



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 1 November 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**

Prior to the commencement of the Town Forum, the Chairman will ask those in attendance to observe a one-minute silence in memory of Councillor Sam Rahmouni.

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 4 OCTOBER 2022**

Page 7

To approve the minutes of the Planning and Community Committee meeting held on 4 October 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 13

5. **PLANNING DECISIONS**

To note information on decision notices received from the planning authority since the last meeting. (*Appendix 5*)

Page 15

6. **PRIOR APPROVAL SUBMISSION**

This type of application does not require consultation.

To note application 223004:

Location: 36 Wyndham Crescent, Woodley, Wokingham, RG5 3AZ  
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 5.40m, for which the maximum height would be 3.00m and the height of the eaves 2.90m.

To note application 223099:

Location: 5 Beaufield Close, Woodley, Wokingham, RG5 3DH  
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 6.62m, for which the maximum height would be 3.20m and the height of the eaves 2.80m.

7. **TREE PRESERVATION ORDERS**

**a) Applications for works to trees**

This type of application does not require consultation.

To note application 222986:

Location: TPO 1067/2004: East Reading Retail Centre, Unit 4, Shepherds Hill, Woodley, Wokingham, RG6 1FE.  
Proposal: T1, Oak – Crown reduction by 3m in height and spread. T2, Oak - Crown reduction by 3m in height and spread.

**b) Confirmed TPOs**

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

TPO 1902/2022 - Trees rear of 6 and 8 Woodlands Avenue, Woodley, RG5 3HJ.

**c) Effectiveness of TPO 003/1951**

To note the report, submitted by Councillor Skegg and attached at *Appendix 7c*, with regards to the effectiveness of TPO-0003/1951.

Page 17

Members are asked to consider what changes, if any, should be recommended in order to improve the effectiveness of the TPO. Any proposed changes would need to be submitted to Wokingham Borough Council for consideration.

8. **BUDGETARY CONTROL**

To note **Report No. PC 6/22**.

Page 39

9. **APPLICATION FOR VARIATION TO GAMING MACHINE PERMIT**

To note receipt of an application for a variation to Gaming Machine Permit for The Chequers, 198 Crockhamwell Road, Woodley. Details of the application are attached at **Appendix 9**.

Members are asked to consider whether to provide any comments to Wokingham Borough Council regarding the application. Comments are required by 17 November 2022.

10. **PAVEMENT LICENSE APPLICATION**

To note that notification has been received from Wokingham Borough Council of the following application for a Pavement License under section 2 of the Business and Planning Act 2020:

Site: Greggs - 136-142 Crockhamwell Road Woodley RG5 3JH  
 Details: Application for land adjacent to the above for the operation of refreshment facilities  
 Operating Times: Mondays to Saturdays 06:30 (6.30am) to 20:00 (8pm)  
 Sundays 08:00 (8am) to 18:00 (6pm)

As representations were required by 27 October 2022, prior to this meeting, details were circulated to the Committee and Members' views sought. Following responses received from Members, a reply was sent to Wokingham Borough Council objecting to the proposed earlier start time of 6.30am (currently 7.00am) on Mondays to Saturdays.

11. **TWYFORD NEIGHBOURHOOD PLAN CONSULTATION**

Twyford Parish Council are undertaking a 6-week consultation in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 on their proposed Neighbourhood Plan. The Plan and supporting documents can be viewed at:

<http://www.twyfordparishcouncil.gov.uk/neighbourhood-plan/>

Members are asked to consider a response to the consultation. Responses are required by 23 November 2022.

12. **FINCHAMPSTEAD NEIGHBOURHOOD PLAN CONSULTATION**

Finchampstead Parish Council are undertaking a 6-week consultation in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 on their proposed Neighbourhood Plan. The Plan and supporting documents can be viewed at:

<http://www.finchampstead-pc.gov.uk/community-projects/neighbourhood-development-plan/documents>

Members are asked to consider a response to the consultation. Responses are required by 23 November 2022.

13. **LOCAL GOVERNMENT BOUNDARY COMMISSION REVIEW**

The Local Government Boundary Commission (LGBC) is developing a new pattern of wards for Wokingham Borough Council. The LGBC has decided that the number of councillors in Wokingham should be 54, the same as now.

The LGBC wishes to hear what residents and organisations think about their local area, and are inviting proposals until 7 November 2022. The Commission is interested in views on which communities should be part of the same ward. What facilities do people share, such as parks, leisure centres schools and shopping areas? What issues do neighbouring communities face that they have in common, such as high numbers of visitors or heavy traffic? Have there been new housing or commercial developments that have changed the focus of communities? And are there roads, rivers, railways or other features that people believe form strong boundaries between neighbourhoods?

The Commission will use local views to help it draw up proposals for new ward boundaries. There will be a further round of consultation once the Commission has drawn up those proposals.

Full details can be found on: <https://www.lgbce.org.uk>

Members are asked to consider whether to provide a response to the consultation, on behalf of the Council.

14. **THAMES & CHILTERN IN BLOOM AWARDS**

At the Planning & Community Committee meeting held on 4 October 2022 (Minute 105) it was requested that more information regarding the Thames & Chilterns in Bloom Awards be presented to Members at a future meeting of the Committees.

Members to consider whether the Town Council should increase their number of submissions for these awards in future in order to promote the Council's parks and projects.

15. **SANDFORD PARK REEDBED RESTORATION WORKS**

To note that Wokingham Borough Council Countryside Service is soon to start a reed bed restoration project on the Sandford Park site as part of the site's improvements for wildlife and visitors. A site map/plan is attached at ***Appendix 14.***

Page 46

Area 3 was highlighted to become a reedbed in 2008 but in the time it has taken for the site to be transferred over to WBC the area has become a wet woodland dominated by Willows and Alder. WBC plan to clear this area and allow the reeds still present to re-establish creating one of the largest reedbeds within the borough.

This is just part of a project on the site that has been funded by Taylor Wimpey that has also seen the installation of 5 oak benches while plans for the construction of a further 200m of hard surfaced paths will begin during the springtime from points 4 to 16 on the map.

With regards to site management during the project, area 3 is already within a 2m tall chain link fenced enclosure so visitors will see no impact on their visit or risk from works. Signage will also be put up on the site letting visitors know the reason for the work and benefits to wildlife and visitors alike.

16. **COMMUNITY SPEEDWATCH**  
To receive an update on the Town Council's Speedwatch Group activities.
17. **EARLEY STATION FOOTBRIDGE**  
a) To note the letter sent from Matt Rodda MP to Network Rail in relation to the replacement of Earley Station footbridge. ***(Appendix 17)*** Page 47  
b) To receive an update on the Earley Station Footbridge.
18. **COMMUNITY ISSUES**  
To discuss and consider any recent community issues noted by Members.
19. **HIGHWAYS ISSUES**  
To discuss and consider any recent highway issues noted by Members.
20. **PUBLICATIONS/INFORMATION**  
To note receipt of the following:
  - Me2 Club Newsletter – September 2022
  - CCB eBulletin – October 2022
21. **FUTURE AGENDA ITEMS**  
To consider suggestions for future agenda items.
22. **PUBLICITY/WEBSITE**  
To consider suggestions for items to be publicised.
23. **ENFORCEMENT ISSUES**  
a) To note the enforcement notifications listed in ***Appendix 23a.*** Page 48  
b) To note the enforcement case closures listed in ***Appendix 23b.*** Page 49

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**Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 4 October 2022 at 7:45 pm**

**Present:** *Councillors: P. Wicks (Chairman); C. Jewell; J. Sartorel; B. Soane*

**Officers present:** *M. Filmore, Committee Officer;*

**Also present:** *Councillor K. Baker (Virtual Attendance)  
2 members of the public*

95. **APOLOGIES**

Apologies for absence were received from Councillors Baker, Bragg, Cheng, Nagra and Skegg. It was noted that Councillor Baker would be participating in the meeting virtually.

96. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

97. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 6 SEPTEMBER 2022**

**RESOLVED:**

- ◆ That the minutes of the Planning and Community Committee meeting held on 6 September 2022 be approved and be signed by the Chairman as a true and accurate record.

98. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

99. **PLANNING DECISIONS**

**RESOLVED:**

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

100. **PRIOR APPROVAL SUBMISSION**

**RESOLVED:**

- ◆ 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.

101. **EXISTING LAWFUL DEVELOPMENT CERTIFICATE NOTIFICATION**

**RESOLVED:**

- ◆ 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.

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

**RESOLVED:**

- ◆ 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
- ◆ To note that, in response to the application, Members views were sought prior to the meeting and, as no objections were received, a 'no comment' response was submitted to Wokingham Borough Council.

103. **COMMUNITY SPEEDWATCH**

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

104. **EARLEY STATION FOOTBRIDGE UPDATE**

Councillor Wicks presented his report on Earley Station Footbridge, as set out in the agenda.

Councillor Wicks, along with Councillors Jewell and Rowland, attended a meeting with Wokingham Borough Council (WBC) to discuss the potential replacement of the footbridge. One option discussed was for the footbridge to not be replaced. Members noted that the footbridge formed part of a bridleway and WBC Officers had advised that the process to close a bridleway was complex, costly, slow, and there was no guarantee of approval. As such, this was an option they did not wish to pursue.

Members noted that the cost of replacing the footbridge was currently estimated at £8m, and that price was likely to rise. During the current cost of living crisis, it was commented that this would be a lot of money for WBC to commit to a project, especially as the number of people using the footbridge was relatively low in terms of the overall cost benefit. Members did note however that a number of school children use the footbridge.

Councillor Wicks advised that Network Rail had been approached to contribute towards the replacement costs, specifically with a view to introducing new staircase access to the London bound platform, however Network Rail were not receptive. Members noted that closure of the footbridge could potentially reduce footfall to the station by approximately 30%, which may lead to the station being deemed unviable. A view was expressed that, if this was the case, then it shouldn't be for WBC, Woodley and Earley residents to pay for the footbridge in order to subsidise Network Rail. However it was also highlighted that, by not providing a replacement footbridge, a viable public transport option for residents might be removed.

Councillor Wicks advised Members that, at the meeting with WBC, it was mentioned that Network Rail were planning to replace another station footbridge in Wokingham with a non-DDA compliant footbridge, which WBC were challenging. It was believed that Network Rail believed they could install a non-DDA compliant footbridge as the previous footbridge was also not DDA compliant. Members questioned whether this might be an option for replacing Earley Station footbridge, and whether that might reduce costs. Members also noted that the current footbridge is not DDA compliant and therefore providing a non-DDA compliant replacement would not impact disabled users as they are unable to use the footbridge now.



**RESOLVED:**

- ◆ To write to Network Rail to highlight the Council's concerns regarding the existing bridge and the need for a replacement, and to copy relevant Borough Councillors and MPs into the correspondence.

105. **COMMUNITY ISSUES**

Councillor Jewell highlighted that there had only been two entries from Woodley at the Thames & Chilterns in Bloom Awards, which was less than other local areas, and commented that Woodley may have undersold itself.

Members noted that both Woodley Town Centre and the Friends of Woodford Park had won awards, however Councillor Jewell also expressed concern that Woodley Adopt a Street Project (WASP), who she explained had been instrumental in supporting Woodley Town Centre's submission, were not mentioned at the awards ceremony. Members noted that a subsequent press release from Woodley Town Council had thanked WASP, along with other organisations which had supported the submission.

It was noted that there was a cost associated with entries. Members felt it would be good to know more about the awards with a view to considering further opportunities to promote our parks and projects in future.

**RESOLVED:**

- ◆ For Officers to look into the Thames & Chilterns in Bloom Awards, and to feedback information on the submission process and potential entries at the next meeting of the Committee.

106. **HIGHWAYS ISSUES**

No highways issues were raised by Members.

107. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

- ◆ To note receipt of the following:
  - CCB e-Bulletin – September 2022
  - Woodley Town Centre Partnership Newsletter – September 2022

108. **FUTURE AGENDA ITEMS**

There were no future agenda items raised by Members.

