



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); 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 4 October 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 6 SEPTEMBER 2022** Page 5
To approve the minutes of the Planning and Community Committee meeting held on 6 September 2022 and for the Chairman to sign them as a true record.
4. **CURRENT PLANNING APPLICATIONS** Page 13
To consider current planning applications and agree comments to be forwarded to the planning authority. **(Appendix 4)**
5. **PLANNING DECISIONS** Page 15
To note information on decision notices received from the planning authority since the last meeting. **(Appendix 5)**

6. **PRIOR APPROVAL SUBMISSION**

This type of application does not require consultation.

To note application 222631:

Location: 40 Gemini Road, Woodley, Wokingham, RG5 4TF

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 5.00m, for which the maximum height would be 3.72m and the height of the eaves 2.14m.

To note application 222868:

Location: Units 1, 2 and 3, 59 Crockhamwell Road, Wokingham, Woodley, RG5 3JP

Proposal: Prior approval submission for the proposed addition of 1 no. additional storey to the existing terraced commercial building to provide 5 no. residential units.

7. **EXISTING LAWFUL DEVELOPMENT CERTIFICATE NOTIFICATION**

This type of application does not require consultation.

To note application 222683:

Location: 83A Loddon Bridge Road, Woodley, Wokingham, RG5 4AR

Proposal: Application for a certificate of existing lawful development for the erection of a single storey rear extension including 1no. roof lantern.

8. **APPLICATION FOR MINOR VARIATION OF PREMISES LICENCE**

Members to note receipt of an application for a minor variation to a premises licence for Marks and Spencer, 406-410 London Road, Woodley, RG6 1BG. Details of the application are attached at ***Appendix 8***.

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Comments were required by 29 September 2022. As this was prior to this meeting, application details were circulated to Members of the Committee on 21 September and comments requested by 27 September. No objections were received from Members, and accordingly a 'no comment' response was sent to Wokingham Borough Council.

9. **COMMUNITY SPEEDWATCH**

To receive an update on the Town Council's Speedwatch Group activities from Cllr David Bragg.

10. **EARLEY STATION FOOTBRIDGE**

To receive the report (***Appendix 10***) on the Earley Station Footbridge from Cllr Philip Wicks.

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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:

- Woodley Town Centre Partnership Newsletter – September 2022
- CCB eBulletin – September 2022

14. **FUTURE AGENDA ITEMS**
To consider suggestions for future agenda items.
15. **PUBLICITY/WEBSITE**
To consider suggestions for items to be publicised.

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Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 6 September 2022 at 7:45 pm

Present: *Councillors: P. Wicks (Chairman); J. Cheng; C. Jewell; M. Nagra; R. Skegg;*

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

Also present: *Councillor A. Heap;
0 members of the public*

76. **APOLOGIES**

Apologies for absence were received from Councillors Baker, Bragg and Sartorel.

77. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

78. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 9 AUGUST 2022**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 9 August 2022 be approved and be signed by the Chairman as a true and accurate record.

79. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

80. **PLANNING DECISIONS**

RESOLVED:

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

81. **PRIOR APPROVAL SUBMISSION**

RESOLVED:

- ◆ 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.

82. **ADVERTISEMENT CONSENT NOTIFICATION**

RESOLVED:

- ◆ 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.

83. **TREE PRESERVATION ORDERS**

a) Applications for works to trees

RESOLVED:

- ◆ 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.

84. **b) TPO Confirmations**

RESOLVED:

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

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

85. **CYCLING IN WOODLEY SUB COMMITTEE**

Councillor Heap noted an error on the report of the Cycling in Woodley Sub Committee meeting held on 31 August. On the second page, where it reported that the petition in support of the Twyford/Charvil cycle route had gained 209 signatures, this number should've been reported as 902. It was agreed that this would be updated.

It was noted that the Cycling in Woodley Sub Committee had not been kept in the loop regarding Wokingham Borough Council's Active Travel Plan proposals. It was suggested that Chairman of the Planning & Community Committee might wish to discuss this with the Chairman of the Sub Committee.

RESOLVED:

- ◆ To note Report No. PC 4522 of the meeting of the Cycling in Woodley Sub Committee which was held on 31 August 2022, including the correction detailed above.

86. **LOCAL BUS SERVICES BRIEFING NOTE**

RESOLVED:

- ◆ To note the Local Bus Services briefing note, provided by Councillor Fishwick, Executive Members for Active Travel, Transport and Highways at Wokingham Borough Council, as set out in the agenda.

87. **COMMUNITY SPEEDWATCH**

As Councillor Bragg was unable to attend the meeting there was no update provided with regards to Community Speedwatch.

88. **EARLEY STATION FOOTBRIDGE UPDATE**

The Committee Officer confirmed that, in response to the letter sent to Wokingham Borough Council on behalf of the Committee after the last meeting, new Assistant Director for Highways and Transport, Chris Easton, had replied to confirm that he would be arranging a meeting with representatives of both Woodley and Earley town councils at which two options for a replacement bridge will be discussed. The Committee Officer confirmed that two dates had subsequently been proposed for the meeting; Thursday 15 or Friday 23 September.

Members asked that Wokingham Borough Council be contacted to ensure that invites to this meeting are extended to Councillors Wicks, Baker and Jewell.

89. **COMMUNITY ISSUES**

No community issues were raised by Members.

