



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

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

Councillors P. Wicks (Chairman); K. Baker; D. Bragg; J. Cheng; C. Jewell; M. Nagra;  
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 6 September 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

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

1. **APOLOGIES**
2. **DECLARATIONS OF INTEREST**  
To receive any declarations of interest from Members on agenda items.
3. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 9 AUGUST 2022** Page 5  
To approve the minutes of the Planning and Community Committee meeting held on 9 August 2022 and for the Chairman to sign them as a true record.
4. **CURRENT PLANNING APPLICATIONS**  
To consider current planning applications and agree comments to be forwarded to the planning authority. *(Appendix 4)* Page 15
5. **PLANNING DECISIONS**  
To note information on decision notices received from the planning authority since the last meeting. *(Appendix 5)* Page 17

6. **PRIOR APPROVAL SUBMISSION**

This type of application does not require consultation.

To note application 222537:

- Location: 11 Redwood Avenue, Woodley, Wokingham, RG5 4DS  
Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.00m, for which the maximum height would be 3.00m and the height of the eaves 3.00m.

7. **ADVERTISEMENT CONSENT NOTIFICATION**

This type of application does not require consultation.

To note application 222472:

- Location: 406-412 Marks and Spencers, London Road, Woodley, Reading, RG6 1BG  
Proposal: Application for advertisement consent for 2no. externally illuminated fascia signs to replace existing 2no. 'M&S FOODHALL' signs, changes to 1no. standalone totem to replace existing 'M&S FOODHALL' wording to 'M&S FOOD', replacement vinyl graphic and 20no. square manifestation signs.

8. **TREE PRESERVATION ORDERS**

**a) Applications for works to trees**

This type of application does not require consultation.

To note application 222325:

- Location: TPO 0003/1951, WOODLAND 3: Council land to the front of 78 and 80 Highgate Road, Woodley, Wokingham, RG5 3QR  
Proposal: T1, Beech - Crown lift by 5.2m to ensure statutory clearance heights are achieved. Crown reduction of outer canopy by 3m back to previous pruning points. Crown thin lower canopy by no more than 15%.

To note application 222435:

- Location: TPO 0038/1971, AREA 1: Land to northwest of 35 Mannock Way, Woodley, Wokingham, RG5 4XW  
Proposal: G1, 3 x Oak – Cut back branches overhanging garden and roof of no. 35 Mannock Way by 3m.  
G2, 5 x Common Alder – Dismantle to ground level.

To note application 222445:

- Location: TPO 1374/2011: 142 Loddon Bridge Road, Woodley, Wokingham, RG5 4AB  
Proposal: T1, Oak – Remove deadwood and crown-lift over garden path removing smaller secondary outer branch tips to create 3-4m canopy clearance above ground level.  
T2, Oak – Fell and replace.

To note application 222646:

- Location: SECTION 211 NOTIFICATION FOR WORKS IN A CONSERVATION AREA: 16 Church Mews, Woodley, Wokingham, RG5 4RJ

Proposal: T1, Tree of Heaven – Crown reduction by approx. 2m in height and approx. 1m on the western side.

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

TPO 1849/2022 - West side of Perimeter Road, Woodley, RG5. This TPO was confirmed without modifications.

9. **CYCLING IN WOODLEY SUB COMMITTEE**

To note **Report No. PC 5/22** of the Cycling in Woodley Sub Committee Page 19 meeting held on 31 August 2022.

There were no recommendations made at this meeting due to be considered by the Committee.

10. **LOCAL BUS SERVICES BRIEFING NOTE**

To note the Local Bus Services briefing note provided by Councillor Paul Fishwick, Executive Member for Active Travel, Transport and Highways – Wokingham Borough Council. (**Appendix 10**)

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11. **COMMUNITY SPEEDWATCH**

12. **EARLEY STATION FOOTBRIDGE**

13. **COMMUNITY ISSUES**

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

14. **HIGHWAYS ISSUES**

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

15. **PUBLICATIONS/INFORMATION**

To note receipt of the following:

- CCB eBulletin – August 2022
- Me2 Club Newsletter – August 2022

16. **FUTURE AGENDA ITEMS**

To consider suggestions for future agenda items.

17. **PUBLICITY/WEBSITE**

To consider suggestions for items to be publicised.

18. **ENFORCEMENT ISSUES**

- a) To note the enforcement notifications listed in **Appendix 18a.**

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- b) To note the enforcement case closures listed in **Appendix 18b.**

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**Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 9 August 2022 at 7:45 pm**

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

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

**Also present:** *Councillors: K. Gilder; R. Horskins; A. Swaddle;  
Councillor Paul Fishwick & Robert Curtis (Wokingham Borough Council)  
Sam Goss (PJA Consultancy)  
43 members of the public*

59. Prior to the meeting commencing, the Chairman asked those in attendance to observe a minute's silence following the death of a 32-year-old man who was found in Woodford Park on Tuesday 2 August 2022.

60. **APOLOGIES**  
Apologies for absence were received from Councillors Nagra and Skegg.

61. **DECLARATIONS OF INTEREST**  
There were no declarations of interest.

62. **WOKINGHAM BOROUGH COUNCIL ACTIVE TRAVEL ROUTE – WOODLEY TO READING**  
The Chairman handed over to Councillor Paul Fishwick, Executive Member for Active Travel, Highways and Transport at Wokingham Borough Council (WBC), who summarised the background to the Active Travel Route proposals.