109. **PUBLICITY/WEBSITE**

There were no publicity or website items raised by Members

The meeting closed at 9:43 pm

**Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 4 October 2022**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>222354</b> 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.)
<b>Observations:</b> No objections.	
<b>222367</b> 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.
<b>Observations:</b> Members of the Planning & Community Committee have considered this application and recommended it be refused on the following grounds: <ul style="list-style-type: none"> <li>- It is believed the current design would lead to overlooking onto Beechwood Primary School</li> <li>- The proposal removes existing parking provision for occupants of the retail units; Members recommend that allocated parking be introduced for retail unit staff</li> <li>- Concern was raised about the design creating an unwelcome 'wind tunnel' effect between the development and neighbouring buildings</li> </ul> <p>Councillor Baker requested for it to be noted that he supported the proposal.</p>	
<b>222400</b> 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)
<b>Observations:</b> Not required – Wokingham Borough Council have withdrawn the application at the request of the applicant/agent.	
<b>222477</b> 53 Woodlands Avenue, Woodley, RG5 3HF	Householder application for the demolition of existing garage/outbuilding (Retrospective)
<b>Observations:</b> The Planning & Community Committee considered this application and had no objections, provided Building Control are happy with the works.	

<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>Observations:</b> No objections.	
<b>222562</b> 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.
<b>Observations:</b> No objections.	
<b>222597</b> 39 Reading Road, Woodley, RG5 3DA	Householder application for the proposed erection of a south facing dormer and changes to fenestration.
<b>Observations:</b> No objections.	
<b>222632</b> 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.
<b>Observations:</b> Not required – Wokingham Borough Council have withdrawn the application as being invalid.	
<b>222691</b> 53 Fosters Lane, Woodley, RG5 4HG	Householder application for the proposed erection of a single story side and rear extension.
<b>Observations:</b> The Planning & Community Committee considered this application and had no objections, provided there is to be no damage to, or removal of trees or hedges on the site, as indicated on the application form.	
<b>222708</b> 19 Silver Fox Crescent, Woodley, RG5 3JA	Householder application for the proposed single storey rear extension to enclose existing canopy roof, creating habitable accommodation.
<b>Observations:</b> No objections.	
<b>222722</b> 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.
<b>Observations:</b> Members of the Planning & Community Committee have considered this application and recommended it be refused on the grounds that all properties in Fosters Lane are bungalows, meaning the proposed development is entirely out of character with the street scene and out of keeping with neighbouring properties.	

<p><b>222726</b> 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 &amp; 3no. rooflights, conversion of existing loft to create habitable accommodation. Plus changes to fenestration following demolition of conservatory, external stairs and chimney.</p>
<p><b>Observations:</b> The Planning &amp; Community Committee had considered this application and, whilst they had no specific objections, they supported the comments of residents on the planning portal and have concerns that the design will lead to overlooking on the neighbouring property at no. 33.</p>	
<p><b>222779</b> 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><b>Observations:</b> Members of the Planning &amp; Community Committee have considered this application and recommended it be refused on the following grounds:</p> <ul style="list-style-type: none"> <li>- Overdevelopment of the site</li> <li>- Reduction of amenity space</li> <li>- Out of character with the street scene</li> </ul>	
<p><b>222801</b> 20 Norton Road, Woodley, RG5 4AH</p>	<p>Householder application for the proposed conversion of the loft into habitable accommodation.</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>222808</b> 187 Fairwater Drive, Woodley, RG5 3JQ</p>	<p>Householder application for the proposed erection of a single storey front extension.</p>
<p><b>Observations:</b> No objections.</p>	
<p><b>222812</b> 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><b>Observations:</b> No objections.</p>	
<p><b>222889</b> 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 &amp; 1no. balcony to the rear following removal of existing chimney. Plus changes to fenestration, to include rooflights.</p>
<p><b>Observations:</b> The Planning &amp; Community Committee had considered this application and, whilst they had no specific objections, they were concerned regarding the proposed size of the Juliet Balcony and the potential that this would then overlook neighbouring properties.</p>	

Woodley Town Council

**PLANNING APPLICATIONS**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>222093</b> 1 CREDITON CLOSE, WOODLEY, RG5 4DQ	Householder application for First Floor side extension. Single Storey rear extension. Changes to fenestration.
<b>222632</b> 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.
<b>222850</b> 10 Linden Road, Woodley, RG5 3QT	Full application for the erection of a single storey rear extension and reconfiguration of the existing garage block to form an attached garage. (Retrospective)
<b>222939</b> 21 Austin Road, Woodley, RG5 4EJ	Householder application for the proposed single storey rear extension with flat roof and side extension with pitched roof along with changes to fenestration following demolition of the existing single storey rear and side extensions.
<b>222949</b> 128 Howth Drive, Woodley, RG5 3DL	Householder application for the proposed garage conversion, single storey rear extension and single storey front extension to form porch.
<b>222972</b> 25 Henley Wood Road, Earley, RG6 7EE	ADJOINING PARISH CONSULTATION Full application for the proposed erection of 2 no. residential dwellings and associated parking, access, cycle and bin storage on side garden of existing residential dwelling.
<b>222984</b> 116, Colemansmoor road, Woodley, RG5 4DN	Householder application for the proposed Single storey front extension to create porch along with conversion of garage to create habitable accommodation and changes to fenestration.
<b>223007</b> 7 The Ridgeway, Woodley, RG5 3QD	Full application for the proposed subdivision of the site and erection of a 3 no. bedroom detached dwelling with associated access and parking, following demolition of the existing detached garage.
<b>223020</b> 113 Tippings Lane, Woodley, RG5 4RY	Householder application for the proposed erection of a single storey rear extension with 3 no. roof lanterns following demolition of the existing conservatory.
<b>223022</b> 38 Norton Road, Woodley, RG5 4AJ	Householder application for the proposed erection of a single storey rear extension and installation of 1No. side rooflight following demolition of existing rear conservatory with changes to fenestration.
<b>223053</b> 42 Walmer Road, Woodley, RG5 4PN	Householder application for the proposed erection of a single storey side and rear extension, including internal modifications.
<b>223080</b> 1 Comet Way, Woodley, RG5 4NZ	Householder application for the proposed two storey side extension.
<b>223087</b> 73 Butts Hill Road, Woodley, RG5 4NJ	Householder application for the proposed erection of side window dormers and a single storey side extension.
<b>223170</b> 46 Fairwater Drive, Woodley, RG5 3JB	Householder application for the proposed erection of a single storey front extension.

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**PLANNING DECISIONS**

**REFUSED – CONTRARY TO TOWN COUNCIL RECOMMENDATION**

<b>Reference / Address</b>	<b>Proposal</b>
<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.

**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>
<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>222560</b> 173 Colemans Moor Road, Woodley, RG5 4DD	Householder application for the proposed erection of a single storey front extension to create porch, two storey side extension and single storey rear extension with pitched roof along with changes to fenestration following demolition of existing canopies.

**APPROVED – ENDORSING TOWN COUNCIL RECOMMENDATION**

<b>Reference / Address</b>	<b>Proposal</b>
<b>222105</b> The Waterside, Fairwater Drive, Woodley, RG5 3EZ	Full application for the installation of 7 no. lamp posts around the rear parking area. (Retrospective)
<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>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>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>222461</b> 59 Comet Way, Woodley, RG5 4NZ	Householder application for a single storey rear extension following demolition of existing conservatory

**APPROVED – ENDORSING TOWN COUNCIL RECOMMENDATION cont...**

<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.
<b>222602</b> 70 Fairwater Drive, Woodley, RG5 3JB	Householder application for proposed erection of a single storey rear extension, revised roof over existing rear extension, plus insertion 1no. lantern to existing flat roof side extension.
<b>222624</b> 52 Radcot Close, Woodley, RG5 3BG	Householder application for the proposed conversion of the garage to habitable accommodation.
<b>222691</b> 53 Fosters Lane, Woodley, RG5 4HG	Householder application for the proposed erection of a single story front and side extension.



**TPO 3/1951****Background**

TPO 3/1951 covers the majority of the South Lake area of Woodley south of Silver Fox Crescent, East of Kingfisher Drive, west of Nightingale Road and North of the A3290 as shown by the bold red boundary in the picture below. A copy of the TPO document is attached as appendix A.



Essentially, this blanket TPO covers every tree, regardless of age, origin, quality or value to the neighbourhood. On querying the scope of the TPO with WBC, I have been told that:

‘Any works to any live part of the tree require prior consent from the council using the Planning Portal <https://www.planningportal.co.uk/>’

My correspondence on this question can be found in appendix B

Essentially the only significant exceptions are for dead / dangerous trees or commercial fruit production, however more details here can be found here: <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#any-size-or-species>

This TPO has been altered twice in the past, essentially to allow new housing developments to be built as it used to encompass the old Reading University site as well.

### **The Problem**

1. Many residents seem unaware of it. In a very unscientific poll of my neighbours (and certainly not one that I would quote in any formal request....), only one of the six I asked knew about the TPO, many who have lived in Woodley for a very long time.
2. The TPO has been in existence without review other than to change its boundaries for the last 71 years. The TPO is now roughly 50% smaller than the original order.
3. There are a number of separately protected trees within the TPO area, which could be confusing.
4. As awareness is low and confusion is easy when checking to see if a property has an established TPO, the opportunity for neighbours to accidentally breach it is high.
5. Many of the shorter life species have reached a stage where they will require significant maintenance or removal (a silver birch has a life expectancy of 60 – 90 years, therefore even saplings at the time of the TPO's creation will be approaching the end of their lifespan)

### **The Risks**

We know that the TPO is poorly known about and therefore residents are at risk of inadvertently breaching it by performing minor DIY tree maintenance. It also seems unfair that professional tree surgeons should be required (or at least recommended) to perform minor tree pruning and maintenance to hardy or small specimens.

High value trees are not fully catalogued due to the blanket TPO. If the TPO moved to relax the overall restrictions on all trees, but specify the most vulnerable or valuable trees, better protection will be possible for those trees most at risk.

### **Proposed Scope for Alteration – Options**

1. Easy. Remove the TPO altogether. I have concerns about this being a free-for-all and deforestation of the area....
2. More challenging. Change the TPO to only include specific valuable tree types (Oak, Maple, Sycamore etc) but exclude non-native species or low value species like silver birch.
3. Hardest, but probably the gold standard. Abolish the blanket TPO but work to identify the most valuable specimens

### **Benefits of a Change**

1. A re-launch will raise awareness of the TPO and reduce accidental breaches
2. It would make it easier for council tree maintenance (Both WBC and WTC)
3. Provokes a public Debate about tree protection, potentially raises awareness of the importance of protecting this valuable resource
4. Allow residents to maintain their trees properly without fear of inadvertently breaching the rules.TPO

VARIATION OF ORDER

Tree Preservation Order No. 3/1951

Relating to trees in "South lake Estate & Bulmershe Court Estate"

This order has been varied to remove W2

This Order was VARIED by THE WOKINGHAM BOROUGH COUNCIL  
on the FOURTEENTH day of JULY two thousand and twenty.

Signed on behalf of The Wokingham Borough Council

... *Chris Hamington* .....

Authorised by the Council to sign on that behalf

29/3  
Reg: 10-8-51  
Conf: 29-9-51  
C/Z  
422  
Acc. No 729

TOWN AND COUNTRY PLANNING ACT, 1947.

BERKSHIRE COUNTY COUNCIL.

TREE PRESERVATION ORDER No. 3/1951.

PARISHES OF EARLEY AND WOODLEY (SOUTH LAKE ESTATE AND  
BUIMERSHE COURT ESTATE).

The Berkshire County Council (in this Order called "the authority") in pursuance of the powers conferred in that behalf by Section 28 of the Town and Country Planning Act, 1947 (hereinafter called "the Act"), hereby make the following Order:—

1. In this Order "owner" means the owner in fee simple, either in possession or who has granted a lease or tenancy of which the unexpired portion is less than three years; a lessee (including a sub-lessee) or tenant in possession, the unexpired portion of whose lease or tenancy is three years or more; and a mortgagee in possession.

2. Subject to the exemptions specified in the Second Schedule to this Order, no person shall, except with the consent of the authority cut down, top, lop, or wilfully destroy or cause or permit the cutting down, topping, lopping or wilful destruction of

- (i) any of the trees lettered and numbered P.1 in the First Schedule hereto situate within the area similarly lettered and numbered on the map attached to the Order;
- (ii) any of the trees contained in the groups of trees specified in the First Schedule hereto, shown lettered, numbered and edged red on the map attached to the Order;
- (iii) any part of the woodland areas specified in the First Schedule hereto, shown lettered, numbered and coloured green on the map attached to the Order;

which map shall prevail where any ambiguity arises between it and the specification in the said First Schedule.