90. **HIGHWAYS ISSUES**

Councillor Jewell reminded Members that she had previously requested to Wokingham Borough Council that a vehicle activated speed sign be introduced on Reading Road following concerns over speeding. She advised that this speed sign did appear recently but then disappeared. Following conversations with Wokingham Borough Council, it was advised that these signs are not kept in the same location for long periods as otherwise drivers get used to the sign, so the sign will be moved around different locations in Woodley.

91. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - CCB e-Bulletin – August 2022
 - Me2 Club Newsletter – August 2022

92. **FUTURE AGENDA ITEMS**

Councillor Skegg recommended an item be included on a future agenda to consider the effectiveness of TPO-0003/1951. He advised that this TPO, covering approximately 80% of Southlake, applies to all trees from sapling to mighty oaks. However, there are concerns that this wide coverage is impossible to enforce and, as such, trees in the area are removed without appropriate permission. Members were asked to consider at a future meeting whether to recommend a revision to this TPO to make it more effective at protecting the trees which need protection.

93. **PUBLICITY/WEBSITE**

Members asked that the options for replacement of Earley Station Footbridge be publicised following the meeting with Wokingham Borough Council, as discussed earlier in the meeting.

94. **ENFORCEMENT ISSUES**

RESOLVED:

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

The meeting closed at 8:44 pm

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 6 September 2022

Application No. & Address	Proposal
222134 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.
Observations: No objections.	
222251 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.
Observations: The Planning & Community Committee have considered this application and had no objections, providing the development was not considered overbearing or impacted negatively on the neighbouring property.	
222280 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.
Observations: The Planning & Community Committee have considered this application and recommend that it be refused on the following grounds: <ul style="list-style-type: none"> - The development is out of keeping with neighbouring properties - The access is insufficient for 5 vehicles 	
222310 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)
Observations: The Planning & Community Committee have considered this application and had no objections, providing that the mature trees which are within close vicinity of the fence are not damaged or removed during the development.	
222321 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.
Observations: The Planning & Community Committee have considered the resubmission of this application and, whilst they still did not recommend that the development be refused, they noted the following concerns: <ul style="list-style-type: none"> - The development may not provide sufficient on-site / off-road parking provisions; whilst it is noted the family have two small children now, when they grow up, or should the family sell the home and another family move in, the parking provision may be deemed to be insufficient. 	

<ul style="list-style-type: none"> - The Committee questioned whether this land was amenity land; regardless of whether the land forms part of the nature reserve, it was not built on during the initial development. The Committee reasoned that, if the land was originally intended to be amenity land and not to be built on, then the application should be refused and the land remain as amenity land. - Whilst the land may not officially form part of the nature reserve, the area is home to wildlife and any development will impact negatively on this. 	
222418 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.
Observations: No objections.	
222423 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).
Observations: The Planning & Community Committee have considered this application and, whilst they were sympathetic to the reasons behind the development, they recommended that it be refused on the following grounds: <ul style="list-style-type: none"> - The building of a permanent wall is unnecessary and could set a precedent - The ramp itself, which has already been built, is narrow and does not appear wide enough to allow access by wheelchair - There are concerns that the development will impact site lines on the highway 	
222452 22 Radcot Close, Woodley, RG5 3BG	Householder application for the proposed first floor rear extension.
Observations: No objections.	
222461 59 Comet Way, Woodley, RG5 4NZ	Householder application for a single storey rear extension following demolition of existing conservatory
Observations: No objections.	
222506 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.
Observations: Application withdrawn by WBC as incomplete so not considered.	
222528 11 Redwood Avenue, Woodley, RG5 4DS	Householder application for the proposed erection of a single storey front extension.
Observations: No objections.	

<p>222543 5 Colemans Moor Lane, Woodley, RG5 4BU</p>	<p>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>
<p>Observations: No objections.</p>	
<p>222560 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>Observations: The Planning & Community Committee have considered this application and recommend that it be refused by virtue of the fact the proposal is overdevelopment of the site.</p>	
<p>222602 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>Observations: No objections.</p>	
<p>222624 52 Radcot Close, Woodley, RG5 3BG</p>	<p>Householder application for the proposed conversion of the garage to habitable accommodation.</p>
<p>Observations: No objections.</p>	

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Woodley Town Council

PLANNING APPLICATIONS

Application No. & Address	Proposal
222354 6 Woodlands Avenue and Land to the rear of 4 Woodlands Avenue, Woodley, RG5 3HJ	Outline application with some matters reserved for the proposed erection of 1 no. detached dwelling with access off Lytham Road. (Access to be considered.)
222367 Library Parade, Crockhamwell Road, Woodley	Full application for the proposed creation of a mixed use building consisting of the retention of the existing 3 no. retail stores at ground floor level and the addition of 16 no. apartments on new first, second and third floor levels, including the erection of three and four storey rear extensions with associated car parking, cycle and bin stores, following partial demolition of the existing building.
222400 10 Linden Road, Woodley, RG5 3QT	Full application for the erection of a single storey rear extension to form an attached garage, plus a single storey side/rear extension to the existing detached garage block. (Retrospective)
222477 53 Woodlands Avenue, Woodley, RG5 3HF	Householder application for the demolition of existing garage/outbuilding (Retrospective)
222506 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.
222562 44 Rochester Avenue, Woodley, RG5 4NA	Householder application for proposed erection of a single storey rear extension, insertion of dormer to facilitate conversion of the loft to create habitable accommodation, following demolition of a chimney. Insertion of 2No front elevation roof lights and changes to fenestrations.
222597 39 Reading Road, Woodley, RG5 3DA	Householder application for the proposed erection of a south facing dormer and changes to fenestration.
222632 4 Coppice Road, Woodley, RG5 3QX	Householder application for the proposed erection of a part single and part double storey front, side and rear extensions to existing dwelling following loft conversion works and demolition of the existing garage.
222691 53 Fosters Lane, Woodley, RG5 4HG	Householder application for the proposed erection of a single story side and rear extension.
222708 19 Silver Fox Crescent, Woodley, RG5 3JA	Householder application for the proposed single storey rear extension to enclose existing canopy roof, creating habitable accommodation.
222722 35 Fosters Lane, Woodley, RG5 4HH	Householder application for the proposed single storey side extension and raising of the roof to create habitable accommodation (1st Floor) along with changes to fenestration following demolition of the existing garage and canopy covering.

