



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

To: **Members of the Planning and Community Committee**

Councillors K. Baker; D. Bragg; J. Cheng; C. Jewell; M. Nagra; J. Sartorel; R. Skegg;
B. Soane; P. Wicks

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 17 May 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. **APPOINTMENT OF CHAIRMEN AND VICE CHAIRMEN**
To appoint the Chairman and Vice Chairman of the Planning & Community Committee for the 2022/23 municipal year.
2. **APOLOGIES**
3. **DECLARATIONS OF INTEREST**
To receive any declarations of interest from Members on agenda items.
4. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 26 APRIL 2022**
To approve the minutes of the Planning and Community Committee meeting held on 26 April 2022 and for the Chairman to sign them as a true record.
(These minutes were provided in the Full Council agenda of 10 May 2022)

5. **CURRENT PLANNING APPLICATIONS**
To consider current planning applications and agree comments to be forwarded to the planning authority. (*Appendix 5*) Page 5
6. **PLANNING DECISIONS**
To note information on decision notices received from the planning authority since the last meeting. (*Appendix 6*) Page 6
7. **TREE PRESERVATION ORDERS**
Applications for works to trees
This type of application does not require consultation.
- To note application 221132:
Location: TPO 0003/1951, WOODLAND 3: Malone Park, Land rear of 7 Jerome Road, Woodley, RG5 3NH.
Proposal: T1, Maple – Re-pollard to previous pollard points.
- To note application 221316:
Location: TPO 0003/1951, WOODLAND 3: 68 Fairwater Drive, Woodley, RG5 3JB.
Proposal: T1, Oak – Remove dead branch caught in canopy and removal of major deadwood over 50mm in diameter; removal of 1 no. secondary branch overhanging the garden of no. 70 Fairwater Drive.
- To note application 221408:
Location: TPO 170/1980, AREA 3: 11 Anthian Close, Woodley, RG5 4XA.
Proposal: T1, Oak - Crown reduction to the SW and NW side by approx. 1.75-2m in spread to result in an approx. radial crown spread to North of 6m, East of 8m, South of 6.5m and West of 6m. Remove 2 no. lowest limbs on the West side; remove 1 no. lowest limb on the SW side. Crown clean by removing internal epicormic growth up to 7m. Crown lift to approx. 6.5m by removing secondary growth only where possible.
T2, Oak – Crown lift to approx. 6.5m by removing secondary growth only where possible.
8. **SANDFORD PARK BAILEY BRIDGE**
At the Planning & Community Committee meeting held on 26 April 2022, Members asked Officers to contact Wokingham Borough Council to seek their understanding as to why the old haul bridge - known as Sandford Park Bailey Bridge - across the River Loddon is currently closed (Minute 141 – P&C minutes 16 April 2022).
- Members are asked to note the response received from Wokingham Borough Council regarding public access across Sandford Park Bailey Bridge, provided at **APPENDIX 8**, and to consider whether to pursue this matter further. Page 7
9. **COMMUNITY SPEEDWATCH**
To receive an update on the Woodley Community Speedwatch activities from Councillor Bragg.
10. **EARLEY STATION FOOTBRIDGE**
To receive an update on Earley Station Footbridge from Councillor Wicks.

11. **COMMUNITY ISSUES**
To discuss and consider any recent community issues noted by Members.
12. **HIGHWAYS ISSUES**
To discuss and consider any recent highway issues noted by Members.
13. **PUBLICATIONS/INFORMATION**
To note receipt of the following:
 - The Woodley Volunteer Centre eNews – May 2022
 - Me2 Club Newsletter – April 2022
14. **FUTURE AGENDA ITEMS**
To consider suggestions for future agenda items.
15. **PUBLICITY/WEBSITE**
To consider suggestions for items to be publicised.
16. **ENFORCEMENT ISSUES**
 - a) To note the enforcement notifications listed in ***Appendix 16a.*** Page 12
 - b) To note the enforcement case closures listed in ***Appendix 16b.*** Page 13