3. An application for consent made to the authority under paragraph 2 of this Order shall be in writing stating the reasons for making the application, and shall specify the trees, groups of trees or woodland areas to which the application relates, and the operations for the carrying out of which consent is required, and where necessary for the identification of such trees, groups of trees or woodland areas shall be accompanied by a map or plan of a size or on a scale sufficient for the purpose.

4. (1) Where an application for consent is made to the authority under this Order, the authority may grant such consent either unconditionally, or subject to such conditions (including conditions requiring the replacement of any tree by one or more trees on the site or in the immediate vicinity thereof), as the authority may think fit, or may refuse consent.

Provided that where the application relates to any woodland area specified in the First Schedule to this Order, the authority shall grant consent in accordance with the principles of good forestry except where, in the opinion of the authority, it is necessary in the interests of amenity to maintain the special character of the woodland or the woodland character of the area.

(2) Where an application for consent under this Order relates to any woodland area specified in the First Schedule to this Order, the Minister of Local Government and Planning (hereinafter called "the Minister") may direct the authority to consult the Forestry Commission before deciding such application.

(3) The authority shall keep a register of all applications for consent under this Order containing information as to the nature of the application, the decision of the authority thereon, any directions as to replanting of woodland areas, and any compensation awarded in consequence of such decision; and every such register shall be available for inspection by the public at all reasonable hours.

5. Where an application for consent under this Order relates to felling any part of a woodland area, the authority, having regard to the need for bringing the amenity and forestry aspects of the woodland area into a proper relation, may draw up a plan of forestry operations for the woodland area, and incorporate it in the decision on the application, and such plan may include provisions deferring felling for a specified period or periods.

6. Where the authority refuse consent under this Order or grant such consent subject to conditions, they may, when refusing or granting consent certify that in respect of any trees, groups of trees, or any woodland area for which they have so refused or granted consent, that they are satisfied that—

- (a) other more suitable consents could be granted, and would be so granted under this Order if application were made for the purpose; or
- (b) the refusal or condition is in the interests of good forestry; or
- (c) in the case of a woodland area, it has an outstanding amenity value in relation to the woodland character of the area; or
- (d) in the case of trees or groups of trees, the trees have an outstanding amenity value; or
- (e) there is a special amenity served by the trees and woodlands other than amenity in relation to the woodland character of the neighbourhood.

7. (1) Where any part of a woodland area is felled in accordance with consent granted under this Order, the owner of the land on which the woodland is situated shall, subject to any directions that may be given by the authority, replant that part:—

Provided that—

- (a) where the Minister considers it expedient to dispense with any such requirement as to replanting he may at any time do so to such extent as he may think fit upon representation being made to him for the purpose by either the authority or the owner;
- (b) where any part of a woodland area is so felled for the purpose of enabling development to be carried out in accordance with a permission to develop land under Part III of the Act, it shall not be necessary to replant that part.

(2) Where consent is granted under this Order to fell any part of a woodland area, the authority may give directions to the owner of

the land on which the woodland is situated as to the manner in which that part should be replanted and any such directions may include requirements as to :

- (a) species ;
- (b) planting distances ;
- (c) the erection and maintenance of fencing necessary for protection of the replanted trees ;
- (d) the preparation of ground, draining, removal of brushwood, lop and top ; and
- (e) protective measures against fire.

8. The provisions set out in the Third Schedule to this Order, being the provisions of Part III of the Act as adapted and modified for the purposes of this Order, shall apply in relation to any application made to the authority for consent under the Order and to any decision of the authority thereon.

9. Subject to the provisions of this Order, any person who has suffered damage or has incurred expenditure in consequence of any refusal of consent under this Order or of any grant of any such consent subject to conditions, shall, if he makes a claim within the time limited for the purpose by this Order, be entitled to recover from the authority compensation in respect of such damage or expenditure.

Provided that no compensation shall be payable in respect of damage suffered or expenditure incurred by reason of such refusal or grant of consent :

- (a) in the case of any of the trees or groups of trees specified in the Fourth Schedule to this Order ;
- (b) in the case of any trees or groups of trees, or any woodland area, the subject of a certificate in accordance with paragraph 6 of this Order.

10. In assessing compensation payable under the last preceding paragraph, account shall be taken of :

- (a) any compensation or contribution which has been paid in respect of the same trees or woodland areas under the terms of this or any other Tree Preservation Order under Section 28 of the Town and Country Planning Act, 1947, or under the terms of any Interim Preservation Order made under Section 8 of the Town and Country Planning (Interim Development) Act, 1943, or any compensation which has been paid or which could have been claimed under any provision relating to the preservation of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act, 1932, and
- (b) any injurious affection to any land of the owner which would result from the felling of the trees or woodlands, the subject of the claim ;

and regard shall be had to any plan of forestry operations drawn up under paragraph 5 of this Order.

11. A claim under this Order for compensation shall be made by serving on the authority a notice in writing stating the grounds of the claim and the amount claimed, within six months of the date of

the decision of the authority, or of the Minister, as the case may be, or where an appeal has been made to the Minister against the decision of the authority, of the date of the decision of the Minister on the appeal.

12. Any question of disputed compensation payable in accordance with the terms of this Order shall be determinable in accordance with the provisions of Section 110 of the Act.

#### FIRST SCHEDULE.

<i>No. on Plan.</i>	<i>Description and Situation.</i>
P.1.	Trees situate within the grounds of Bulmershe Court Estate.
W.1.	Area of mixed woodland in the Parish of Woodley, east of Pitts Lane and south of the footpath from that Lane leading to Reading Road.
W.2.	<del>Area of mixed woodland in the Parish of Woodley, north of Beechwood Avenue, west of Reading Road and abutting Bulmershe Court on the east side.</del>
W.3.	Area of mixed woodland in the Parish of Woodley, west of Crockham Well Road, east of Bulmershe Court and south of The Larches, known as The Birches, Pond Head Wood and Windmill Plantation.
W.4.	Area of mixed woodland in the Parish of Earley abutting Bulmershe Court nurseries on the south side and known as High Wood and part of Southland Wood.
G.1.	Group of mixed trees in the Parish of Earley, flanking the east side of Church Road, north of the footpath from that road leading to Bulmershe Court and abutting the west side of Bulmershe Court.
G.2.	Group of mixed trees in the Parish of Earley, flanking the east side of Church Road, south of the footpath from that road leading to Bulmershe Court and abutting the west side of Bulmershe Court.

#### SECOND SCHEDULE.

This Order shall not apply so as to require the consent of the authority.

(1) To the cutting down, topping or lopping of any tree that is dying or dead or has become dangerous.

(2) to the cutting down, topping or lopping of any tree, group of trees or woodland area ;

(a) in compliance with an obligation imposed by or under an Act of Parliament ;

(b) in pursuance of the power conferred on the Postmaster General by virtue of Section 5 of the Telegraph (Construction) Act, 1908 ;

(c) in pursuance of the powers conferred by Section 24 of the Regulation of Railways Act, 1868 ;

- (d) for the purpose of preventing or abating a nuisance ;
- (e) in the case of a statutory undertaker where the land on which the trees, group of trees or woodland area is situated, is operational land as defined by the Act and where works on such land cannot otherwise be carried out ; or where the cutting down, topping or lopping is for the purpose of securing safety in the operation of the undertaking.

### THIRD SCHEDULE

Provisions of Part III of the Act as adapted and modified to apply to this Order.

15. (1) The Minister may give directions to the authority requiring that any application for consent under the order, or all such applications of any class specified in the directions, shall be referred to the Minister instead of being dealt with by the authority, and any such application shall be so referred accordingly. Reference of applications to the Minister

(2) Where an application for consent under the Order is referred to the Minister under this section, the provisions of paragraphs 4 to 7 of the Order shall apply in relation to the determination of the application by the Minister as they apply in relation to the determination of such applications by the authority :

Provided that before determining any such application the Minister shall, if either the applicant or the authority so desire, afford to them an opportunity of appearing before and being heard by a person appointed by the Minister for the purpose.

(3) The decision of the Minister on all applications referred to him under this section shall be final.

16. (1) Where application is made to the authority for consent under the Order and that consent is refused by that authority or is granted by them subject to conditions or where any certificate or direction is given by the authority, then if the applicant is aggrieved by their decision on the application, or by any such certificate or direction he may, by notice in writing served within 28 days from the receipt of notification of their decision, certificate or direction, or such longer period as the Minister may allow, appeal to the Minister. Appeals to the Minister

(2) When an appeal is brought under this section from a decision, certificate or direction of the authority, the Minister may allow or dismiss the appeal or may reverse or vary any part of the decision of the authority, whether or not the appeal relates to that part, or may vary any certificate or direction, and may deal with the application as if it has been made to him in the first instance, and the provisions of the last foregoing section shall apply, subject to any necessary modifications in relation to the determination of an application by the Minister on appeal under this section as they apply in relation to the determination by the Minister of an application referred to him under that section.

(3) Unless within two months from the date of receipt of an application for consent under the Order, or within such extended period



as may at any time be agreed upon in writing between the applicant and the authority, the authority either—

- (a) give notice to the applicant of their decision on the application ;  
or
- (b) give notice to him that the application has been referred to the Minister in accordance with the directions given by him under the last foregoing section ;

the provisions of sub-section (1) of this section shall apply in relation to the application as if the consent to which it relates had been refused by the authority, and as if notification of their decision had been received by the applicant at the expiration of the said period of two months or the extended period agreed upon as aforesaid, as the case may be.

Revocation  
or modifica-  
tion of  
consent  
under the  
Order

21. (1) Subject to the provisions of this section, if it appears to the authority that it is expedient that any consent under the Order granted on an application made in that behalf should be revoked or modified, they may by order revoke or modify the consent to such extent as appears to them to be expedient as aforesaid :

Provided that no such order shall take effect unless it is confirmed by the Minister, and the Minister may confirm any Order submitted to him for the purpose either without modification or subject to such modifications as he considers expedient.

(2) Where an authority submit an Order to the Minister for his confirmation under this Section, that authority shall furnish the Minister with a statement of their reasons for making the Order and shall serve notice of the making of the Order on the owner of the land, and on any other person who in their opinion will be affected by the Order, and if within the period of 28 days from the service thereof any person on whom the notice is served so requires, the Minister shall, before confirming the Order, afford to him and to the authority an opportunity of appearing before and being heard by a person appointed by the Minister for that purpose.

(3) The power conferred by this section to revoke or modify a consent may be exercised at any time before the operations for which consent has been given have been completed.

Provided that the revocation or modification of consent shall not affect so much of those operations as has been carried out before the date on which the order was confirmed as aforesaid.

(4) Where a notice has been served in accordance with the provisions of sub-section (2) of this Section, no operations or further operations as the case may be, in pursuance of the consent granted, shall be carried out pending the decision of the Minister under sub-section (1) of this Section.

Supple-  
mentary  
provisions  
as to  
revocation  
and modifi-  
cation

22. (1) Where any person is affected by an Order under the last foregoing Section, revoking or modifying a consent as confirmed by the Minister, or where any person is affected by a notice served on him under sub-section (2) of the foregoing Section when the order is not confirmed, then, if on a claim made to the authority within two months of the date of the Minister's decision, it is shown that he has incurred expenditure in carrying out work which is rendered abortive by the revocation, or modification, or stay of operations, as the case

may be, or has otherwise suffered loss or damage which is directly attributable to the revocation, or modification, or stay of operations, the authority shall pay to that person compensation in respect of that expenditure, loss or damage ;

(2) For the purposes of this Section any expenditure incurred on matters preparatory to acting on the consent shall be deemed to be included in the expenditure incurred in carrying out that work, but except as aforesaid, no compensation shall be paid under this Section in respect of any work carried out before the grant of consent which is revoked or modified, or in respect of any other loss or damage (not being loss or damage consisting of the depreciation in value of any interest in land) arising out of anything done or omitted to be done before the grant of that consent.