Councillor Fishwick then handed over to Sam Goss from Phil Jones Associates (PJA), the transport design consultancy employed by Wokingham Borough Council to design the current scheme proposal. Sam provided a presentation summarising and explaining the rationale behind the design against the backdrop of relevant national guidance LTN 1/20 regarding the provision of cycle routes. He explained that there were five key factors which needed to be considered when designing an Active Travel scheme, which include infrastructure design, pedestrian comfort, impact on vehicle movement and street parking, impact on public ground, and cost and buildability. He acknowledged that any scheme developed, including the current scheme, required compromise.

Councillor Baker spoke on the matter, noting that he was disappointed that views had been sought in a survey and not a consultation. He highlighted that Wokingham Borough Council had reinstated a requirement for those responding online had to set up an account which was likely to dissuade a number of individuals, a requirement which had previously been removed from the previous consultation. He also noted that the content of the survey was devoid of options, instead asking responders to advise on their location and travel habits rather than their opinion on the scheme or possible routes. Specifically, Councillor Baker identified that views had not been sought on a possible route along Beechwood Avenue and Howth Drive, rather than along the eastern end of Woodlands Avenue.

With regards to potentially routing the scheme along Beechwood Avenue and Howth Drive, Councillor Baker highlighted that this would not require the removal of the roundabout on Howth Drive, which if removed would likely exacerbate the issue of queueing traffic. Both Beechwood Avenue and Howth Drive are also wide enough to accommodate a cycle way, whereas using the eastern section of Woodlands Avenue would require the road to be reduced to the minimum width of 5m, with a 20-mph speed limit required and a ban on heavy goods vehicles. Councillor Baker noted that he had been reliably informed that currently delivery lorries travelling to both Iceland and Waitrose use the eastern end of Woodlands Avenue. He also noted that the option to route the scheme via the eastern end of Woodlands Avenue would directly impact 101 properties, whilst a route along Beechwood Avenue and Howth Drive would likely impact only 36 properties.

A large number of residents attended the meeting and a lengthy discussion took place regarding the proposed route which was open for consultation. One resident raised concerns about the timing of the consultation, highlighting that it was taking place school holidays in July and August which was likely to reduce the number of responses.

It was highlighted that the proposed 5m road width on the eastern section of Woodlands Avenue was a reduction from standard, with the Borough's own design guide suggesting through roads require a width of between 5.5m and 6.1m. A WBC traffic survey was cited as stating that the flow of traffic on the eastern section of Woodlands Avenue was 5,730 vehicles per day, and it was suggested this rate showed this should be considered a principal road. When previously questioned by a resident about the discrepancy with the Borough's design guide, WBC had apparently responded to state that this only applied to new roads.

It was highlighted that DfT guidance states that a 5m minimum road width allows cars to travel past cars, but does not refer to wider vehicles such as lorries, ambulances, or vans. A DfT traffic survey was cited as stating approximately 10,500 vehicles per day, including 71 HGVs, travel along the western side of Woodlands Avenue. However, it was stated that WBC data suggested only 4 HGVs travel along the eastern end of Woodlands Avenue. A query was raised about where the additional vehicles were then going.

Concerns were also raised that no statutory safety audit results were included in either this or the earlier consultations on this proposal.

Some residents presented concerns that the scheme would cause some disabled residents, especially those in wheelchairs, as well as pushchair users difficulty when trying to cross Woodlands Avenue. A concern was also raised that this proposal would route those cyclists wishing to head north through the shopping precinct, and it was noted that concerns regarding dangerous interactions between cyclists and residents in the precinct had been raised at a previous meeting of the Committee; a route via Beechwood Avenue and Howth Drive, it was stated, would not cause this.

A small number of residents felt that the proposed scheme was unnecessary, citing that the change would only be for the benefit of a very small number of cyclists they see each day along this route. However, other residents, especially cyclists in attendance, noted that the purpose of the scheme was to make cycling safer, and thus increase the number of cyclists on the road and reduce traffic.

Sam Goss noted that routing the scheme via Howth Drive would require the removal of a number of parking spaces.

A small number of attendees, including two who identified themselves as cyclists, supported the implementation of a cycle way along the route, stating there were positives in the scheme.

A community responder spoke to raise concerns regarding access to properties on the eastern section of Woodlands Avenue for emergency vehicles should the carriageway be reduced to 5m.

One attendee noted a concern with the Culver Lane section of the route, stating that Palmerstone Road is referred to as a quiet road when it is not. Members were very concerned that removing parking at the western end of Woodlands Avenue would cause significantly difficulty for those accessing Bulmershe open space, specifically creating further traffic problems on days when sporting events were taking place, with the likely alternative parking locations inconveniencing those living in neighbouring developments.

Councillor Baker conducted a straw poll in which only 2 attendees registered support for the existing proposal to route along the eastern section of Woodlands Avenue, whilst approximately 20 attendees suggested support for the scheme to route along Beechwood Avenue and Howth Drive. It was noted that there were no attendees from Beechwood Avenue, which was likely because the current proposal does not include this road. Comments were also made that it would be better to improve the existing cycling infrastructure than to try to retrofit a brand new scheme.

The majority consensus amongst attendees was that the scheme continues to consider the route along the eastern stretch of Woodlands Avenue without a strong reason why, and the option of routing along Beechwood Avenue and Howth Drive should be examined further and comments sought from the public.

Councillor Fishwick thanked everybody for their input, stating it was clear the route along the eastern section of Woodlands Avenue was not favoured. He confirmed that an Individual Executive Member Decision had been made in July 2021 to proceed with designing a scheme along this specific route, and it was this route that Active Travel England (ATE) had agreed to fund. He stated that they would need to await the full results of the consultation. However, if the route along Beechwood Avenue and Howth Drive is going to be investigated further, he confirmed that WBC would need to go back to ATE to confirm whether funding would still be available.