<p>222726 35 Crockhamwell Road, Woodley, RG5 3LE</p>	<p>Householder application for the proposed single storey front extension to create porch, two storey rear extension to include 1no. juliet balcony, 1no. dormer to the side & 3no. rooflights, conversion of existing loft to create habitable accommodation. Plus changes to fenestration following demolition of conservatory, external stairs and chimney.</p>
<p>222779 4 Bosworth Gardens, Woodley, RG5 3RS</p>	<p>Householder application for the proposed erection of single storey front extension to form porch, two storey side/rear extension with changes to fenestration.</p>
<p>222801 20 Norton Road, Woodley, RG5 4AH</p>	<p>Householder application for the proposed conversion of the loft into habitable accommodation.</p>
<p>222808 187 Fairwater Drive, Woodley, RG5 3JQ</p>	<p>Householder application for the proposed erection of a single storey front extension.</p>
<p>222812 108 Nightingale Road, Woodley, RG5 3LY</p>	<p>Householder application for the proposed erection of single storey front extension to form porch, two storey side/rear extension, single storey side extension, insertion of 1No. rear rooflight following the demolition of existing garage along with changes to fenestration (part-retrospective).</p>
<p>222889 191 Loddon Bridge Road, Woodley, RG5 4BP</p>	<p>Householder application for the proposed enlargement of front canopy. Two storey rear extension. Loft conversion to create habitable accommodation, to include 1no. side dormer & 1no. balcony to the rear following removal of existing chimney. Plus changes to fenestration, to include rooflights.</p>

Woodley Town Council

PLANNING DECISIONS

REFUSED – CONTRARY TO TOWN COUNCIL RECOMMENDATION

Reference / Address	Proposal
NONE	

REFUSED – ENDORSING TOWN COUNCIL RECOMMENDATION

Reference / Address	Proposal
22249 22 Kingfisher Drive, Woodley, RG5 3LG	Householder application for the proposed two storey side / rear extension. Installation of hardstanding to form parking spaces.

APPROVED – CONTRARY TO TOWN COUNCIL RECOMMENDATION

Reference / Address	Proposal
NONE	

APPROVED – ENDORSING TOWN COUNCIL RECOMMENDATION

Reference / Address	Proposal
221691 1 Burgess Close, Woodley, RG5 3LJ	Householder application for the proposed 1no. Juliet Balcony in replacement of existing window.
222040 16 Austin Road, Woodley, RG5 4EJ	Householder application for the proposed erection of a single storey front extension, following demolition of existing porch.
222082 162 Reading Road, Woodley, RG5 3AA	Householder application for the erection of a front boundary wall and steel gates. (Part retrospective)
222097 21 Walmer Road, Woodley, RG5 4PN	Householder application for the proposed single storey rear extension.
222116 4 Dowding Close, Woodley, RG5 4NL	Householder application for the proposed conversion of existing garage to create habitable accommodation. Two storey rear extension with pitched roof. Changes to fenestration.
222125 30 Selsdon Avenue, Woodley, RG5 4PG	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.
222134 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.
222161 51 Beechwood Avenue, Woodley, RG5 3DF	Householder application for the proposed erection of a single storey front and rear extension.

APPROVED – ENDORSING TOWN COUNCIL RECOMMENDATION cont...

222176 9 Caldbeck Drive, Woodley, RG5 4LA	Householder application for the proposed first floor side extension, single storey front extension, part single, part two storey rear extension plus changes to fenestration following conversion of existing garage to create habitable accommodation.
22215 39 Antrim Road, Woodley, RG5 3NU	Householder application for the proposed single storey rear extension.
22239 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.
22246 10 Dartington Avenue, Woodley, RG5 3PD	Householder application for the proposed erection of a single storey rear extension.
22289 190 Fairwater Drive, Woodley, RG5 3JF	Householder application for the proposed erection of a two storey side extension and single storey front extension with associated internal remodelling.
22291 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.
222452 22 Radcot Close, Woodley, RG5 3BG	Householder application for the proposed first floor rear extension.

Begin forwarded message:

From: Licensing <licensing@wokingham.gov.uk>
Subject: NOTIFICATION OF APPLICATION FOR MINOR VARIATION OF PREMISES LICENCE - MARKS AND SPENCER, 406-410 LONDON ROAD, WOODLEY
Date: 14 September 2022 at 15:50:22 BST

[Redacted]

Cc: [Redacted]

**LICENSING ACT 2003
NOTIFICATION OF APPLICATION FOR MINOR VARIATION OF PREMISES LICENCE**

**PREMISES: MARKS AND SPENCER, 406-410 LONDON ROAD, WOODLEY, RG6 1BG
LICENCE NO: PR0392**

The Licensing Team received this application on: 14 September 2022

A scanned copy of the application is attached to this email.

