst the cost of the same journey in Bracknell Forest is £15 and in RBWM is £17.50.</p> <p>The Committee believe rates should be comparable to those of neighbouring authorities.</p>

Next Steps

The Local Government (Miscellaneous Provisions) Act 1976 section 65 gives a Local Authority the power to determine the table of fares for the hire of hackney carriages. This legislation also prescribes the statutory consultation process that must be followed and the procedures for ensuring that objections are properly considered in relation to a Local Authority's adoption of or variation to a table of fares before the table comes into effect.

As objections to the varied table of fares were received (see table above) and not withdrawn the matter had to be considered further to decide whether or not to modify the table of fares before it came into effect. The objections were therefore discussed by Members of the Licensing and Appeals Committee at a meeting on the [02 March 2022](#).

The Members were informed that the table of fares had to come into operation by the 17 April 2022 i.e. no later than two months after the last date for making objections (17 February 2022) with or without modification.

Conclusion

Members of the Licensing and Appeals Committee, after considering the business case put forward by the taxi trade, the comments received during the consultation and the response to those comments by the taxi trade have agreed to:

- Bring forward the time the tariffs change from one rate to another from 11pm to 10:30pm;
- Change the Flag Rate from 863 yards and 190 secs to 440 yards/110 secs;

- Amend the Rate from 167 yards/38 secs to 120 yards/ 30 secs;
- Increase the fouling charges from £10 (interior) and £50 (exterior) to £15 and £75 respectively;
- Increase the charge for an extra passenger where the vehicle is transporting more than 4 passengers from 50p to £2.00 per passenger.
- An implementation date of the 04 April 2022.

A copy of the revised table of fares can be found at:

<https://publicprotectionpartnership.org.uk/licensing/taxi-and-private-hire-licences/wokingham-borough-taxi-and-private-hire-licences/>

ENFORCEMENT NOTIFICATIONS - 29 MARCH 2022

Land rear of 7-10 Brecon Road, Woodley, Reading, RG5 4PR
Untidy fence alongside service road rear of Brecon Road shops

ENFORCEMENT CLOSURES - 29 MARCH 2022

53 Rochester Avenue, Woodley, Wokingham, RG5 4NB

Roof has been changed and does not match neighbouring houses
No breach

14 Shepherds Hill, Woodley, Wokingham, RG6 1BB

New fence taller than allowed height
No breach

24 Lavenham Drive, Woodley, Wokingham, RG5 4PP

Breach of Conditions with materials for roof & rendering
No breach

16 Crockhamwell Road, Woodley, Wokingham, RG5 3LF

Unauthorised conversion of garage without planning permission
Application submitted

6 Bosworth Gardens, Woodley, Wokingham, RG5 3RS

Garage conversion being rented out as separate accomodation
No breach

74 Headley Road, Woodley, Wokingham, RG5 4JE

Car repair business being run from a residential address
No breach

31 Cartmel Drive, Woodley, Wokingham, RG5 3NG

Flag pole in situ without planning permission
No breach