23. (1) If it appears to the authority that any cutting down, topping or lopping or wilful destruction of trees, groups of trees or woodland area has been carried out after the coming into operation of the Order without the grant of consent required in that behalf under the Order or that any conditions subject to which such consent was granted have not been complied with, or that in respect of any part of a woodland area there has been a failure to replant or to comply with any directions as to replanting given by the authority, then, subject to any direction given by the Minister, the authority may within one year of such cutting down, topping, lopping or wilful destruction, or such failure or non-compliance, as the case may be, if they consider it expedient so to do, in the interest of amenity, serve on the owner of the land on which the trees, groups of trees or woodland area are situated and, except in the matter of replanting woodland areas, on any person entitled to fell trees, a notice under this section.

Enforce-  
ment of the  
preservation  
order

(2) Any notice served under this section (hereinafter called an "enforcement notice") shall specify the acts alleged to have been done as aforesaid, or, matters in respect of which it is alleged that any such conditions as aforesaid have not been complied with, or in what respect there has been a failure to replant or to comply with any directions as to replanting, as the case may be, and may require such steps as may be specified in the notice to be taken within such period as may be so specified for securing that operations, in so far as still practicable, shall be carried out in such manner as might have been required had the trees, groups of trees or woodland area to which the notice relates been the subject of an application for grant of consent under this Order, or for securing compliance with the conditions or for securing replanting or compliance with the directions as to replanting, as the case may be ; and in particular any such notice may, for the purposes aforesaid, require the immediate discontinuance of any cutting down, topping, lopping or destruction of trees, groups of trees or woodland area or of any replanting operations.

(3) Subject to the provision of the next following sub-section, an enforcement notice shall take effect forthwith.

Provided that—

(a) if within the period of 14 days after the service thereof, an application is made to the authority under this Order for consent to cut down, top or lop or to fell any trees, groups of trees or to fell any woodland area to which the enforcement notice relates, the notice, except in so far as it may require the

discontinuance of cutting down, topping, lopping or destruction of trees, groups of trees or woodland area shall be of no effect pending the final determination of the application and if and to the extent such consent as aforesaid is granted on that application, the notice shall not take effect ;

(b) if within the period of 14 days after the service thereof an appeal is made to the Court under the following provisions of this section by a person on whom the enforcement notice was served, the notice, except in so far as it may require the discontinuance of cutting down, topping, lopping or wilful destruction of trees, groups of trees or woodland area shall be of no effect pending the final determination or withdrawal of the appeal.

(4) If any person on whom an enforcement notice is served under this section is aggrieved by the notice, he may, at any time within the period mentioned in the last foregoing sub-section, appeal against the notice to a court of summary jurisdiction for the petty sessional division or place within which the land to which the notice relates is situated ; and on any such appeal the court—

(a) if satisfied that consent was granted under this Order for the cutting down, topping or lopping or destruction of the trees, groups of trees or woodland area to which the notice relates, or that no such consent was required in respect thereof, or that the conditions subject to which consent was granted have been complied with or that there had not been a failure to replant, or to comply with any directions as to replanting, as the case may be, shall quash the notice to which the appeal relates ;

(b) if not so satisfied, but satisfied that the requirements of the notice exceed what is necessary for compliance with the conditions attached to the consent, or what is necessary to comply with directions in regard to replanting, or what might have been required had application for consent to the cutting down, topping, lopping or destruction been made in respect of the trees, groups of trees or woodland area to which the notice relates, shall vary the notice accordingly ;

(c) in any other case shall dismiss the appeal.

(5) Any person aggrieved by a decision of a court of summary jurisdiction under the last foregoing sub-section may appeal against that decision to a court of quarter sessions.

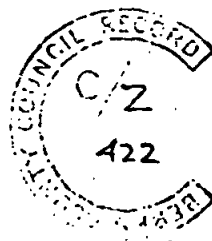
Supple-  
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provisions  
as to  
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24. (1) If within the period specified in an enforcement notice, or within such extended period as the authority may allow, any steps required by the notice to be taken (other than discontinuance of cutting down, topping, lopping or wilful destruction of any trees, groups of trees or woodland area) have not been taken, the authority may enter on the land on which the trees, groups of trees or woodland area are situated and take those steps, and may recover as a simple contract debt in any court of competent jurisdiction from the person who is then the owner of the land, or except where the notice relates to replanting of woodland areas, the person who is entitled to fell the trees, any expenses reasonably incurred by them in that behalf, and if that person having been entitled to appeal to the court under the last foregoing section, failed to make such an appeal, he shall not be

entitled in proceedings under this sub-section to dispute the validity of the action taken by the authority upon any ground which could have been raised by such an appeal.

(2) Where a person other than the owner of any land is entitled to fell trees to which an enforcement notice under the last foregoing section relates, any expenses incurred by the owner of such land for the purpose of complying with such enforcement notice and any sum paid by the owner of any land under the foregoing sub-section in respect of the expenses of the authority in taking steps required to be taken by such notice, shall be deemed to be incurred or paid for the use and at the request of the person entitled to fell trees as aforesaid.

(3) Where by virtue of an enforcement notice, any cutting down, topping, lopping or destruction of trees, groups of trees or woodland area is required to be discontinued, or any conditions are required to be complied with in respect of any cutting down, topping or lopping, or any replanting is required to be discontinued, or any directions as to replanting are required to be complied with, then if any person without the grant of consent in that behalf under this Order, contravenes or permits the contravention of the notice in respect of the aforesaid matters, he shall be guilty of an offence and liable on summary conviction to a fine not exceeding fifty pounds; and if the contravention is continued after the conviction, he shall be guilty of a further offence and liable on summary conviction, to a fine not exceeding twenty pounds for every day on which he continues to contravene the notice.

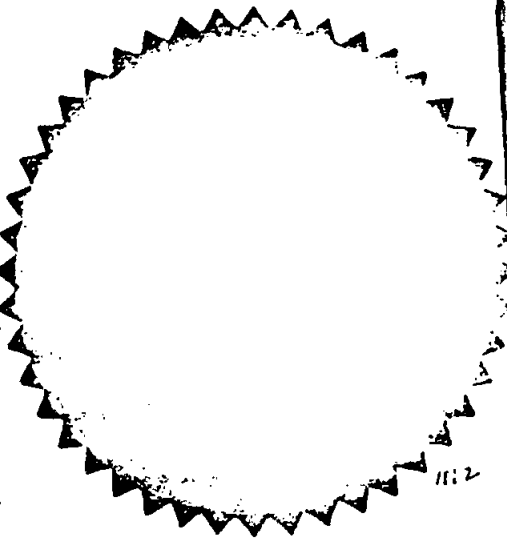


729

Dated this 18 day of July 1951.

THE SEAL of the COUNTY COUNCIL  
of the ADMINISTRATIVE COUNTY OF BERKS  
was hereunto affixed in the presence of

*E. R. Davies.*  
Clerk of the Council.



11:2

R.

(29<sup>th</sup> September, 1951)

LGP 1800

The Minister of Local Government and Planning in exercise of the powers conferred upon him by subsection (3) of Section 28 of the Town and Country Planning Act, 1947, hereby confirms the above Order, subject to the following modifications :-

1. In paragraph 2 after the words "destruction of" there shall be substituted for the remainder of the paragraph the words -

"(i) Any of the trees contained in the parkland area specified and numbered P1 in the First Schedule hereto and shown similarly numbered and edged blue on the map annexed hereto;

(ii) Any of the trees contained in the groups of trees specified and numbered G1 and G2 in the said First Schedule and shown similarly numbered and coloured red on the said map;

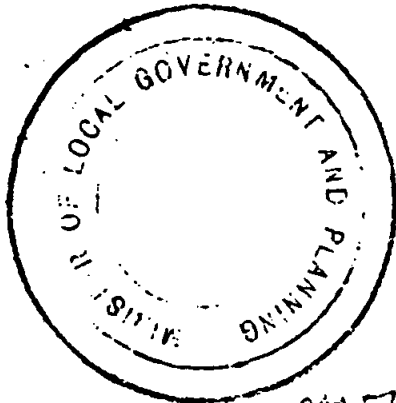
(iii) Any part of the woodland areas specified and numbered W1, W2, W3 and W4 in the said First Schedule and shown similarly numbered and coloured green on the said map, excluding those parts of the woodland area numbered W3 that are shown hatched black thereon;

which map for the purpose of indicating the position and extent of the said parkland area, groups of trees and woodland areas respectively shall prevail where any ambiguity arises between it and the specification in the said First Schedule."

2. In subparagraph (2)(c) of paragraph 7 the word "part" shall be substituted for the word "trees".

3. Subparagraph (a) of the proviso to paragraph 9 shall be omitted.

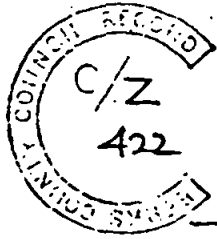
4. In the First Schedule the words "Parkland area comprising" shall be substituted for the words "Trees situate within".



GIVEN under the Official Seal of the Minister of Local Government and Planning this *twenty ninth* day of *September*, One thousand nine hundred and fifty-one.

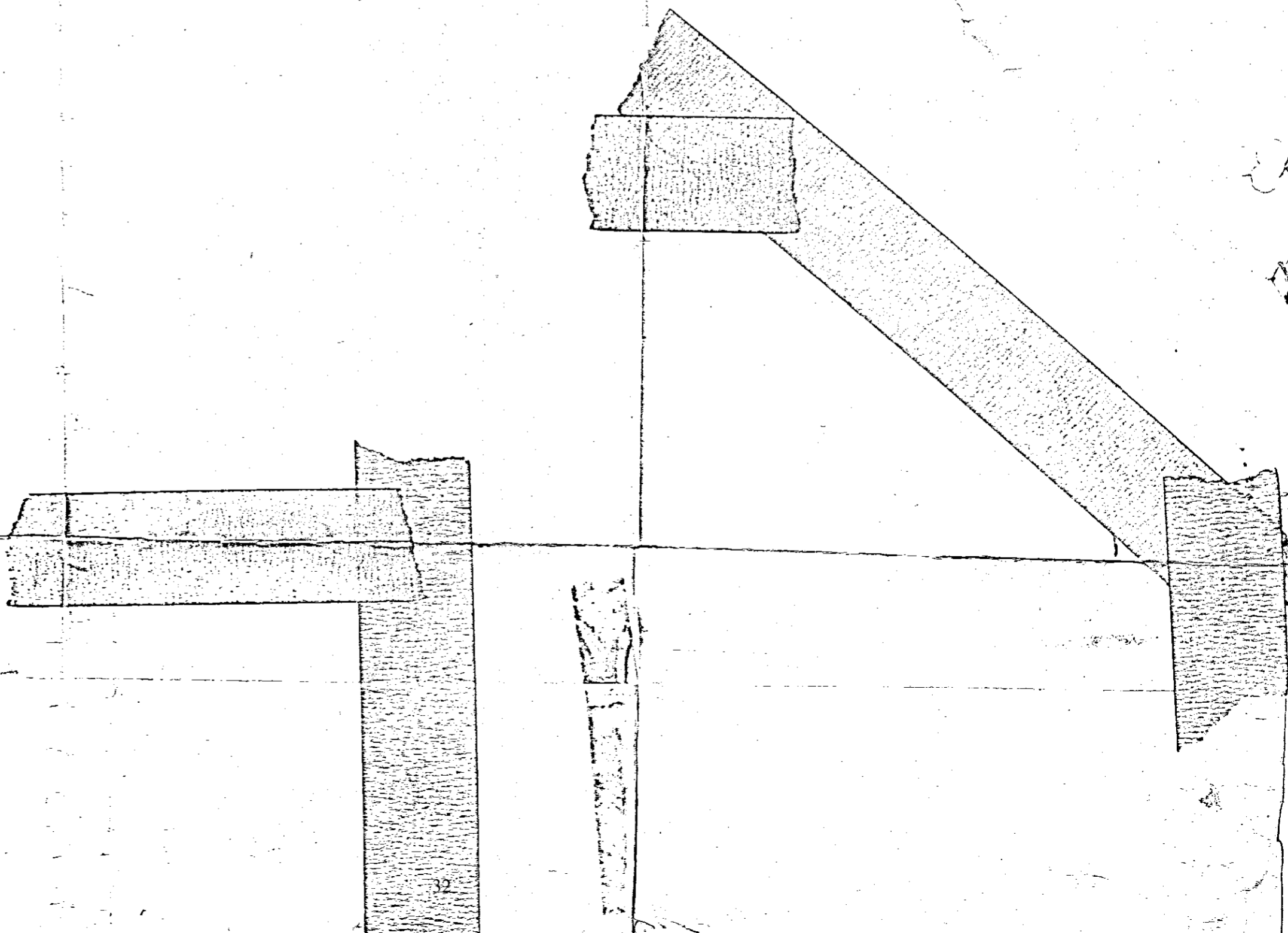
*C/S*  
*M. M. M. M. M.*

Authorised by the Minister to sign in that behalf.