It has been checked and is complete subject to being copied to all responsible authorities in full, as required by the legislation.

Please reply to licensing@wokingham.gov.uk to confirm whether you have received your copy of the application.

You have until the following date to make any representations (10 Working Days): 29 September 2022

If you do not have any comments to make, we would appreciate a "no comments" response from you.

If you have any queries, please let me know.

Kind regards

Sam
Licensing Service

Application for a minor variation to a premises licence or club premises certificate under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the Guidance Notes at the end of the form, especially Note 1.

If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and in black ink. Use additional sheets if necessary. Once completed please send your application to the relevant licensing authority. You may wish to keep a copy of the completed form for your records.

Marks and Spencer PLC

(Insert name(s) of applicant)

being the premises licence holder(s) / club holding a club premises certificate, apply to vary a premises licence under section 41A / club premises certificate under section 86A of the Licensing Act 2003 for the premises described in Part 1 below.

Part 1 – Premises details

Postal address of premises (or, if none, Ordnance Survey map reference, or description) Marks & Spencer Simply Food, 406-410 London Road	
Post town Reading	Post Code RG6 1BJ

Telephone number at premises (if any)

0118 966 8734

Premises licence number/club premises certificate number

PR0392

Brief description of premises (Please see Guidance Note 2)

Retail store with licensed facilities

Part 2 – Applicant Details

Please tick ✓yes

I am/ we are the premises licence holder/club premises certificate holder
(please delete as appropriate)

Contact phone number in working hours (if any)

c/o John Gaunt & Partners
03300 584150

Applicant Postal address IF DIFFERENT FROM PREMISES ADDRESS

Marks and Spencer PLC, Waterside House, 35 North Wharf Road

Post town
London

Postcode
W2 1NW

Please provide email address if you would prefer us to contact you by email (optional)
SWallsgrove@john-gaunt.co.uk

Part 3 – Proposed variation(s)

Please tick ✓yes ✓no

Do you want the proposed variation to have effect as soon as possible?

DD MM YYYY

If not, from what date do you want the variation to take effect?

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see Guidance Note 3)

✓yes ✓no

Please describe the proposed variation(s) in detail in the box below and explain why you consider that they could not have an adverse effect on the promotion of any of the licensing objectives (See Guidance Note 1). This should include whether new or increased levels of licensable activities will be taking place indoors or outdoors (indoors may include a tent):

Details of proposed variations (Please see Guidance Note 4)

The application seeks to approve alterations to the filed ground floor retail plan.

The store will undergo a basic renewal scheme part of which relates to changes to some fixed merchandising at the store (i.e at the bakery). With the addition of a further mainline belted till and the self-scanning tills slightly changed with the additional of an extra self-scanning till.

Part 4 – Operating Schedule

Please tick those parts of the Operating Schedule which would be subject to change if this application to vary were successful.

Provision of regulated entertainment (please read guidance note 5)

Please tick ✓ yes

- a. plays
- b. films
- c. indoor sporting events
- d. boxing or wrestling entertainment
- e. live music
- f. recorded music
- g. performances of dance
- h. anything of a similar description to that falling within (e), (f) or (g)

Provision of late night refreshment

Sale by retail of alcohol

(Note that this can only relate to reducing licensed hours, or moving them without any overall increase between 7am and 11pm)

Please tick to indicate you have enclosed the following:

I have enclosed the premises licence/club premises certificate

I have enclosed the relevant part of the premises licence/ club premises certificate.

I have included a copy of the plan
(this is necessary if the proposed variation will affect the layout)

If you have not ticked one of the previous three boxes, please explain why in the box below.

Reasons why you have failed to enclose the premises licence/club premises certificate or relevant parts.

Any further information to support your application. (See Guidance Note 6)

The changes will have no adverse impact on the licensing objectives at the premises.

CHECKLIST:

Please tick to indicate agreement

Please tick ✓ yes

- I have made or enclosed payment of the fee
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy
- I have enclosed the plan, if appropriate, of the premises in scale 1mm to 100mm, unless otherwise agreed with the licensing authority
- I have enclosed the premises licence/club premises certificate or relevant part of it or provided an explanation
- I understand that if I do not comply with the above requirements my application will be rejected.

I understand that I must now advertise my application for a continuous period beginning on the first working day after the day on which the application was given to the relevant licensing authority and ending at the expiry of the ninth consecutive working day after that day.

IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION.

Part 5 – Signatures and Contact Details

(See Guidance Note 7)

Premises Licence: Signature of applicant (the current premises licence holder) or applicant’s solicitor or other duly authorised agent. (See Guidance Note 8) If signing on behalf of the applicant, please state your name and in what capacity you are authorised to sign:

Signature: John Gaunt & Partners

Date: 14th September 2022

Capacity: Solicitors for the Applicant

Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant’s solicitor or other authorised agent (See Guidance Note 9). If signing on behalf of the applicant please state in what capacity.

Signature:

Date:

Capacity:.....

Where the premises is a club

I (*insert full name*) make this application on behalf of the club and have authority to bind the club

Signature:

Date:

Capacity:.....