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PLANNING APPLICATIONS

Application No. & Address	Proposal
220535 92 Loddon Bridge Road, Woodley, RG5 4AN	Application to vary 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 the variation is to substitute the Arboricultural Method Statement with a Tree Protection Plan. We have received revised/additional plans for the above application. The revised details show: Revised description to state the application is to vary condition 9 of planning consent 211870 to substitute the Arboricultural Method Statement with a Tree Protection Plan. Additional Tree Protection Plan received.
220938 The Wing, Sandford Manor, Sandford Lane, Woodley, RG5 4SY	Householder application for the proposed erection of a two storey detached garage to the front of the property, following demolition of existing detached garage.
221125 27 Wyndham Crescent, Woodley, RG5 3AY	Householder application for the proposed conversion of the garage to create habitable accommodation to include changes to fenestration.
221206 33 Telford Crescent, Woodley, RG5 4QT	Householder application for the proposed garage conversion into habitable space, installation of new window in the first floor ensuite and associated changes to fenestration.
221256 137 Loddon Bridge Road, Woodley, RG5 4AG	Householder application for the proposed single storey rear and side extension following demolition of existing conservatory.
221278 1 Beaver Way, Woodley, RG5 4UD	Householder application for the proposed conversion of existing garage to create habitable accommodation, single storey rear extension, first floor side extension, changes to fenestration plus 1no. rooflight.
221222 52 Walmer Road, Woodley, RG5 4PN	Householder application for the proposed single storey, rear extension with pitched roof, side extension to existing garage and changes to fenestration.

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PLANNING DECISIONS

REFUSED – CONTRARY TO TOWN COUNCIL RECOMMENDATION

Reference / 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.

REFUSED – ENDORSING TOWN COUNCIL RECOMMENDATION

Reference / Address	Proposal
NONE	

APPROVED – CONTRARY TO TOWN COUNCIL RECOMMENDATION

Reference / Address	Proposal
NONE	

APPROVED – ENDORSING TOWN COUNCIL RECOMMENDATION

Reference / Address	Proposal
220283 21 Vauxhall Drive, Woodley, RG5 4EA	Householder application for the proposed erection of a single storey front extension and part single/part two storey rear extension, plus modifications to existing ground floor roof on the front elevation.
220470 4 Frampton Close, Woodley, RG5 3BS	Householder application for a single storey side/rear extension for sitting room.
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.
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).
220758 3 Kingfisher Drive, Woodley, RG5 3LG	Householder application for the proposed erection of a part single/part two storey rear extension and first floor side extension above garage, with associated fenestration.
220867 67 South Lake Crescent, Woodley, RG5 3QN	Householder application for the proposed erection of a single storey side extension and changes to fenestration, following demolition of existing lean-to.

RE: Loddon River pedestrian bridge

From: Andrew Fletcher [REDACTED]
To: Matthew Filmore <matthew.filmore@woodley.gov.uk>
Cc: Kevin Murray <kevin.murray@woodley.gov.uk>, Andy Glencross [REDACTED], Francesca Hobson [REDACTED]
Date: 11/05/2022 2:53 PM

Dear Matthew,

Thanks for your email below and for your telephone conversation this afternoon. Please accept my apologies for the delay in responding to you.

As you are aware, there has been several requests to access across the River Loddon from the Sandford Park Bailey Bridge onto St Nicholas Hurst Footpath 30. The issue of cycling in this area and the use of the bailey bridge has quite a complex history, both from the landownership and permissions perspective and the general condition of the bridge.

The bridge appears to be partly owned by Taylor Wimpey on the country park side and partly by Summerleaze Ltd on the eastern side, who also own the land over which St Nicholas Hurst Footpath 30 runs. The ownership of the bridge is not entirely clear however and Summerleaze consider that they own the entire bridge. I understand that the bridge was originally installed by Summerleaze as part of the gravel extraction. Agreement of all landowners are required to allow access across the bridge and to allow cyclists to use Footpath 30.