The Chairman reminded all those in attendance to make sure they submitted their comments to the survey officially to Wokingham Borough Council via the online survey. At this point, the Chairman called the discussion to a close and a number of public attendees left the meeting. The Chairman spoke to Members of the Committee and it was

**RESOLVED:**

- ◆ That, whilst the Council is fully supportive of making improvements to cycle routes within Woodley, the Town Council believes that the current proposed scheme is unacceptable, and that proper alternative options need to be investigated and put forward for full consultation by Wokingham Borough Council to members of the public, including a potential route along Beechwood Avenue / Howth Drive.

63. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 12 JULY 2022**

**RESOLVED:**

- ◆ That the minutes of the Planning and Community Committee meeting held on 12 July 2022 be approved and be signed by the Chairman as a true and accurate record.

64. **CURRENT PLANNING APPLICATIONS**

After discussing three of the nineteen planning applications due to be discussed it was proposed by the Chairman, seconded by Councillor Jewell, and following a vote it was:

**RESOLVED:**

- ◆ That as the business would not be completed by 10pm, the meeting continue until 10:30pm in order to complete the business set out in the agenda.

Voting: For: 5 Against: 0 Abstentions: 0 No Vote Registered: 1

Members then continued to discuss the remaining planning applications.

**RESOLVED:**

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

65. Councillor Jewell proposed, seconded by Councillor Baker, and following a vote it was:

**RESOLVED:**

- ◆ To note the contents of agenda items:
  6. Planning Decisions
  7. Tree Preservations Orders
  8. Cycling in Woodley Sub Committee
  9. Wokingham Borough Council Local Cycling and Walking Infrastructure Plan (LCWIP) Consultation

Voting: For: 5 Against: 0 Abstentions: 0 No Vote Recorded: 1

66. **WOKINGHAM BOROUGH COUNCIL PUBLIC SPACES PROTECTION ORDER SURVEY**

Councillor Jewell proposed, seconded by Councillor Baker, and following a vote it was:

**RESOLVED:**

- ◆ To write to Wokingham Borough Council to confirm the Town Council's support for the proposed Car Cruising Public Spaces Protection Order.

Voting: For: 6 Against: 0 Abstentions: 0 No Vote Recorded: 0

67. **GOODS VEHICLE OPERATORS LICENCE APPLICATION**

**RESOLVED:**

- ◆ To note the communication received from BDT Transport Ltd, as included in the agenda, in response to the Council's letter sent to them seeking details of how they planned to mitigate and / or offset the environmental impact of the increase in heavy goods vehicle traffic as a result of their application.

68. **COMMUNITY SPEEDWATCH**

Councillor Bragg confirmed that an invitation to a meeting of the Woodley Speedwatch Group has now been sent out to those members of the public who have volunteered to take part.

**RESOLVED:**

- ◆ To note that Community Speedwatch signage has now been installed on highway entry points into the town.



69. **EARLEY STATION FOOTBRIDGE UPDATE**

Councillor Wicks confirmed that a further review of the bridge had been conducted by Wokingham Borough Council which had identified further deterioration, with additional netting placed under the bridge to catch any falling debris. Wokingham had not indicated how long the bridge might remain operational or that there was any progress on the potential replacement of the bridge.

**RESOLVED:**

- ◆ To formally write to Wokingham Borough Council to register that the Town Council believe the current situation is unsatisfactory. The letter should highlight significant concerns surrounding the safety and potential for accidents with the existing bridge in its current state, and seek a firm answer as to whether the bridge will be replaced and, if so, when.

70. **COMMUNITY ISSUES**

Councillor Baker advised that he had been invited by Wokingham Borough Council to a meeting in September at which it is believed Wokingham will request Community Infrastructure Levy (CIL) funding from Town and Parish Councils to help fund the redevelopment of California Country Park.

Members discussed the matter and unanimously agreed to refuse any request received to release Woodley CIL funding for this redevelopment.

**RESOLVED:**

- ◆ For Councillor Baker to represent the Town Council's views at the meeting in September.

71. **HIGHWAYS ISSUES**

There were no highways issues raised for discussion by Members.

72. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

- ◆ To note receipt of the following:
  - Woodley Town Centre Partnership Newsletter – July 2022
  - Me2 Club Newsletter – July 2022

73. **FUTURE AGENDA ITEMS**

There were no future agenda items raised by Members.

74. **PUBLICITY/WEBSITE**

**RESOLVED:**

- ◆ To post a balanced press release advising of the discussion which had taken place at the meeting regarding the proposed Active Travel Route.

75. **ENFORCEMENT ISSUES**

**RESOLVED:**

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

Councillor Baker advised Members that he had notified Wokingham Borough Council of an enforcement issue on Mannock Way where a wall appears to be being built which encompasses amenity land.