Contact name (where not previously given) and address for correspondence associated with this application. (See Guidance Note 10)

**John Gaunt & Partners
Unit 37 Haslar Marine Technology Park Haslar Road Hants**

Post town Gosport

Post code PO12 2AG

Telephone number (if any)

If you would prefer us to correspond with you by email your email address (optional)

03300 584150

SWallsgrove@john-gaunt.co.uk

Notes for Guidance

1. **General Note:** The minor variations process can only be used for variations that could have no adverse impact on the promotion of any of the four licensing objectives. (These are: the prevention of crime and disorder; public safety; the prevention of public nuisance; and the protection of children from harm.)

It cannot be used to:

- extend the period for which the licence has effect;
- vary substantially the premises to which it relates;
- specify, in a premises licence, an individual as the designated premises supervisor;
- add the sale by retail or supply of alcohol as an activity authorised by a licence or certificate;
- authorise the sale by retail or supply of alcohol at any time between 11pm and 7am;
- authorise an increase in the amount of time on any day during which alcohol may be sold by retail or supplied;
- include the alternative licence condition referred to in section 41D(3) of the Licensing Act 2003 in a premises licence.

2. **Description of premises:** For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. This should include any activities in or associated with the use of the premises which may give rise to concern in respect of children regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups, the presence of gaming machines etc.

3. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable to the late night levy.

4. **Give full details of all the proposed variation(s).** Failure to provide sufficient information may lead to the refusal of your application. Details should include a description of the proposed variation(s) in terms as precise as possible. If you are not precise, the licensing authority may decide that the changes you propose would be potentially broader in scope than you intend and reject your application as not being a 'minor' variation. You should also include a statement about why you consider the variations proposed could not have an impact on the licensing objectives listed in section 4(2) of the Act. You should cover each of the objectives that could possibly apply to your proposal (or if more than one, to each proposal) and say why you think there could be no adverse impact on that objective. Your application will be assisted by including as much information as you can about this. **(However, there is a box at the end of the form for 'further information', and this should be**

used for any relevant background information not directly related to the variation.) Relevant information includes:

a) **Variations to licensable activities/licensing hours** (all timings should be given in 24 hour clock e.g. 16.00. Only give details for the days of the week when you intend the premises to be used for the activity), such as:

- Whether new or increased levels of licensable activities will be taking place indoors or outdoors (indoors may include a tent);
- Relevant further details, for example whether music will be amplified or unamplified;
- Standard days and timing when the activity will take place, including start and finish times;
- Any seasonal variations in timings, e.g. additional days during the summer; and
- Non-standard timings, e.g. where you wish the activity to go on longer on a particular day such as Christmas Eve.

b) **Variations to premises/club layout:** If you are applying for a variation to the layout of your premises, you must include a revised plan. You should be aware that your application is likely to be refused if the proposed variation could:

- increase capacity for drinking on the premises;
- affect access between the public part of the premises and the rest of the premises or the street or public way, e.g. block emergency exits or routes to emergency exits; or
- impede the effective operation of a noise reduction measure.

c) **Revisions, removals and additions of conditions:** The minor variation process may be used to remove conditions which are out of date or invalid and to revise conditions which are unclear (as long as the intention and effect remains the same). It can also be used to add a new condition volunteered by the applicant or mutually agreed between the applicant and a responsible authority, such as the police or the environmental health authority (subject to impact on the licensing objectives).

d) **Variations to opening hours:** details of any changes to hours when the premises or club is open to the public.

5. In terms of specific regulated entertainments please note that:

- Plays: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not

- licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
- any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

6. Further information: You should use this box to provide any additional evidence to support your claim that the proposed variation is 'minor' and could not have an adverse impact on the promotion of the licensing objectives

7. Signatures: The application form must be signed.

8. Authorised agent: An applicant's agent (e.g. solicitor) may sign the form on their behalf and, in so doing, will be confirming that they have actual authority to do so.

9. 2nd Applicant: Where there is more than one applicant, both applicants or their respective agents must sign the application form.

10. This is the address which we shall use to correspond with you about this application. This might not be the same as the address of the premises or applicant, but these addresses must also be provided.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. COPYRIGHT PROTECTED.

DRAWINGS BASED ON INFORMATION PROVIDED BY THIRD PARTIES. CONTRACTOR TO CONFIRM ACCURACY OF INFORMATION ON SITE.

KEY

	EXISTING WALLS AND STRUCTURE GREY
	EXISTING WALL PANNELLING TO SALES FLOOR
	140mm SMOOTH FAIRFACED CLOSE TEXTURED BLOCKWORK (UNLESS OTHERWISE STATED)
	102.5mm BRICKWORK - COURSED 75mm IN STRETCHER BOND
	215mm BRICKWORK - COURSED 75mm IN ENGLISH BOND
	METAL STUD PARTITIONS REFER TO PARTITION TYPES BELOW FOR THICKNESS OF WALL
	NEW INSULATED COLDROOM / FREEZER WALLS BY OTHERS

KEY TO DOORS

	NO FIRE RATING		NEW DOOR
	30 MIN FIRE RATING		EXISTING DOOR
	60 MIN FIRE RATING		
	120 MIN FIRE RATING		

GENERAL NOTES

G.01	G = FLOOR LEVEL (GROUND)	WF.01	W = WINDOW
D	D = DOOR	01	01 = FLOOR LEVEL (GROUND)
DG.01	G = FLOOR LEVEL (GROUND)	L	L = LOUVRE
01	01 = DOOR NUMBER	01	01 = FLOOR LEVEL (GROUND)
		01	01 = WINDOW NUMBER