729

original  
1951 plan





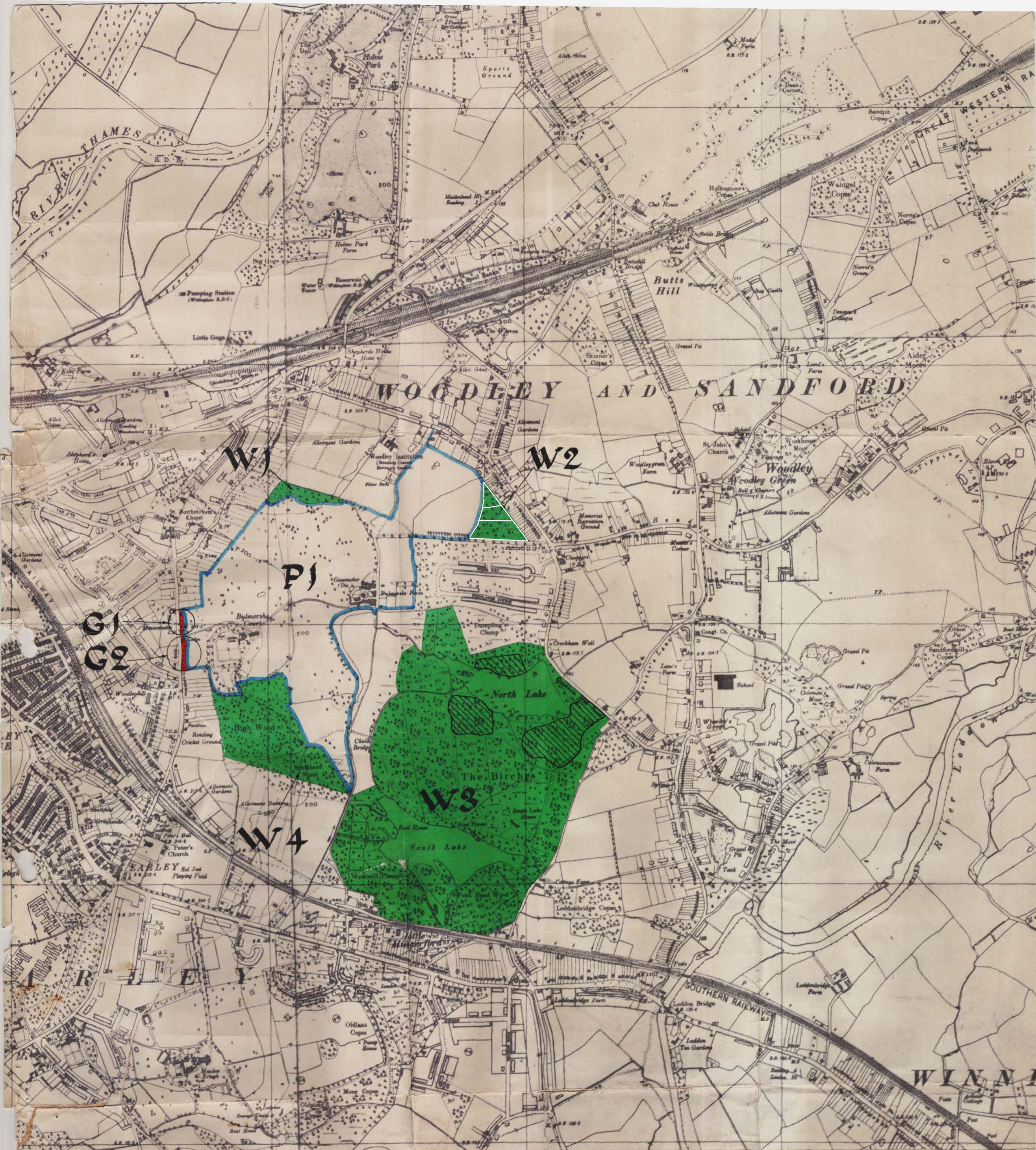
TPO. No 31951

EMLEY & WOODLEY

9

9112210

2/1951



Berkshire County Council  
 T. Houghton A.R.I.C.S., M.T.P.I.  
 County Planning Officer

Tree Preservation Order  
 South Lake Estate &  
 Butlershe Court Estate

Scale 6<sup>34</sup> to 1 Mile

Map Ref :- BERKS O.S. SHEETS  
 29 SE, 30 SW, 37 NE, 38 NW.  
 File No :- Wok. R. 1122  
 Drawn :- E. T.  
 Date :- 19. 10. 51.

**Fw: Contact Us form - sent from website ~[PRIVATE]~ ~[UNCLASSIFIED]~**

Richard Skegg <rskegg@hotmail.co.uk>

Mon 03/10/2022 11:58

To: Richard Skegg <rskegg@hotmail.co.uk>

Sent from [Outlook](#)

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**From:** TandL\_specialist <TandL\_specialist@wokingham.gov.uk>

**Sent:** 04 March 2021 14:02

**To:** rskegg@hotmail.co.uk <rskegg@hotmail.co.uk>

**Subject:** RE: Contact Us form - sent from website ~[PRIVATE]~ ~[UNCLASSIFIED]~

Hello Mr Skegg

Thank you for your email and for raising the 3 points. To reply –

Point 1 – harm is something which can only be determined by the delegated officer in the local authority. Any works to any live part of the tree require prior consent from the council using the Planning Portal <https://www.planningportal.co.uk/>.

Point 2 – yes. There are exceptions though, as noted in the government guidance. <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#limitations>

Point 3 – thank you. Yes, via the Planning Portal.

Thank you for taking the time to contact the Council.

Yours Sincerely

Coralie Ramsey

Trees and Landscape Officer

Working hours: Tuesday or Wednesday and Thursday and Friday

Community, Heritage, Green & Blue Infrastructure

Place & Growth | Wokingham Borough Council | Shute End | Wokingham | Berkshire | RG40 1BN

Tel: 0118 9746000

Email: [customerservice@wokingham.gov.uk](mailto:customerservice@wokingham.gov.uk)

More information on protected trees, tree management and tree-related issues/advisory leaflets/application forms can now be found on-line at:-

[www.wokingham.gov.uk/roadworks-and-outdoor-maintenance/trees-hedges-and-grass-cutting/tree-preservation-orders-tpos/](http://www.wokingham.gov.uk/roadworks-and-outdoor-maintenance/trees-hedges-and-grass-cutting/tree-preservation-orders-tpos/)

*Please submit your application electronically via the Planning Portal website at: <https://www.planningportal.co.uk/>*

**DISCLAIMER**

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***All messages sent by this organisation are checked for viruses using the latest antivirus products. This does not guarantee a virus has not been transmitted. Please therefore ensure that you take your own precautions for the detection and eradication of viruses.***

---

**From:** TandL\_specialist <TandL\_specialist@wokingham.gov.uk>  
**Sent:** 22 February 2021 14:09  
**To:** Coralie Ramsey <Coralie.Ramsey@wokingham.gov.uk>  
**Subject:** FW: Contact Us form - sent from website ~[PRIVATE]~ ~[UNCLASSIFIED]~

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

---

**From:** Richard Skegg <[rskegg@hotmail.co.uk](mailto:rskegg@hotmail.co.uk)>  
**Sent:** 19 February 2021 13:12  
**To:** TandL\_specialist <[TandL\\_specialist@wokingham.gov.uk](mailto:TandL_specialist@wokingham.gov.uk)>  
**Subject:** Re: Contact Us form - sent from website ~[PRIVATE]~ ~[UNCLASSIFIED]~

Hi Coralie,

Thanks for this, much appreciated! Whenever I click, I get a single page pdf with the amendment but not the rest of the order.

Can I clarify with you that I understand the 1951 legalese correctly?

1. I can prune any tree that I like as long as I'm not overly aggressive (ie. not causing it any actual harm) and steer clear of any 'lopping and topping'.
2. Any tree regardless of specimen worth / native origin / condition is included.
3. It's a good job I like my trees! If I wanted to remove a tree in the future I would have to apply for permission?

Many thanks

Richrd

Sent from [Outlook](#)

---

**From:** TandL\_specialist <[TandL\\_specialist@wokingham.gov.uk](mailto:TandL_specialist@wokingham.gov.uk)>  
**Sent:** 19 February 2021 12:43  
**To:** [rskegg@hotmail.co.uk](mailto:rskegg@hotmail.co.uk) <[rskegg@hotmail.co.uk](mailto:rskegg@hotmail.co.uk)>  
**Cc:** TandL\_specialist <[TandL\\_specialist@wokingham.gov.uk](mailto:TandL_specialist@wokingham.gov.uk)>  
**Subject:** FW: Contact Us form - sent from website ~[PRIVATE]~ ~[UNCLASSIFIED]~

Good afternoon Mr Skegg

Thank you for your enquiry. I am sorry that you are unable to see the whole TPO. I have tried to replicate this on the map you are using, but I can see the whole TPO as I scroll down. But, I have attached a copy for your reference.

XXXX XXXXX is located in W3 of the TPO 3/1951. As the TPO is a woodland order it relates to all trees of whatever age.

Thank you for taking the time to contact the Council.

Yours Sincerely  
Coralie Ramsey  
Trees and Landscape Officer  
Working hours: Tuesday or Wednesday and Thursday and Friday

Community, Heritage, Green & Blue Infrastructure  
Place & Growth | Wokingham Borough Council | Shute End | Wokingham | Berkshire | RG40 1BN  
Tel: 0118 9746000  
Email: [customerservice@wokingham.gov.uk](mailto:customerservice@wokingham.gov.uk)

More information on protected trees, tree management and tree-related issues/advisory leaflets/application forms can now be found on-line at:-

[www.wokingham.gov.uk/roadworks-and-outdoor-maintenance/trees-hedges-and-grass-cutting/tree-preservation-orders-tpos/](http://www.wokingham.gov.uk/roadworks-and-outdoor-maintenance/trees-hedges-and-grass-cutting/tree-preservation-orders-tpos/)

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<https://www.planningportal.co.uk/>*

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**From:** [customerservice@wokingham.gov.uk](mailto:customerservice@wokingham.gov.uk) <[customerservice@wokingham.gov.uk](mailto:customerservice@wokingham.gov.uk)>  
**Sent:** 19 February 2021 11:32  
**To:** TandL\_specialist <[TandL\\_specialist@wokingham.gov.uk](mailto:TandL_specialist@wokingham.gov.uk)>  
**Subject:** FW: Contact Us form - sent from website ~[PRIVATE]~

Dear colleague

Please see the email below that has been sent into Wokingham Borough Council. The query is regarding something that I believe you will be able to answer. Please can you reply directly to the customer.

Please be aware the customer is expecting a response within 10 working days.