The meeting closed at 10:25 pm

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Woodley Town Council

**Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 9 August 2022**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<p><b>221691</b> 1 Burgess Close, Woodley, RG5 3LJ</p>	<p>Householder application for the proposed 1no. Juliet Balcony in replacement of existing window.</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>221876</b> Land to the rear of 16 Butts Hill Road, Woodley, RG5 4NH</p>	<p>Full application for the proposed erection of 1no. dwelling and detached garage.</p>
<p><b>Observations:</b> The Planning &amp; Community Committee noted the objections of a significant number of residents who wrote to the Council and also attended the Committee's meeting on Tuesday 9 August to present their objections to this application.</p> <p>Members have considered the application and recommend it be refused. The Committee supported the comments of Councillors Keith Baker and David Bragg, which have already been submitted. These are as follows:</p> <ul style="list-style-type: none"> <li>- The proposed access road (Maple Grove) is not appropriate for construction traffic due to its width, the sharp bend in the road, and the fact that existing residents, especially children, use the area for recreation. There would be no space for a large vehicle to turn around, so vehicles would either need to reverse into Maple Grove from Butts Hill Road, or reverse back out, which would cause significant traffic issues.</li> <li>- The proposed 6 bedroom property is larger than the existing 4 to 5 bedroom properties on Maple Grove, and so out of keeping.</li> <li>- The applicant's Planning, Design &amp; Access Statement states "there will be little visibility of the new dwelling around the site", however this is inaccurate as the two storey property will be clearly visible over the hedge currently bordering onto Maple Grove.</li> <li>- The applicant's Planning, Design &amp; Access Statement states "The arrangement of the development in the plot is consistent with surrounding development especially in regards to the built-up coverage. The building line is consistent with Maple Grove and the parking area and plot frontage is a continuation of this", however the Committee feel the design and layout of the plot differs from the existing street scene.</li> <li>- The proposal will require the removal of two visitor spaces at the end of Maple Grove which are currently in regular use. Removal of these parking spaces will also greatly interfere with the ability of carers or emergency vehicles to attend houses in the road.</li> <li>- The applicant's Planning, Design &amp; Access Statement states "The access to the site from Maple Grove will follow the existing pattern of entrances along the road." This is not correct as existing entrances are immediately to the front of properties, whereas the proposed entrance for this development will be at the corner of the plot.</li> <li>- Paragraph 111 of the NPPF states that developments should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety. The Committee believe the single-track nature of the road, the road width, and the fact that the road is used by residents and children, mean that this would cause an unacceptable safety impact on the highway, especially with the additional traffic caused by a large, 6 bedroom property.</li> </ul>	

<ul style="list-style-type: none"> <li>- Wokingham Borough's Planning Design Guide Section 4.7: Headed Privacy, Visual Impact and Amenity, Paragraph 7 states 'The Councils Minimum distance of 22m is a generally accepted guideline for there to be no overlooking for material loss of privacy between the rear of two buildings that directly face one another'. It is believed that the proposed development will be less than 22m from the rear of the property at 52 Rochester Avenue.</li> <li>- The arboricultural report provided with the application states that "Overall, proposals do not require unacceptable tree loss or removal of any high quality trees with significant public visual amenity value". However, Members noted that around two weeks prior to the application being submitted a number of mature trees at the property were felled, with evidence of this in the way of large, cut up trunks, still visible in the garden. Residents have highlighted an already, noticeable decline in wildlife, especially birds, within the area.</li> <li>- Policy TB06 of the MDD Local Plan relates to the development of private residential gardens. The policy states that the Council will resist inappropriate development of residential gardens where development would cause harm to the local area. The Committee believe this proposed development will cause harm to the local area and so should be refused.</li> </ul>	
<p><b>221950</b> 28 Fitzroy Crescent, Woodley, RG5 4EU</p>	Householder application for the proposed erection of a single storey rear extension with 1 no. roof lantern, following demolition of existing rear conservatory.
<p><b>Observations:</b> No objections.</p>	
<p><b>222015</b> 38 Clivedale Road, Woodley, RG5 3RD</p>	Householder application for the proposed erection of a single storey front extension, single storey rear extension, part single storey, part two storey side extension, plus insertion of 1no. rear dormer to facilitate loft conversion, following demolition of existing garage.
<p><b>Observations:</b> No objections.</p>	
<p><b>222040</b> 16 Austin Road, Woodley, RG5 4EJ</p>	Householder application for the proposed erection of a single storey front extension, following demolition of existing porch.
<p><b>Observations:</b> No objections.</p>	
<p><b>222073</b> 33 Cottesmore Road, Woodley, RG5 3NX</p>	Householder application for the proposed erection of a part single storey, part two storey rear extension, first floor side extension, plus garage conversion to create habitable accommodation. (Part Retrospective).
<p><b>Observations:</b> The Planning &amp; Community Committee considered this application and had no objections, but noted the comments made by neighbours and ask that they be taken into account.</p>	
<p><b>222082</b> 162 Reading Road, Woodley, RG5 3AA</p>	Householder application for the erection of a front boundary wall and steel gates. (Part retrospective)
<p><b>Observations:</b> No objections.</p>	
<p><b>222097</b> 21 Walmer Road, Woodley, RG5 4PN</p>	Householder application for the proposed single storey rear extension.
<p><b>Observations:</b> No objections.</p>	

<p><b>222105</b> The Waterside, Fairwater Drive, Woodley, RG5 3EZ</p>	<p>Full application for the installation of 7 no. lamp posts around the rear parking area. (Retrospective)</p>
<p><b>Observations:</b> The Planning &amp; Community Committee considered this application. Whilst they had no objections to the installation of lighting, they believe conditions should be included to ensure the lights are only operational during business hours, not during the night when the business is closed, and that lighting is directed to the car park and away from neighbouring properties, in line with the QN01/21 design standard. Members highlighted a concern regarding the impact on neighbours and local wildlife with the current spillage of light and operating hours.</p> <p>Councillor Jewell requested for it to be noted that she objected to the proposal at the meeting.</p>	
<p><b>222116</b> 4 Dowding Close, Woodley, RG5 4NL</p>	<p>Householder application for the proposed conversion of existing garage to create habitable accommodation. Two storey rear extension with pitched roof. Changes to fenestration.</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>222125</b> 30 Selsdon Avenue, Woodley, RG5 4PG</p>	<p>Householder application for the proposed erection of a single storey front and part single part two storey side extension, following demolition of the existing garage.</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>222161</b> 51 Beechwood Avenue, Woodley, RG5 3DF</p>	<p>Householder application for the proposed erection of a single storey front and rear extension.</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>222176</b> 9 Caldbeck Drive, Woodley, RG5 4LA</p>	<p>Householder application for the proposed two storey side extension, single storey front extension, two storey rear extension plus changes to fenestration following conversion of existing garage to create habitable accommodation.</p>
<p><b>Observations:</b> The Planning &amp; Community Committee considered this application and, whilst they had no specific objections, were concerned that the parking provision was convoluted and may not be sufficient. They also noted the comments made by neighbours and ask that they be taken into account.</p>	
<p><b>222215</b> 39 Antrim Road, Woodley, RG5 3NU</p>	<p>Householder application for the proposed single storey rear extension.</p>
<p><b>Observations:</b> The Planning &amp; Community Committee considered this application and, whilst they had no objections, they noted the concerns of a resident who attended the meeting. The resident was concerned that the plans propose side windows on the extension, with no side windows currently existing on the property, and that these may affect the privacy of neighbouring properties.</p>	