REV. DATE DESCRIPTION DRAWN CHECKED

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AREA FOR THE SALE OF ALCOHOL FOR CONSUMPTION OFF AND ON THE PREMISES

ALL SALES AREAS FOR THE SALE OF ALCOHOL FOR CONSUMPTION OFF THE PREMISES



STORE NAME
WOODLEY READING

COUNTRY
ENGLAND

PROJECT
MARKS & SPENCER BASIC RENEWAL

PROPOSED GROUND FLOOR LIQUOR LICENCE PLAN

CONSULTANT
LEWIS AND HICKEY

DISCIPLINE DESCRIPTION
ARCHITECTURE

CONSULTANT LOGO

18 Farnham Road
Guildford
Surrey
GU1 4XA

Tel: 01483 560908
Fax: 01483 560660
Email: guildford@lewisandhickey.com

SCALE PAPER SIZE DATE DRAWN CHECKED

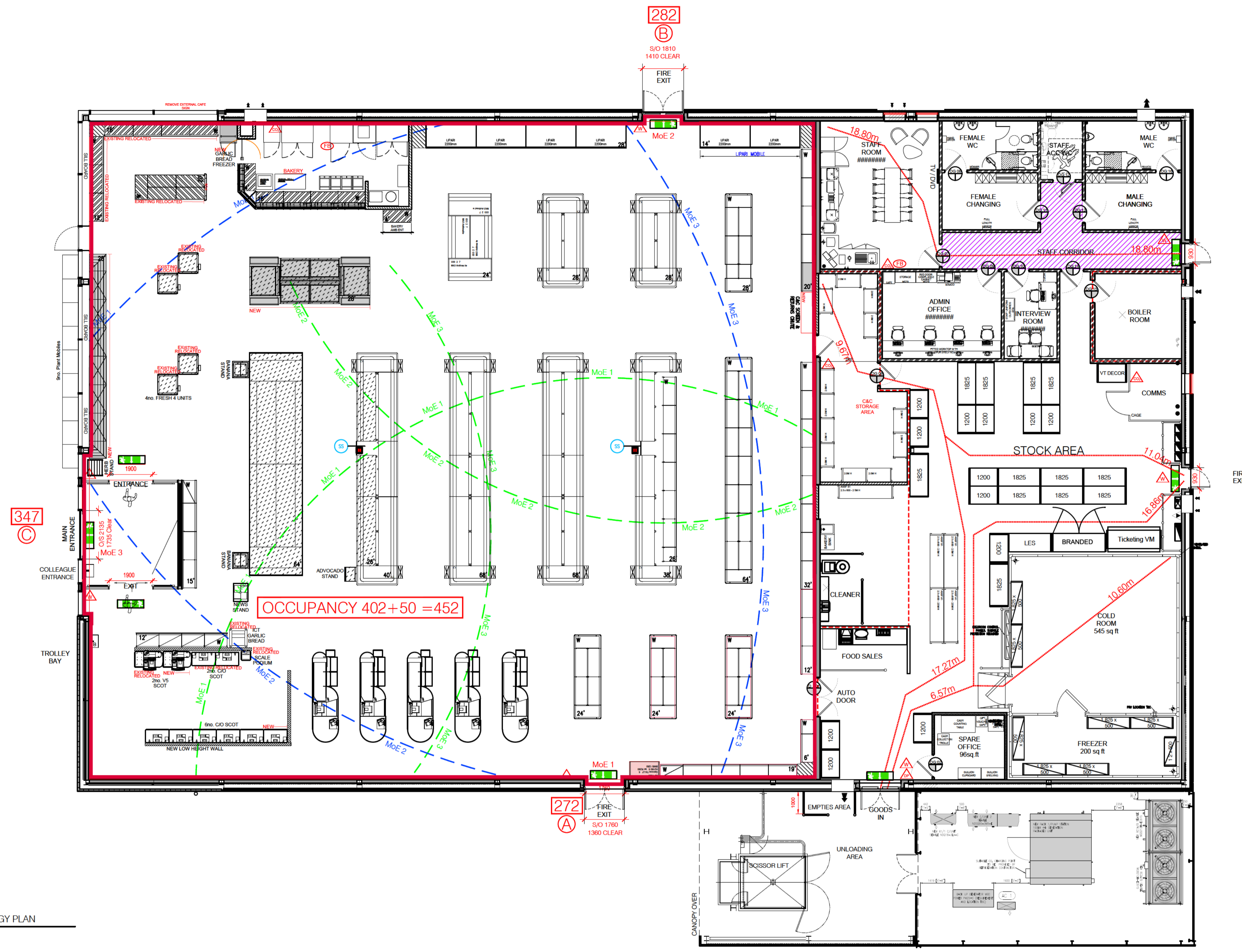
1:100 A1 13.09.22 RS FOC

STORE NUMBER PROJECT No DISCIPLINE CODE DRAWING No

1126 WDY141 A 143

CONSULTANT PROJECT No STATUS REVISION

G4701 | -



01 PROPOSED FIRE STRATEGY PLAN
110 1:100 GROUND FLOOR

SAMPLE (indicatively shown) PRODUCT CODE SIGN CODE

	DOUBLE SIDED	-
	DOUBLE SIDED	-
	DOUBLE SIDED	-
	DOUBLE SIDED	-
	DOUBLE SIDED	-
	DOUBLE SIDED	-
	DOUBLE SIDED	-
	SINGLE SIDED	-
	SINGLE SIDED	-

NOTES:

- ALL PROPOSED FIRE ESCAPE SIGNAGE TO MEET WITH REQUIREMENTS OF M&S FIRE SAFETY DESIGN STRATEGY VS.