Unfortunately, permission for public access across the bridge and use of Footpath 30 for cyclists has been refused by Summerleaze Ltd. The reason for the refusal is because they are keen not to encourage greater pedestrian use of this footpath and do not want to allow cyclists to use it. This is partly due to concerns about increased risk for the public entering over the fences onto their private land, and because increased use will be detrimental to the aims of the Lavell's Wetland Trust who have purchased land to the south of the bridge. Summerleaze have agreed with Lavell's Wetland Trust during the sale that they will support Lavell's ecological aims for the land. Summerleaze have made it clear that they would not be willing to allow access, even if the bridge was refurbished or replaced to bring it into a suitable condition for use. They have also stated that they plan to remove the bridge.

We commissioned a fresh safety inspection of the bridge to determine whether it was safe for use, which was received in July 2021. The current condition of the bridge is such that it cannot be safely opened in its present state, and we have needed to close the bridge to prevent people trying to access across it and putting themselves in danger. The report concluded that overall, the structure was found in fair condition, with some minor defects to the main members which do not cause undue concern for

safety of the public. There is generally no more than superficial corrosion to the main steel structural elements. The timber decking is in fair to poor condition but is protected by the covering steel checker plate which effectively spreads localised loads over/around any rotten areas. There are 14 separate recommendations for repairs that need to be undertaken to the structure of the bridge to make it safe for public use, however it is not possible for us to do this as the landowner has refused permission for access across the bridge.

Under the terms of the Section 106 legal agreement with Taylor Wimpey Homes the Council has received £30k funds for the refurbishment of the bridge to facilitate access. Now that this is not possible, we have agreed with them to vary the legal agreement to allow the funds to be used elsewhere on the country park rather than returning the funds to Taylor Wimpey. This will be used to fill in some gaps in the informal path network and to put in several additional benches.

I recognise that this is not what we had hoped to achieve in this situation however I trust that this email helps to illustrate the situation and the reasons why we have not been able to proceed any further.

If you have any questions at all or would like to discuss this further, please do not hesitate to contact me.

Thanks and Best Regards

Andrew Fletcher
Green Infrastructure Manager

Wokingham Borough Council | Civic Offices | Shute End | Wokingham | Berkshire | RG40 1BN

Mobile [REDACTED]

Email [REDACTED]

Website www.wokingham.gov.uk

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Matthew Filmore <matthew.filmore@woodley.gov.uk>

Sent: 11 May 2022 13:59

To: Andrew Fletcher [REDACTED]

Cc: Kevin Murray <kevin.murray@woodley.gov.uk>; Andy Glencross
[REDACTED]

Subject: Re: Loddon River pedestrian bridge

Dear Andrew,

I hope you're well.

I wonder if you've had a chance to review my email yet. We have our next P&C meeting on Tuesday night (this has come around slightly quicker than normal) and so I know I'll be asked for an update.

Kind regards,

Matthew Filmore

Committee Officer

Woodley Town Council

The Oakwood Centre, Headley Road

Woodley, Berkshire, RG5 4JZ

Tel: 0118 9690356

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If it has reached you by mistake then please call 0118 969 0356 to let us know or notify us by e-mail and then delete the message.

Thank you for your help.

From: Matthew Filmore <matthew.filmore@woodley.gov.uk>

To: Andy Glencross [REDACTED]

Cc: Kevin Murray <kevin.murray@woodley.gov.uk>

Sent: 29/04/2022 9:27 AM

Subject: Re: Loddon River pedestrian bridge

That's great. Thanks Andy.

Matthew Filmore

Committee Officer

Woodley Town Council

The Oakwood Centre, Headley Road

Woodley, Berkshire, RG5 4JZ

Tel: 0118 9690356

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Thank you for your help.

From: Andy Glencross <[REDACTED]>
To: Matthew Filmore <matthew.filmore@woodley.gov.uk>
Cc: Kevin Murray <kevin.murray@woodley.gov.uk>
Sent: 29/04/2022 9:10 AM
Subject: RE: Loddon River pedestrian bridge

Hi Matthew

Andrew Fletcher is dealing with this issue and I've passed your email on to him for a response.