<b>222239</b> 13 Keats Close, Woodley, RG5 3QF	Householder application for the proposed erection of a single storey front extension, conversion of garage to habitable space and changes to fenestration.
<b>Observations:</b> No objections.	
<b>222246</b> 10 Dartington Avenue, Woodley, RG5 3PD	Householder application for the proposed erection of a single storey rear extension.
<b>Observations:</b> No objections.	
<b>222249</b> 22 Kingfisher Drive, Woodley, RG5 3LG	Householder application for the proposed two storey side / rear extension. Installation of hardstanding to form parking spaces.
<b>Observations:</b> The Planning & Community Committee have considered this application and recommend that it be refused, believing that the size of the proposed extension and addition of the proposed parking spaces will exacerbate existing parking issues relating to the hammerhead in the road.	
<b>222289</b> 190 Fairwater Drive, Woodley, RG5 3JF	Householder application for the proposed erection of a two storey side extension and infill front extension with associated internal remodelling.
<b>Observations:</b> The Planning & Community Committee considered this application and had no objections, subject to the parking provision being deemed sufficient.	
<b>222291</b> 47 Antrim Road, Woodley, RG5 3NT	Householder application for the proposed erection of a single storey front extension, two storey side extension, plus the insertion of a sun tunnel, following demolition of existing utility room.
<b>Observations:</b> No objections.	

Woodley Town Council

**PLANNING APPLICATIONS**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>222134</b> 39 Fitzroy Crescent, Woodley, RG5 4EX	Householder application for the proposed erection of a single storey side extension, changes to fenestration, alterations to existing single storey rear extension to include pitched roof, BiFold doors to rear elevation and 1no. roof lantern, following demolition of existing garage.
<b>222251</b> 147 Nightingale Road, Woodley, RG5 3LZ	Householder application for the proposed two storey side and rear extension with single storey front extension to create porch and first storey extension to the rear.
<b>222280</b> 182 Reading Road, Woodley, RG5 3AA	Full application for the proposed subdivision of the site and erection of 1 no. four bedroom detached dwelling with associated parking following demolition of the existing garage, plus closure of the existing access and creation of a new access.
<b>222310</b> 15 Mollison Close, Woodley, RG5 4XG	Householder application for the proposed erection of a replacement rear garden fencing with concrete gravel boards, vertical panels, concrete posts and trellis top panels. (Part Retrospective)
<b>222321</b> 52 Mannock Way, Woodley, RG5 4XW	Full application for the proposed erection of a single storey front extension, single storey rear extension, two storey side extension, and change of use of amenity land to residential.
<b>222418</b> 2 Welford Road, Woodley, RG5 4QS	Householder application for the proposed erection of a part first floor, part single and part two storey side/rear extension, plus partial garage conversion to create habitable accommodation and changes to fenestration.
<b>222423</b> 66 Mannock Way, Woodley, RG5 4XW	Full application for the proposed change of use of amenity land to residential, including erection of new garden wall following part demolition of existing garden wall, plus the erection of a ramp for new level access to side door (part retrospective).
<b>222452</b> 22 Radcot Close, Woodley, RG5 3BG	Householder application for the proposed first floor rear extension.
<b>222461</b> 59 Comet Way, Woodley, RG5 4NZ	Householder application for a single storey rear extension following demolition of existing conservatory
<b>222506</b> 35 Caldbeck Drive, Woodley, RG5 4JX	Householder application for the proposed single storey front extension, 2 storey side extension, single storey rear extension following demolition of the existing single storey garage and canopy roof.
<b>222528</b> 11 Redwood Avenue, Woodley, RG5 4DS	Householder application for the proposed erection of a single storey front extension.
<b>222543</b> 5 Colemans Moor Lane, Woodley, RG5 4BU	Householder application for the proposed single storey pitched roof to the front elevation. Single storey rear & side extension, to include rooflights. Following conversion of existing garage to create habitable accommodation.

<p><b>222560</b> 173 Colemans Moor Road, Woodley, RG5 4DD</p>	<p>Householder application for the proposed erection of a single storey front extension to create porch, 2 storey side extension to create habitable accommodation, single storey rear extension with pitched roof along with changes to fenestrations following demolition of existing canopies.</p>
<p><b>222602</b> 70 Fairwater Drive, Woodley, RG5 3JB</p>	<p>Householder application for proposed erection of a single storey rear extension with pitched roof, following demolition of existing flat roof. Insertion 1. No Lantern to existing flat roof side extension.</p>
<p><b>222624</b> 52 Radcot Close, Woodley, RG5 3BG</p>	<p>Householder application for the proposed conversion of the garage to habitable accommodation.</p>



Woodley Town Council

**PLANNING DECISIONS**

**REFUSED – CONTRARY TO TOWN COUNCIL RECOMMENDATION**

<b>Reference / Address</b>	<b>Proposal</b>
<b>221830</b> 21 Austin Road, Woodley, RG5 4EJ	Householder application for the proposed single storey rear extension and two storey side extension.