Kind regards,

Zahra Uddin

**Customer Delivery Officer**

Wokingham Borough Council

**Address:** Shute End, Wokingham, RG40 1BN

**Email:** [customerservice@wokingham.gov.uk](mailto:customerservice@wokingham.gov.uk) | **Tel:** (0118) 974 6000

Wokingham Borough - a great place to live, learn, work & grow and a great place to do business

**Website:** [www.wokingham.gov.uk](http://www.wokingham.gov.uk)



[SIGN UP HERE](#)

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F

**PLANNING AND COMMUNITY COMMITTEE**

**BUDGETARY CONTROL 2022/23**

<b>EXPENDITURE</b>	<b>Budget 2022/23</b>	<b>Actual Exp as at 31/10/2021</b>	<b>Actual Exp as at 31/10/2022</b>	<b>Actual Exp as % of Budget</b>	
4660 First Days Children's Charity	4000	0	4000	100.0	All grants paid in full.
4661 Readibus Grant	16500	19422	16500	100.0	
4662 Wokingham Volunteer Centre	300	0	300	100.0	
4663 Citizens Advice Bureau	7000	7000	7000	100.0	
4665 Keep Mobile	1000	1000	1000	100.0	
4666 Link Visiting Scheme	1000	1000	1000	100.0	
4667 ARC	5000	5000	5000	100.0	
<b>Total</b>	<b>34800</b>	<b>33422</b>	<b>34800</b>	<b>100.0</b>	

**NOTIFICATION OF 2 OR LESS GAMING MACHINES or  
GAMING MACHINE PERMIT APPLICATIONS (i.e. for greater than 2 machines) for:  
CONVERSION / NEW / VARIATION / TRANSFER**

**(FOR USE BY PREMISES LICENSED TO SUPPLY ALCOHOL FOR CONSUMPTION ON THE PREMISES)**

*Please refer to guidance notes at the back of this form before completing*

To: Licensing Section  
Wokingham Borough Council  
Shute End  
Wokingham  
RG40 1BN

**SECTION A – What do you want to do?**

1. Please indicate what you would like to do

a) **Notify** licensing authority that you intend to provide up to a maximum total of 2 gaming machines category C and / or D  
*(if you choose this option then please complete sections D and E)*

b) Apply **to convert** an existing Section 34 permit issued under the Gaming Act 1968, into a licensed premises gaming machine permit (i.e. for more than 2 gaming machines)  
*(if you choose this option then please complete sections B, D and E)*

c) Apply for a **new** licensed premises gaming machine permit  
*((if you choose this option then please complete sections B, D and E)*

d) Apply to **vary** an existing licensed premises gaming machine permit  
*(if you choose this option then please complete sections B, D and E)*

e) Apply to **transfer** an existing licensed premises gaming machine permit  
*(if you choose this option then please complete sections C, D and E)*

**SECTION B – Application for grant (includes conversion, new and variation applications)**

2. How many gaming machines are you currently authorised to provide and if this is a new or variation application, how many do you wish to provide? (please complete the boxes in the table)

Category machine	Number currently authorised to provide	Number wish to provide (new or variation)
C	4	5
D	0	0
TOTAL	4	5

3. If you are currently authorised to provide more than 2 machines, please provide your existing Section 34 Gaming Act 1968 permit, or provide reasons stating why it cannot be provided.

Existing permit provided\*

*(reasons why existing permit cannot be provided)* .....

.....

.....

\*Please keep a copy of your existing permit on the premises to which it relates.



**NOTIFICATION OF 2 OR LESS GAMING MACHINES or  
GAMING MACHINE PERMIT APPLICATIONS (i.e. for greater than 2 machines) for:  
CONVERSION / NEW / VARIATION / TRANSFER**

**(FOR USE BY PREMISES LICENSED TO SUPPLY ALCOHOL FOR CONSUMPTION ON THE PREMISES)**

<p><b>Section C – Application for permit transfer</b> (i.e. where a transfer has been requested for the Licensing Act 2003 premises licence)</p> <p>4. Name of person requesting the transfer .....</p> <p>5. Confirmation that an application to transfer the relevant Licensing Act 2003 Premises Licence has been:</p> <p style="text-align: right;">Requested <input type="checkbox"/></p> <p style="text-align: right;">Granted <input type="checkbox"/></p> <p>6. Please provide your existing permit, or provide reasons stating why it cannot be provided</p> <p style="text-align: right;">Existing permit provided <input type="checkbox"/></p> <p style="text-align: right;">Reasons why existing permit cannot be provided</p> <p>.....</p> <p>.....</p>	
<p><b>Section D – General Information</b></p> <p>7. Name of Premises..... <b>Chequers</b></p> <p>8. Address of Premises..... <b>198/200 Crockhamwell Road, Woodley, Reading, RG5 3JH</b></p> <p>.....</p> <p>9. Telephone number of Premises.....</p> <p>10. Name of existing Premises Licence holder <b>Punch Taverns Ltd</b></p> <p>.....</p> <p>11. Address of Premises Licence holder (if different from 8 above) <b>Jubilee House, Second Avenue, Burton upon Trent, Staffs, DE14 2WF</b></p> <p>.....</p> <p>12. Telephone number (daytime) of Premises Licence holder</p> <p>.....</p> <p>13. E-mail address of Premises Licence holder (where available)</p> <p>.....</p> <p>14. Name, address, telephone and e-mail of agent (e.g. solicitor) if submitted on behalf of the applicant Regal Amusement Machine Sales Ltd (t/a Regal Gaming Technologies), 139 Brookfield Place, Walton Summit Centre, Bamber Bridge, Preston, Lancashire, PR5 8BF</p> <p><b>01772 694268</b></p> <p><b>erica.hamilton@regalgaming.co.uk</b></p> <p>.....</p> <p>15. Licensing Act 2003 Premises Licence Reference (i.e. number)</p> <p>.....</p>	

**NOTIFICATION OF 2 OR LESS GAMING MACHINES or  
GAMING MACHINE PERMIT APPLICATIONS (i.e. for greater than 2 machines) for:  
CONVERSION / NEW / VARIATION / TRANSFER**

(FOR USE BY PREMISES LICENSED TO SUPPLY ALCOHOL FOR CONSUMPTION ON THE PREMISES)

**Section E – Fee and Signature(s)**

I enclose a sum of (£ .100.00)\* (cheques should be made payable to ..... paid by BACS

***I understand that I must comply with the Gaming Machine Code of Practice for Alcohol Licensed Premise Permits and Permissions issued by the Gambling Commission. (see guidance note 8)***

**Please note: It is an offence under section 342 of the Gambling Act 2005 if a person, without reasonable excuse, gives to a licensing authority for a purpose connected with that Act information which is false or misleading.**

Dated 18th October 2022 .....

Signed (by or on behalf of Licensing Act 2003 Premises Licence holder).....

Print Name Erica Hamilton .....

\* If you wish to have a maximum of 2 gaming machines then the fee payable is £50. If you wish to have more than 2 gaming machines then the fee payable is £150 for new applications and £100 for Section 34 (Gaming Act 1968) holders.

**Official Use Only**

Date of receipt: .....

Signature and name of staff who received: .....

Date of receipt of fee: .....

Signature and name of staff who received fee: .....

Application accepted / returned (please delete as appropriate)

Date of premises licence (Licensing Act 2003) transfer (if applicable): .....

**NOTIFICATION OF 2 OR LESS GAMING MACHINES or**  
**GAMING MACHINE PERMIT APPLICATIONS (i.e. for greater than 2 machines) for:**  
**CONVERSION / NEW / VARIATION / TRANSFER**

**Guidance notes:**

1. This form is to be used for the **notification of up to 2 gaming machines** of categories C and / or D under Section 282 of the Gambling Act 2005, or for the **conversion of an existing Section 34** gaming machine permit under the Gaming Act 1968, or for a **new application, variation or transfer** of a alcohol licensed premises gaming machine permit under the Gambling Act 2005.
2. The premises must be licensed under the Licensing Act 2003 to sell alcohol for consumption on the premises, without the requirement that alcohol is served only with food and there must be a bar for serving alcohol to customers on the premises.
3. The gaming machines must be located on these licensed premises.
4. A 'Premises Licence holder' is a person holding a Premises Licence under the Licensing Act 2003.
5. There is no statutory limit to the number of machines which may be applied for although the licensing authority has some discretion in this regard. It should also be noted that the licensing authority can cancel the permit or vary the number of machines should the premises be mainly used for making gaming machines available for use on the premises (Schedule 13 paragraph 16 Gambling Act 2005). You may therefore wish to contact the licensing authority to ask whether there is a local policy as regards applications and whether application for certain numbers of machines are decided via a hearing of local councillors.
6. The permit's duration is indefinite as it is linked to the Licensing Act 2003 Premises Licence. There is a first annual fee payable by ..... and an annual fee payable after that before each anniversary of the date of issue of the permit. Failure to pay the annual fee may result in the cancellation of the permit. The annual fee is £50. There are no annual fees payable for 2 machines or less.
7. Sections 282 and 283, as well as SI 2007 / 2158 of the Gambling Act 2005 provide for two types of gaming machines which can be located in alcohol licensed premises. These are:
  - Category C: Maximum stake = 50p / Maximum prize = £35
  - Category D: Maximum stake = 10p or 30p non-monetary / Maximum prize = £5 cash or £8 non-monetary
8. **All alcohol licensed premises which provide gaming machines for use on the premises must comply with any relevant Code of Practice issued by the Gambling Commission under Section 24 of the Gambling Act 2005.** The Gaming Machine Code of Practice for Alcohol licensed premises permits and permissions is available via the Gambling Commission's website at: <http://www.gamblingcommission.gov.uk/UploadDocs/Contents/Documents/Gaming%20Machine%20Permits%20Code%20of%20Practice.pdf> Should you be unclear as to the provisions of the code of practice please contact the Gambling Commission or your local Council licensing service.
9. This licensing authority must notify the applicant of its grant / refusal of the application for a permit as soon as is reasonable practicable after that decision to grant / refuse has been made.
10. Where you are notifying the local licensing authority of 2 machines or less, you may wish to request an acknowledgement of receipt of the notification. The form attached to this application can be utilised for this purpose.

**REQUEST FOR ACKNOWLEDGMENT OF RECEIPT OF MY NOTIFICATION OF 2 OR  
LESS GAMING MACHINES**

I, .....(*insert name of the Licensing Act 2003 licence holder*), request that this paper is returned to me at the following address and with the details below provided by the local licensing authority, so as to acknowledge my notification of 2 or less gaming machines at.....(*insert name of premises*).

Insert address to which you wish this acknowledgement to be sent:

Regal Amusement Machine Sales Ltd (t/a Regal Gaming Technologies)  
139 Brookfield Place  
Walton Summit Centre  
Bamber Bridge  
Preston  
Lancashire  
PR5 8BF

**Official Use Only (to be completed by the local licensing authority)**

**Date of receipt of notification of 2 or less gaming machines:** .....

**Date of receipt of fee:** .....

**Signature:** .....

**Local licensing authority stamp:**

Gambling Act 2005

Licensed Premises Gaming Machine Permit

GMP0001

THIS PERMIT IS ISSUED BY



**WOKINGHAM  
BOROUGH COUNCIL**

**Licensing Service  
Wokingham District Council  
Shute End  
Wokingham  
BERKSHIRE  
RG40 1WW  
Tel: 0118 974 6358  
Web: [www.wokingham.gov.uk](http://www.wokingham.gov.uk)**

DETAILS OF LICENSED PREMISES GAMING MACHINE PERMIT

This licensed premises gaming machine permit authorises:

**Punch Taverns Limited**

To make gaming machines, of the category and number specified below, available for use on the following premises:

**Chequers**

**198 Crockhamwell Road, Woodley, Berkshire, RG5 3JH**

Number of Category C gaming machines authorised by this permit: 4

Number of Category D gaming machines authorised by this permit: 0

Date on which this permit takes effect or is renewed:

**1 August 2014**

SIGNED ON BEHALF OF THE ISSUING LICENSING AUTHORITY

A handwritten signature in black ink, appearing to read 'D. Sed'.