Regards


Andy Glencross
Assistant Director – Highways & Transport
Place and Growth Directorate




WOKINGHAM HIGHWAYS ALLIANCE

WOKINGHAM BOROUGH COUNCIL 

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From: Matthew Filmore <matthew.filmore@woodley.gov.uk>
Sent: 28 April 2022 10:36
To: Andy Glencross <[REDACTED]>
Cc: Kevin Murray <kevin.murray@woodley.gov.uk>
Subject: Loddon River pedestrian bridge

External Email

CAUTION: This is an EXTERNAL EMAIL - STOP & THINK before clicking a link or opening attachments.

Hi Andy,

I hope you are well.

I wonder if you can help with an issue which was raised as the last meeting of our Planning & Community Committee; I'm not entirely sure who at WBC might be best placed to look into this, but thought you might have an idea.

At the meeting, Members raised an issue relating to what was described as the old haul bridge across the River Loddon. Apparently this bridge was used by hauliers to bring materials over to the Airfield site when developers were building, and Councillors believe there was a requirement, as part of the approved planning application, for the bridge to remain in order that pedestrians and cyclists may cross the river to access Hurst and Dinton Pastures, and vice versa.

The bridge itself is currently closed, although it can be reached by walkers and cyclists from both sides of the River. Members noted that walkers were finding it frustrating to be able to get to the bridge and see the other side, only to not be able to cross it. One Councillor who had visited comments that, at a glance, it appeared perfectly safe for pedestrians.

As part of a string of comments regarding this on Facebook, a member posted a section from a residents newsletter which stated that the reason the bridge is not open is because the owners of the land, Summerleaze and Lavell's Wetland Trust, do not want to encourage greater pedestrian use of the footpath and do not want cyclists to use it. The newsletter section goes on to say that this is partly due to concerns about increased risk for the public entering over the fences onto private land, but also that increased use will be detrimental to the aims of the Lavell's Wetland Trust. Apparently Summerleaze have indicated they are not willing to allow access and plan to remove the bridge.

As mentioned, Councillors believe the bridge was linked in to the planning approval, and even that the Developer provided money for this. Another member of the public claims to have submitted an FOI request to WBC last year, from which it was confirmed the money was still available.

What Members would like from WBC is to get an understanding of the actual issues relating to this bridge. If they do relate to land owners not being willing to allow access to the bridge, despite walking routes leading up to both sides of it, then they would like for a meeting to be arranged between the Town Council, WBC, and the land owners to seek a resolution.

Thank you in advance for any help you can provide with this.

Kind regards,

Matthew Filmore
Committee Officer
Woodley Town Council

ENFORCEMENT NOTIFICATIONS - 17 MAY 2022

51 Antrim Road, Woodley, Wokingham, RG5 3NT

Build appears to be too close to neighbour not in line with 210311

ENFORCEMENT CLOSURES - 17 MAY 2022

6 Hanwood Close, Woodley, Wokingham, RG5 3AB

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

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

Untidy fence alongside service road rear of Brecon Road shops
Voluntary Compliance

18 Caldbeck Drive, Woodley, Wokingham, RG5 4LA

Unauthorised conversion of loft without planning permission
No breach

81 Loddon Bridge Road, Woodley, Wokingham, RG5 4AR

Large building has been partly built in rear garden without planning permission
Other

21 Buccaneer Close, Woodley, Wokingham, RG5 4XP

Business being run from home without planning permission
No breach

14 Tippings Lane, Woodley, Wokingham, RG5 4RX

Large brick building in rear garden without planning permissions
No breach

2 Penrose Avenue, Woodley, Wokingham, RG5 3PA

Breach of Condition re landscaping
No breach

2 Penrose Avenue, Woodley, Wokingham, RG5 3PA

Breach of Condition of application 210902
No breach