- WORKS AND SIGNAGE SHALL COMPLY WITH ISO 7010 AND THE REQUIREMENTS OF HEALTH AND SAFETY (SAFETY SIGNS AND SIGNALS) REGULATIONS 1996. SIGNAGE USED AT THE PERIMETER OF THE STORE IS TO BE ILLUMINATED AND MAINTAINED WITH A ONE HOUR DURATION.

- SIGNAGE USED IN THE CENTRE OF THE SHOP FLOOR IS TO BE NON-ILLUMINATED

MEANS OF ESCAPE:

TO BE KEPT CLEAR SCREED FLOOR TO BE PAINTED RED

INDICATES 18m DIRECT TRAVEL RADIUS

INDICATES 30m DIRECT TRAVEL RADIUS

INDICATES 30MIN FIRE RATED CORRIDOR.

LEGEND:

	FIRE BLANKET		1
	9L WATER FIRE EXTINGUISHER		7
	2kg CARBON DIOXIDE FIRE EXTINGUISHER		6
	2kg DRY POWDER FIRE EXTINGUISHER		1

NOTES:

- FIRST AID FIRE FIGHTING EQUIPMENT WILL BE IN ACCORDANCE WITH EN 3 AND MAINTAINED IN ACCORDANCE WITH BS 5306-3:2009

NOTES:

1. ALL SERVICE PENETRATIONS THROUGH FIRE RATED WALLS TO RECEIVE MATCHING FIRE DAMPERS.

2. ALL GLAZED SCREENS & VISION PANELS IN DOORS TO COMPLY WITH PART M OF THE BUILDING REGULATIONS.

LEGEND:

	SMOKE DETECTOR
	CEILING VOID SMOKE DETECTOR
	HEAT DETECTOR
	MANUAL CALL POINT (BREAKGLASS)
	XENON BEACON
	BELL (WHITE)
	BELL (RED)
	BOMB ALERT KEYSWITCH
	FIRE ALARM PANEL
	CONTACT INPUT MODULE
	RELAY INTERFACE MODULE
	SOUNDER NOTIFICATION MODULE POWER SUPPLY

NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL DRAWINGS AND SPECIFICATIONS.

2. FIRE ALARM BREAKGLASS UNIT INSTALLED AT 1200mm AFFL.

3. AUDIO / VISUAL FIRE ALARM UNIT TO BE INSTALLED AT 3200mm AFFL.

4. FIRE ALARM INTERFACE FOR BT REDCARE LINE.

5. FIRE ALARM SOUNDER INSTALLED AT 150mm BELOW CEILING / 3200mm AFFL. WHERE NO CEILING. FIRE ALARM SOUNDERS INSTALLED IN SALES FLOOR AREA TO BE MOUNTED VERTICALLY ON SIDE OF TRAY/BASKET. UNDER NO CIRCUMSTANCES SHOULD THE SOUNDERS BE INSTALLED HORIZONTALLY ON TRAY/BASKET.

6. M02 MAIN FIRE ALARM PANEL TO BE RECESSED 1800mm AFFL.

7. COLDROOM / FREEZER / REFRIGERATION PLANT FIRE ALARM INTERFACE JUNCTION BOX TO BE LOCATED ABOVE COLDROOM / FREEZER. FINAL LOCATION TO BE AGREED WITH REFRIGERATION CONTRACTOR PRIOR TO INSTALLATION. FINAL CONNECTIONS OF THIS JUNCTION BOX ARE THE RESPONSIBILITY OF THE ELECTRICAL SERVICES CONTRACTOR. ALL DETECTORS TO BE RATED IP65.

8. FIRE ALARM INTERFACE UNIT FOR CORDLESS TELEPHONE SYSTEM.

9. BOMB ALERT KEYSWITCH.

10. FIRE ALARM INTERFACE FOR MCC PANEL.

11. FIRE ALARM INTERFACE FOR AUTOMATIC DOORS.

12. FIRE ALARM INTERFACE UNIT FOR ACCESS CONTROL.

13. POWER SUPPLY UNIT FOR SOUNDER MODULE No. 1. POWER SUPPLY UNIT MONITORED FOR FAULT BY A CONTACT INPUT MODULE.

14. POWER SUPPLY UNIT FOR SOUNDER MODULE No. 2. POWER SUPPLY UNIT MONITORED FOR FAULT BY A CONTACT INPUT MODULE.

15. POWER SUPPLY UNIT FOR SOUNDER MODULE No. 3. POWER SUPPLY UNIT MONITORED FOR FAULT BY A CONTACT INPUT MODULE.

16. POWER SUPPLY UNIT FOR SOUNDER MODULE No. 4. POWER SUPPLY UNIT MONITORED FOR FAULT BY A CONTACT INPUT MODULE.

17. FIRE ALARM INTERFACE FOR LIGHTING CONTROL PANEL.

18. FIRE ALARM SYSTEM TO BE INTERFACED INTO THE LANDLORDS SYSTEM.

19. FIRE ALARM INTERFACE UNIT FOR SPRINKLER SYSTEM.

DENOTES PARTITIONS TO BE TAKEN TO FULL HEIGHT, AS PER BUILDING REGULATION REQUIREMENTS, PROVIDING 2HR SEPARATION

DENOTES PARTITIONS TO BE TAKEN TO FULL HEIGHT, AS PER BUILDING REGULATION REQUIREMENTS, PROVIDING 1HR SEPARATION

DENOTES BLOCK WALL CONSTRUCTION. WALL BUILT FULL HEIGHT PROVIDING 1 HR SEPARATION.