**REFUSED – ENDORSING TOWN COUNCIL RECOMMENDATION**

<b>Reference / Address</b>	<b>Proposal</b>
NONE	

**APPROVED – CONTRARY TO TOWN COUNCIL RECOMMENDATION**

<b>Reference / Address</b>	<b>Proposal</b>
NONE	

**APPROVED – ENDORSING TOWN COUNCIL RECOMMENDATION**

<b>Reference / Address</b>	<b>Proposal</b>
<b>221950</b> 28 Fitzroy Crescent, Woodley, RG5 4EU	Householder application for the proposed erection of a single storey rear extension with 1 no. roof lantern, following demolition of existing rear conservatory.
<b>221953</b> 50 Selsdon Avenue, Woodley, RG5 4PG	Householder application for the proposed installation of a rear dormer and rooflights plus associated hip to gable roof extension and removal of chimney to facilitate the conversion of the loft to habitable accommodation.
<b>222015</b> 38 Clivedale Road, Woodley, RG5 3RD	Householder application for the proposed erection of a single storey front extension, single storey rear extension, part single storey, part two storey side extension, plus insertion of 1no. rear dormer to facilitate loft conversion, following demolition of existing garage.
<b>222073</b> 33 Cottesmore Road, Woodley, RG5 3NX	Householder application for the proposed erection of a part single storey, part two storey rear extension, first floor side extension, plus garage conversion to create habitable accommodation. (Part Retrospective).

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**Report of a Meeting of the Cycling in Woodley Sub Committee held via Zoom video conferencing on Wednesday 31 August 2022 at 7.30pm**

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**Present:** *Councillors R. Horskins (Chairman); A. Chadwick; A. Heap; K. Gilder*

**Officers present:** *K. Murray – Deputy Town Clerk;*

**Also present:** *Councillor C. Jewell*

**1. APOLOGIES**

Apologies were received from Councillor Bragg.

**2. DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

**3. REPORT OF THE MEETING ON 29 JUNE 2022**

The report of the meeting of the Cycling in Woodley Sub Committee held on 29 June 2022 was noted.

**5. CYCLING STRATEGY**

Councillor Horskins invited Councillor Jewell to present and go through the items in the draft cycling strategy that was included in the agenda.

Councillor Jewell advised that Cllr Heap had conducted an audit of cycling provision across Woodley in terms of cycle parking/racks and this was welcomed by the group. It was noted that the lack of cycle parking near the new play area was being looked into.

Councillor Jewell suggested that on street signage indicating safer cycle routes, which would also include approximate times to reach destinations, should be considered in Woodley. This was discussed and it was agreed that this would be a worthwhile project to consider and that it could be linked in with similar signage that already exists in Earley and Shinfield. It was noted that this could also link up with the wider cycling routes and infrastructure. Councillor Jewell also commented on the potential for Wokingham Borough Council to provide better services in Woodley, to match those provided in Wokingham e.g. the E-bike initiative through My Journey.

Councillor Gilder enquired as to whether any statistics were available in terms of how many cyclists currently used the routes in Woodley. Councillor Jewell advised that this was not relevant as the intention was to increase the number of people cycling by providing better facilities rather than just catering for those that currently cycle.

It was suggested that a map of Woodley, showing the routes, could work well in conjunction with the way-finding signage. It was noted that a Wokingham Borough map containing cycling routes does exist but that it did not contain some of the local routes that would be beneficial for cyclists in Woodley. Councillor Jewell advised that a great deal of work had been done to produce new walking route maps recently and that these were available on the Town Council website.

Councillor Heap agreed to continue the work he was carrying out to produce a Woodley map that showed public seating locations in addition to safer cycling routes and cycle parking provision. It was agreed that this would be extremely useful.

It was noted that the Wokingham Borough Local Cycling and Walking Infrastructure Plan (LCWIP) consultation would close on 3 September. The benefits of asking for an extension to this was discussed and it was agreed that, as the consultation was looking at the very broad picture at this stage, it would not be worth requesting an extension. However it was important that the Town Council was ready to submit its views and input into the process going forwards.

Councillor Heap stated that he felt the Sub Committee had been out of the loop regarding Borough Council plans and that it was important that the Town Council is kept up to date, and that the process for considering matters within the Council was clear in respect of the Sub Committee and Planning and Communities Committee.

Councillor Jewell went through the other items on the draft action plan (Plan with updates is shown in **APPENDIX A**)

Councillor Heap advised that he had contacted Rob Curtis at WBC and confirmed that the bid in relation to the Twyford/Charvil cycle route had been submitted and that the petition in support of the proposal had gained 209 signatures. The timescale for a response to the submission was not known at this time.

It was noted that the next meeting was in January 2023 and Councillor Horskins stated the importance of the Sub Committee focussing on what could be achieved during this municipal year and asked the Sub Committee Members what actions they could take on between now and the next meeting.

Councillor Gilder advised that as she was not a cyclist she had limited input but was able to discuss issues and gather opinions from dog walkers and other non cyclists.

Councillor Chadwick advised that she would provide any relevant information that she became aware of as a Borough Councillor.