**Date of issue: 23 September 2019**

**Authorised Officer**

New Gaming Machine Permit – 01/08/2014  
Gaming Machine Transfer – 03/10/2017  
Re-issue of permit – 31/10/2017  
Variation of Gaming Machine Permit – 23/09/2019

Boardwalk over wetland scrapes provides opportunities for controlled access to and interpretation of, important ecological features



**INTERPRETATION SIGNAGE - 3No.**  
 Opportunities exist for the inclusion of interpretive signage to:-  
 - Provide an educational resource to the local community  
 - Educate residents and end users about the sensitive ecology that exists on the site.  
 - Provide guidance and warnings; where appropriate



**NEW WETLAND SCRAPES**  
 Opportunities exist for the creation of new wetland scrapes to:-  
 - Provide additional seasonal wetland habitat  
 - Reinforce and link existing wetland habitats  
 - Control access to the south along old track  
 - Approximately 400m<sup>2</sup> of new habitat proposed

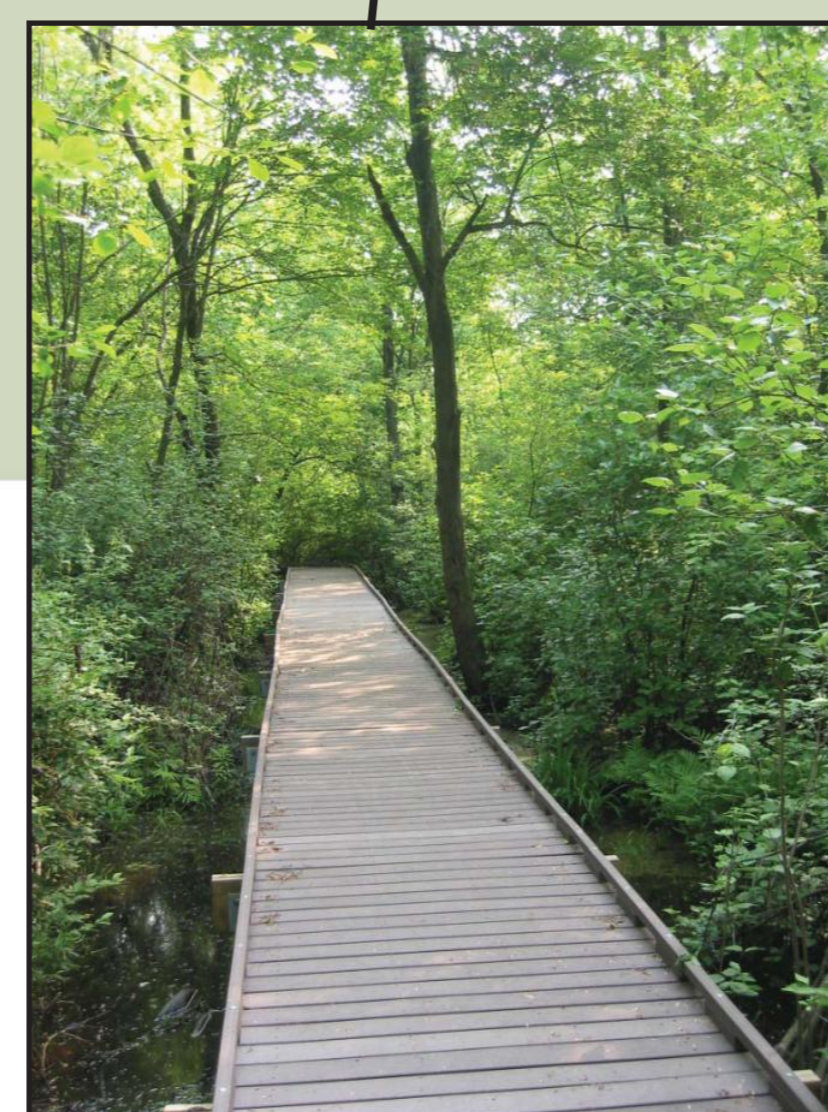
- NOTES:-**
- 1 Low mound created for bird watching; to include bird screens / hide to provide cover
  - 2 Existing fence retained / restored to restrict access to sensitive northern area
  - 3 Existing reedbeds retained / restored
  - 4 Boardwalks through wettest areas of woodland (where required)
  - 5 Existing wetland scrapes retained and enhanced
  - 6 Restricted public access to southern woodland
  - 7 Existing wet grassland habitat retained and protected through restricted public access
  - 8 New ditch & fence to restrict access to grassland
  - 9 Existing wind turbine
  - 10 Existing wet woodland areas
  - 11 New pedestrian / cycle bridge access over Old River
  - 12 Potential bridge access to public footpath route / Twyford
  - 13 Amenity grassland area (seasonal)
  - 14 Access to amenity grassland area
  - 15 New wetland scrapes
  - 16 Maintenance gate



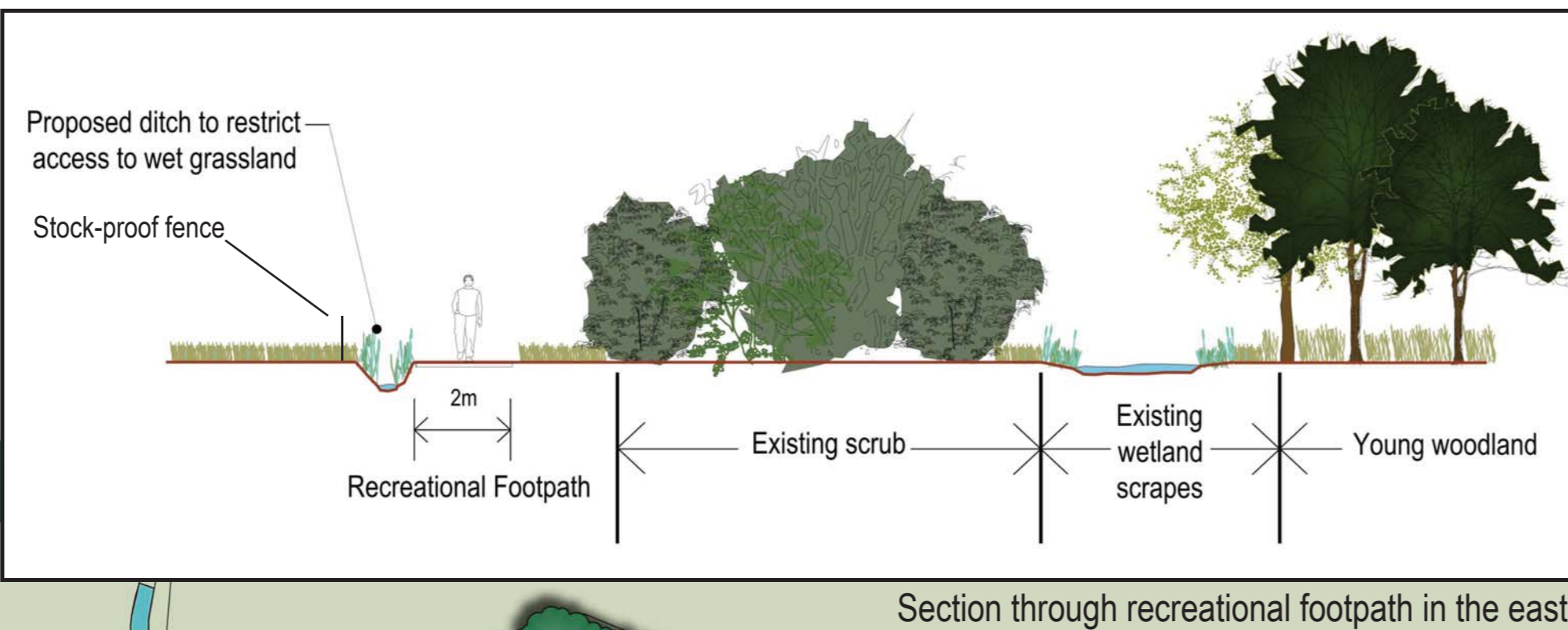
Timber benches (5No.) provide informal seating opportunities along the circular walk



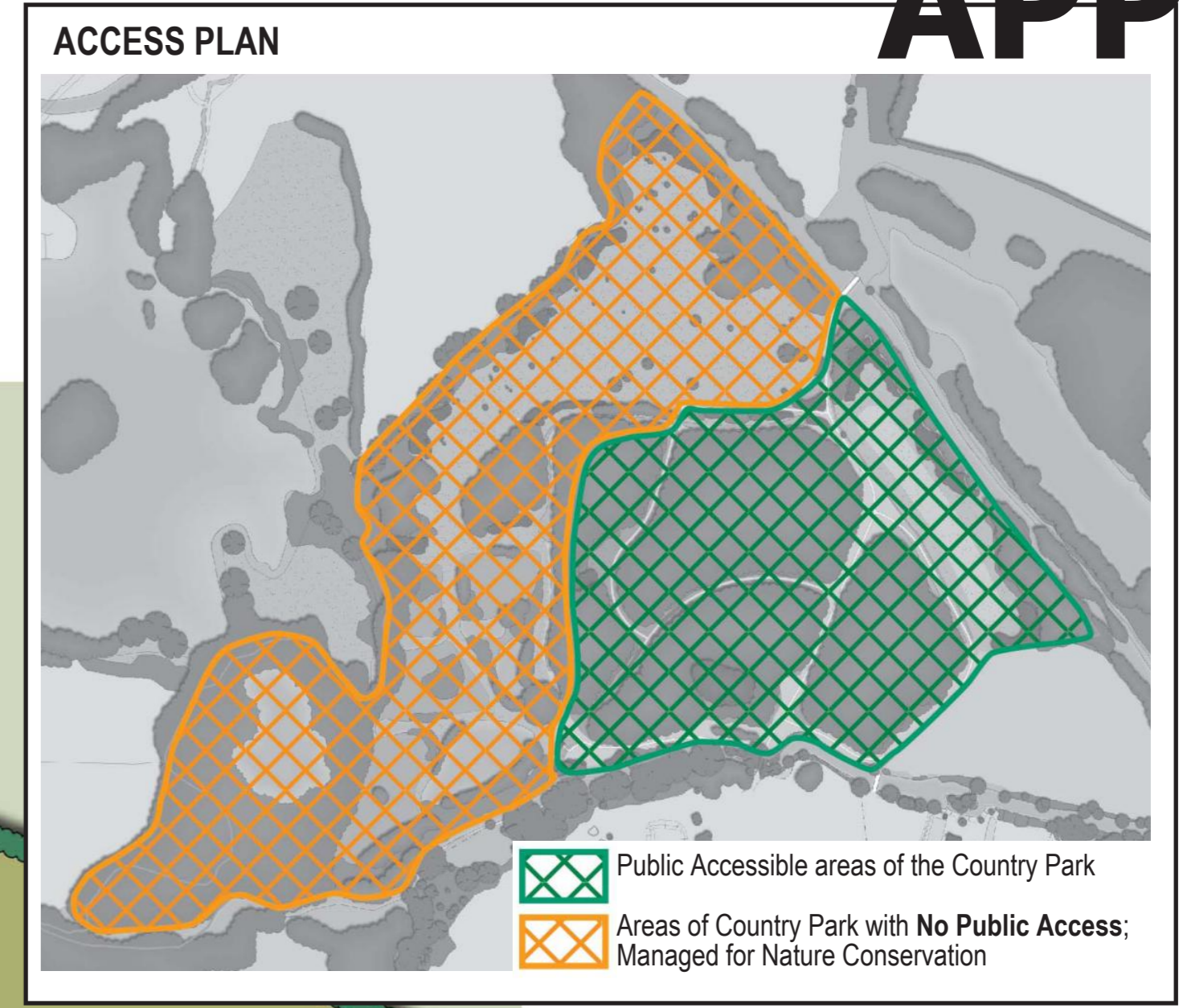
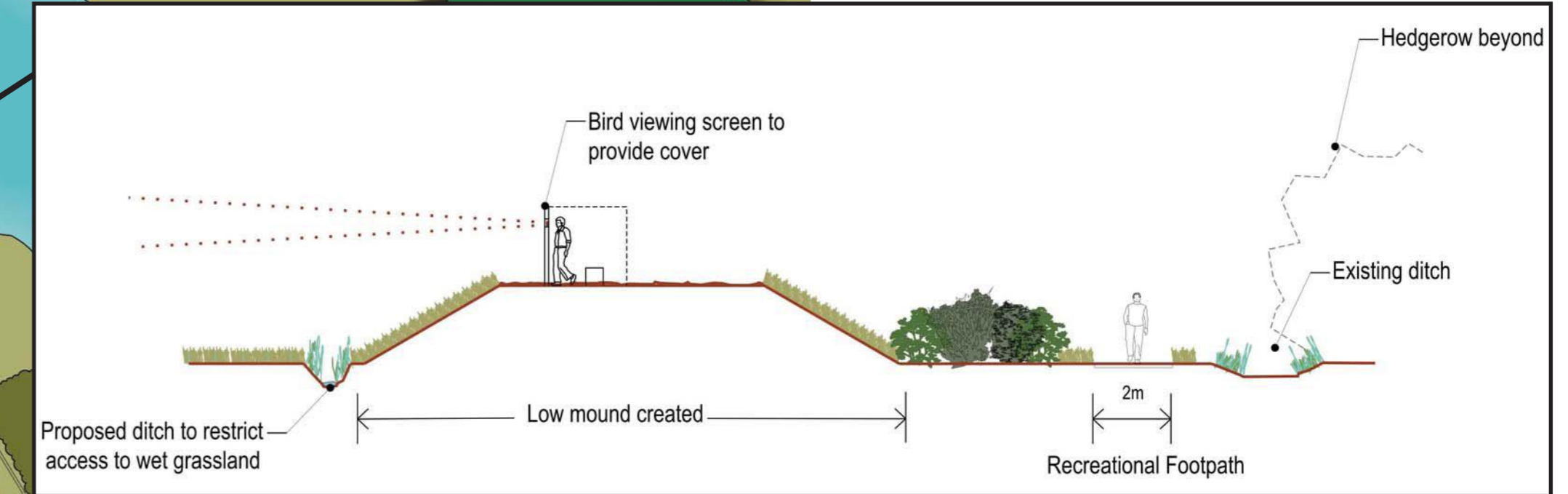
Small hide to be installed on one of the mounds to provide suitable cover for bird watching in proximity to wetland habitat



Boardwalks provide access to the wettest areas of the young developing woodland, linking new rides through the woodland.