DENOTES PARTITIONS TO BE TAKEN TO FULL HEIGHT TO TIE IN WITH HEIGHT OF EXISTING ENCAPSULATED FIRE RATED CORRIDOR. PROVIDING 1/2 HR SEPARATION

DENOTES PARTITIONS TO BE TAKEN TO FULL HEIGHT TO U/S OF STRUCTURE. PROVIDING 1/2 HR SEPARATION

WOODLEY TO EARLEY STATION FOOTBRIDGE

THIS REPORT IS AN UPDATE FOLLOWING A MEETING AT WOKINGHAM BOROUGH COUNCIL OFFICES ON 23 SEPTEMBER 2022

This is the fourth report.

The existing footbridge is in a poor state and requires replacement. The previous anticipated cost is around £8m.

Chris Easton called the meeting; he has only recently become involved in the project and his prior knowledge of the scheme and previous meetings etc. is lacking. George Ndishi and Im Kiat Hong represented the Designer and Structural Engineers. There were 5 other Borough/Town Councillors attending in addition to the writer. There were also several attendees online; including 2 Woodley Borough Councillors (one was also a Town Councillor) and 1 Town Councillor.

The bridge has continued to deteriorate, and inspections are now being undertaken at quarterly intervals. Corrosion is continuing to the base plates, and the ribs are becoming more exposed to the elements. Delamination risk to the A3290 and railway has resulted in additional protection being implemented on the bridge to prevent material falling onto the trains in addition to the A3290.

National Rail are showing concern.

WBC were asked to confirm that copies of reports are provided to the Borough Councillors with particular relevance if it is determined that inspections need to be carried out more frequently, as this may lead to closure of the bridge before a replacement can be built.

One of the key issues continues to be the location of the 600mm HP gas main of SSE, and no construction can be carried out within a 40-foot radius of the main. It was unclear if the current bridge was built before or after the gas main was installed.

All works would require approval from Southern Gas networks.

There are 3 proposals for a replacement bridge – the replacement is designed to last for 120 years. The construction period is anticipated as between 2- and 3-years following approval to commence.

Option 2 remains favourite with ramps at both Earley and Woodley as the best option.

There is another option (Option 3) with stairs and a lift at the Earley side to minimise the impact to the car park. Option 2 will deter motorists from using the car park as it will decrease in size with the potential impact on station usage and may increase car parking in the local streets, many of which already have parking restrictions. It was considered that the cost of maintenance of the lift and risk from vandalism could render this option impracticable.

To consider the lift option for the Woodley side would be more of an issue of the cost of maintenance and risk from vandalism as the Woodley side is remote from any occupied premises and more open to damage.

The lift option would show the life-expectancy of the lifts to 25-30 years maximum.

Network Rail are currently refusing to consider any payment to assist the Council with the replacement of the bridge. This makes it difficult to consider access from the new bridge to the London bound platform of Earley Station. Currently such access does not exist.

It is understood that currently any disabled user of Earley station may take the train to Reading to change to take the train to London from there.

In the event the bridge has to close due to condition alternative locations for crossing were discussed in brief.

One suggestion made was the use of Winnersh Triangle, but this is not DDA Compliant. Winnersh Station is not DDA but is apparently accessible for the disabled. The other alternative is Wokingham. The underpass at Clivedale Road was considered to be too hazardous for users.

The Earley Ramp and or Lift would be 5metres high, higher than the surrounding properties.

The effect at Earley would be detrimental to the existing plan to extend the Cemetery. There needs to be more discussion between ETC and WBC about the impact from the build and the proposed extension to the cemetery as this may restrict construction. The cemetery is close to full and in the three 3 years required for construction it would need the expansion and remove some areas currently earmarked for the contractor's work area.

For Woodley, the only obvious change is the addition of a staircase to supplement the ramps to allow the able bodied the opportunity to reduce the length of travel which is currently in excess of 500 metres each way.

The distance of travel would remain a major issue for the disabled which only a lift arrangement could ease albeit it would produce other hazards from vandalism etc.

There would have to be an alternative means of access which only a staircase would provide without the ramps. This would not meet the requirements of the disabled if any lift was inoperative.

There was a suggestion to remove the bridge and not replace it, however, as pointed out in my report in November 2021, the current bridge is part of a bridleway and as such it must be maintained by the landowner. The WBC Staff confirmed it was not an option, it would lead to public enquiries etc. and from previous experience be "non-winnable."

Another suggestion was to consider an alternative location at Mays Lane. This would create accessibility issues for all residents of the local Woodley South Lake Estate.

There is another bridge within Wokingham's authority that requires replacement by Network Rail and there is a suggestion that, based on a like for like basis, they are arguing it does not have to be DDA compliant. WBC is challenging this.

Another survey was required to establish use of the bridge, but this will not identify the number of disabled who could use the new bridge in the future, as they would be unlikely to use the current structure and therefore not be easily identifiable for feedback now.

A further meeting is to be arranged to take the project further.

Assuming Option 2 is retained: -

How can Woodley identify how many potential residents with disabilities could use the Bridge? What do they do now?

What alternatives are there for access if the bridge has to close due to its condition?

What car parking facilities can be provided?

P H Wicks

26 September 2022