**RESOLVED:**

- ◆ **that the Deputy Town Clerk obtain costings for the provision of way-finding signage.**
- ◆ **that Councillor Jewell contact My Journey to discuss the potential for the provision of E-bikes and other initiatives, utilising the cycling hub at Woodford Park Leisure Centre.**
- ◆ **that Councillor Heap continue to develop his map and audit of cycling and walking infrastructure in Woodley.**

Meeting closed at 8:25 pm

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**Cycling in Woodley Working Party – Draft Action Plan/Strategy**

*A strategy to communicate, collaborate and educate our local community to improve, facilitate and encourage cycling in Woodley*

<b>Action</b>	<b>Partners/Stakeholders</b>	<b>Short/medium/long term</b>	<b>Ranking</b>
Conduct an audit of cycle parking provision.	Businesses + WBC	Short	1st
<i>Cllr Heap has done this and will develop it to include public seating and safer cycle routes.</i>			
Identify and provide signs for 'safe' cycle routes using existing infrastructure.	WBC	Short	1st
<i>Deputy Town Clerk to obtain costs for appropriate signage</i>			
Establish better signage and road/pavement markings for cyclists.	WBC, RBC	Short/medium	1st
<i>Deputy Town Clerk to obtain costs for appropriate signage. Potential locations to be considered when route map is complete.</i>			
Develop a Local Walking and Cycling Infrastructure Plan for Woodley (and Earley?).	WBC, ETC	Medium/long	
Consider the setting up of a cycle hire scheme (including e-bikes) in conjunction with WBC's Bike Hut.	WBC + cycle suppliers	Medium	
<i>Councillor Jewell to contact WBC/My Journey</i>			
Set up a cycling focus group to 'test' ideas for changes/improvements.		Short	1st
<i>Too early to progress at present</i>			

Liaise with other Councils/organisations to establish partnerships that will help to reduce gaps in provision beyond Woodley's boundaries – inter-urban routes.	WBC, ETC, RBC, Charvil PC Sustrans	Short/medium/ongoing	1st
<i>To be discussed</i>			
Consider ways of increasing education for all ages to reduce accidents, improve cycling proficiency and to avoid conflicts between pedestrians and cyclists.	WBC, Police, Sustrans	Medium/long/ongoing	
<i>To be discussed</i>			
Establish a central depository for data on cycle thefts and accidents.	Police	Medium	
<i>To be discussed</i>			

**LOCAL BUS SERVICES – BRIEFING NOTE****August 2022**

Dear Wokingham Borough Councillors / Town & Parish Clerks

I am writing to you to provide an update on the local bus services within Wokingham Borough.

This briefing note provides information on the current situation with local bus services and recent Individual Executive Member (IEMD) approvals for additional temporary funding for local bus services. There will be further changes to local bus service from this September before services can be retendered for the new financial year. Details of these changes are provided below.

The impact of the COVID-19 pandemic has meant that there has been a shift in travel patterns, and from the end of September central government will withdraw funding that has been replacing passenger revenues whilst demand has been suppressed. Bus companies are also facing an increasing driver shortage linked to the reduced availability of potential new recruits in the employment market. Whilst local bus companies are just about managing to operate their routes, the driver shortage is having an impact on operating costs, with drivers' wages being increased to retain existing drivers and attract new drivers.

Several changes took place to commercial bus routes in the borough from 4 April 2022 due to the phasing out of the Bus Recovery Grant. The services affected in April were the Lion 4/X4, Claret 21 and Orange 13/14. The frequency of these services was reduced, or late evening journeys were withdrawn. These services are understood to now be on a better financial footing.

Reading Buses are now carrying 77% of pre-Covid patronage following a stepped increase after Easter, albeit with a much higher recovery amongst school children and lower recovery amongst concessionary pass holders and from areas with lower density housing. Numbers continue to grow slowly with higher fuel prices encouraging people away from private vehicles, but the fundamental changes linked to home working and online shopping now seem unlikely to produce another sudden step change in usage.

A second challenge has come from services that have been financially supported by both central government funding and section 106 developer funding during the build-out of new developments and through the pandemic. These services operate in the Shinfield and Spencers Wood area. The level of patronage is simply not where it would normally be expected to be, so we have had to re-imagine the services with input from both Shinfield and Swallowfield Parish Councils and Reading Buses. A revised service will commence on 5<sup>th</sup> September 2022.

IEMDs have now been signed, permitting contract terms to be modified and releasing further S106 developer funding to support the higher costs of providing these services until 31<sup>st</sup> March 2023. These services will now be reviewed and retendered for April 2023, when a longer-term solution can be implemented. A report will be presented at the September Executive to seek both further budget approvals and agree options for retender.

A bulk renewal of concessionary passes is currently underway, with 24,000 residents across the borough due to receive a new concessionary bus pass by the end of August. New passes can be used on local bus services as soon as they are received. Existing cards, with an expiry date of 30<sup>th</sup> September, can be disposed of. Unfortunately, these cards cannot be recycled due to the data chip they contain. The design and validation period are tightly controlled by legislation, so not something the Council can change.

We will continue to work hard to promote local bus travel to our residents and attract back as many residents as possible to bus travel. Local buses in Wokingham Borough are still popular and a central part of life in the community that some people are totally dependent on for access to jobs, education, and leisure. Negative messaging about public transport from the early part of the pandemic shook a lot of confidence. The Council has declared a Climate Emergency, which cannot be tackled if residents continue to travel in private cars.

**Changes from Monday 5 September 2022:**

<p>Leopard 3/8/9 (Reading Buses)</p>	<p>The combined leopard frequency along Shinfield Road is reduced to every 20 minutes (was 10-20) due to insufficient passenger levels, the end of central government funding and the need to preserve developer funding that was financing the leopard 8 and the extension of leopard 9 from Whitley Wood to Spencer’s Wood.</p> <p>Leopard 3 will continue to run up to every 20 minutes to Arborfield and hourly to Wokingham, with minor timetable changes to accommodate students who take part in after school cubs at Bohunt School. One journey an hour will be diverted to additionally serve Thames Valley Science Park. We provide no funding towards the leopard 3, apart from for the evening and Sunday service between Shinfield and Arborfield, which will continue until at least 31<sup>st</sup> March 2023.</p> <p>Leopard 8 will be replaced by an extension of the Mereoak Park &amp; Ride 600, providing a much faster direct service to Three Mile Cross every 30 minutes, and the old and new parts of Spencer’s Wood every hour. The hourly bus to the new development will continue to Shinfield and Thames Valley Science Park. The hourly bus to the centre of Spencers Wood will continue to Riseley.</p> <p>Leopard 9 will run as a separate ‘interim’ service between Reading, RBH, Cressingham Road and Whitley Wood, financially supported by Reading Borough Council due to low usage. The Reading Borough Council’s funding is temporary pending the provision of Bus Service Improvement Plan funding from central government to improve links from South Reading to employment and healthcare facilities.</p> <p>Leopard X3 will leave Shinfield Park at amended times in the evening.</p>
<p>Tiger 7 (Reading Buses)</p>	<p>The temporary Tiger 7 timetable that has been funded by the Council since March will be replaced by a new more frequent and direct extension of the Mereoak Park &amp; Ride 600 to Three Mile Cross, Spencer’s Wood, Swallowfield and Riseley. The Park &amp; Ride will be extended every hour throughout the day, and an evening service to Riseley is also reintroduced.</p> <p>Hampshire County Council have not expressed any interest in restoring a service beyond Riseley to Hartley Wintney and Fleet, due to low usage.</p>
<p>Mereoak Park &amp; Ride 600 (Reading Buses)</p>	<p>The frequency will be restored to run every 15 minutes. One journey an hour will be extended to Riseley and one journey an hour extended to Shinfield &amp; Thames Valley Science Park. These will form a 30-minute ‘fast’ service to Three Mile Cross and the northern parts of</p>



	Spencer's Wood utilising the A33 bus rapid transit corridor. These new extensions are being funded by Wokingham Borough Council to replace the Tiger 7 and Leopard 8/9 with a faster, more direct and more economically sustainable service.
School 93 (Bohunt) (Reading Buses)	The Shinfield Park – Bohunt School service will no longer run due to falling usage as catchment areas change. It has been agreed that the B1 school bus, funded by Childrens Services, will be modified to start at Kilnsea Drive and run along A329 Reading Road (Winnersh/Wokingham), Barkham Road and Barkham Street before picking up its normal route. Certain journeys on leopard 3 also serve the school.
Winnersh Triangle Park & Ride 500 (Reading Buses)	This service remains suspended due to the redevelopment of the carpark at Winnersh Triangle Station, which is expected to be completed in March 2023. A decision will be made about the future viability of the service based on the performance of Mere oak Park & Ride in the meantime.
Thames Valley Park & Ride (Reading Buses)	There is currently no public bus service operating from this site. Royal Berkshire Hospital (RBH) have a private arrangement with Reading Buses to provide a shuttle bus for hospital staff. The shuttle and parking are free of charge for RBH staff, with the hospital reimbursing the Council for all vehicles parked in the car park (Monday to Friday). Parking for all other visits to Thames Valley Park remains available at £6 per day.
Wokingham Town Services (121, 122, 123, 124, 125, 127, 128/9) (Thames Valley Buses)	The contract terms for these services have been modified and they will continue to operate as they currently are until 31 <sup>st</sup> March 2023. These services will all be considered for retender at the September Executive.
202, 244 School Buses (Horseman Coaches)	These services have been retendered for the start of term in September 22. Horseman Coaches were successful in retaining these services. Fares on these services will increase so that they are in line with the Council's standard fare payer rate (£785 pa).

### Fares Increase

Reading Buses will be increasing their fares from 5 September, which is in part to help close the revenue shortfall left by the government funding coming to an end, in part to reflect inflationary pressures on things like vehicle components and fuel, and in part to help fund a pay increase for staff who haven't seen any increases October 2019.

The key headlines will be:

- Single fares will generally increase by 10-20p, and return/day tickets by 30-40p. The flat single fare within the simplyReading zone will be £2.30 on bus, or £2.20 on the app. The day ticket within the simplyReading zone will be £4.50 on bus or £4.30 on the app.
- The simplyReading 7-day, easysaver10 and daysaver5 increase by £1. These prices were frozen at the last fares increase in January 2022, and will now cost £17
- The day ticket in the new simplyWokingham & Reading zone will generally increase by 40-50p and weekly tickets by £1.40/£1.50.
- Tickets purchased on the app will continue to be cheaper on bus or from the bus shop This helps to encourage customers to minimise the impact of increase by switching to the app which has benefits for faster contactless boarding and bus tracking information.

There have also been rumours in the national media about a government funded £2 fares promotion in the autumn, but at present this has not been confirmed with bus operators.

Reading Buses are increasing fares to ensure that their network is financially sustainable when the government bus recovery funding ends and their fares remain some of the lowest in the country. Tickets will remain interchangeable between Reading Buses services and Thames Valley Buses services.

I hope that the above information is of assistance to you.

Kind regards

Paul

**Councillor Paul Fishwick**

Executive Member for Active Travel, Transport and Highways

Borough Ward Councillor for the Winnersh Ward of Wokingham Borough Council

**ENFORCEMENT NOTIFICATIONS - 6 SEPTEMBER 2022**

**17 Duffield Road, Woodley, Wokingham, RG5 4RL**

Camper van on site being used as habitable accommodation without PP

**ENFORCEMENT CLOSURES - 6 SEPTEMBER 2022**

**66 Mannock Way, Woodley, Wokingham, RG5 4XW**

boundary wall being constructed enclosing an area of amenity land  
Application submitted

**Land at Norton Road (Garages 4,5 & 6), Woodley, RG5 3AH**

Historical Enforcement Notice served 16.05.2011

Other