Bird screens provide a level of cover and screening to bird watchers sited on newly created low mounds in key viewing positions

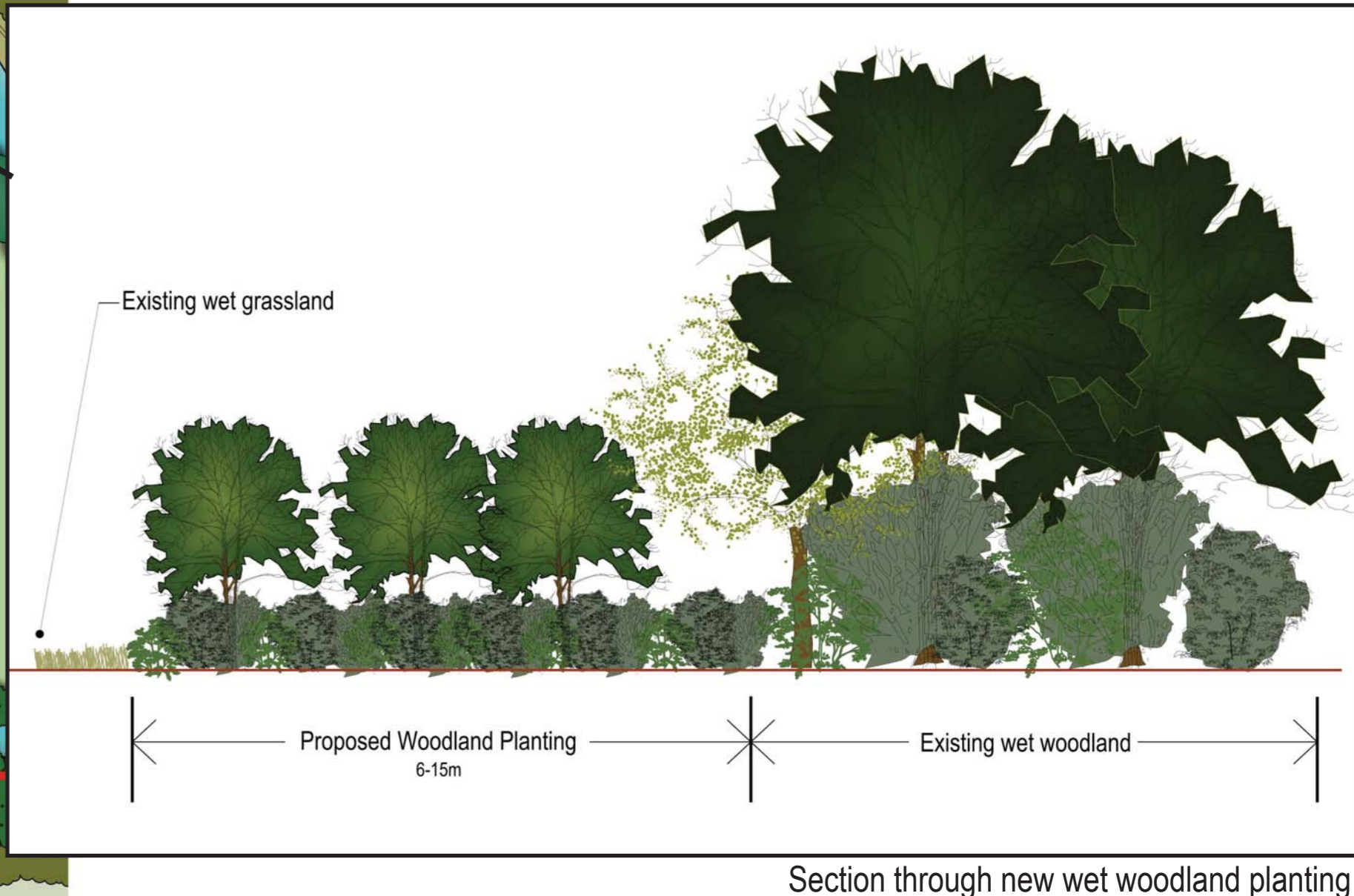


**LEGEND**

- Existing woodland / wet woodland
- Existing individual trees
- Existing waterbodies
- Existing reedbeds
- Existing scrub and thicket
- Existing wet grassland
- Existing wetland scrapes
- Proposed planting: wet woodland / thicket
- Proposed low mound
- Proposed recreational footpaths
- Application Site



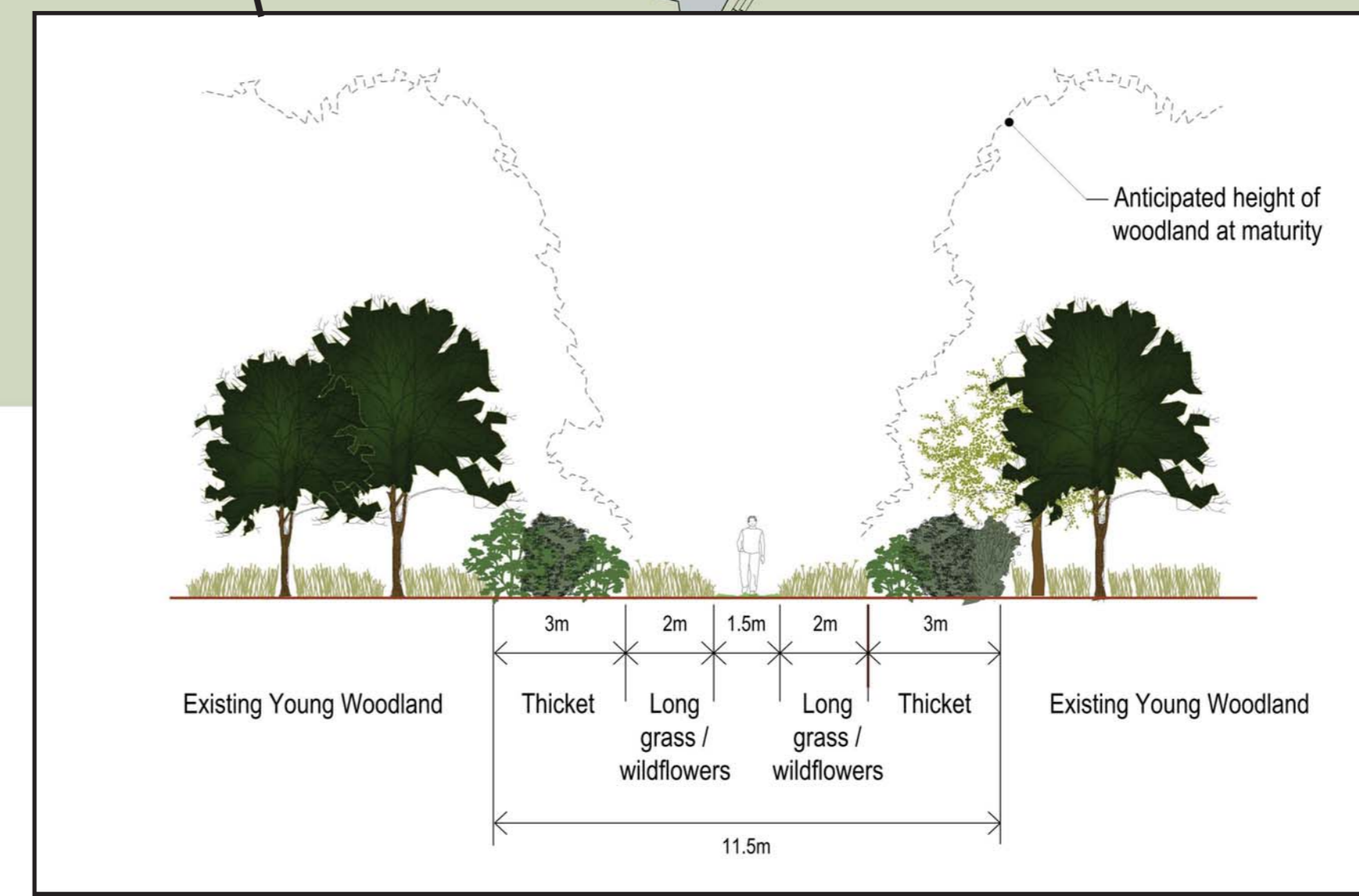
Recreational footpaths surfaced in hoggin with timber edgings; 2-2.5m wide, provides suitable routes around the park and encourages users not to stray into ecologically sensitive areas. NB:- Restricted vehicle access will be permitted for maintenance.



**PROPOSED WET WOODLAND PLANTING MIX**

Latin Name	Common Name	Height (cm)	Root Condition	Form	% Mix
<b>HIGH CANOPY SPECIES</b>					
Alnus glutinosa	Alder	80-100	BR, 1+1	Transplant	10
Betula pendula	Birch	125-150	BR, 2x	Fthd	5
Fraxinus excelsior	Ash	125-150	BR, 2x	Whip	20
Populus tremula	Aspen	150-175	BR, 1+2	Transplant	15
Quercus robur	Oak	125-150	BR, 2x	Fthd	5
<b>UNDERSTOREY SPECIES</b>					
Cornus alba	Dogwood	60-80	BR, 1+2	Branched	10
Corylus avellana	Hazel	60-80	BR, 1+1	-	20
Viburnum opulus	Guelder Rose	60-80	BR, 1+2	-	10

- Plants to be planted on min. 1.5m grid; approx 0.44 plants per m<sup>2</sup>
- All new planting to be protected by proprietary tree and shrub guards
- Understorey species to be planted in groups of min. 5-7 plants
- Approximate planting areas are shown on the drawing in m<sup>2</sup>.



**CSa**  
 environmental planning  
 Sandford Farm, Woodyley

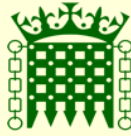
Ben A. Dixon,  
 High Street, Ashwell,  
 Hertfordshire, SG8 9AT  
 T: 01462 743947  
 F: 01462 743948  
 E: ashwell@csaenvironmental.co.uk

**Country Park Landscape Strategy**

Client: Taylor Wimpey UK Ltd

Scale @ Size: 1:1250 @ A0  
 Date: Mar 2011  
 Drawing Number: CSA1640/108

Drawn: GC  
 Checked: CS  
 Revision: E



**Matt Rodda MP**  
House of Commons, London, SW1A 0AA

17/10/22

Dear Mohamed,

I am writing to ask Network Rail to review its position on the rebuilding of the Earley Station footbridge, which I believe is in urgent need of replacement with a modern bridge with disabled access.

This issue was raised with you in a recent letter from the Chair of the Planning Committee at Woodley Town Council and it has been discussed by other local representatives for some time.

As you may know, Earley Station serves the towns of Earley and Woodley, which have a large population, many of whom use the railway as commuters and leisure travellers, on the busy line from Reading to London Waterloo.

The footbridge is also used by pedestrians crossing the railway and is one of a handful of pedestrian routes crossing the railway line in the area. The bridge is also in poor condition and there is no lift, making it inaccessible to disabled people.

I hope you Network Rail will reconsider its position and review its earlier decision given the state of the bridge and its importance to the local community.

Thank you for your help with this issue.

Yours sincerely,

A handwritten signature in black ink that reads 'Matt Rodda'.

Matt Rodda MP

**ENFORCEMENT NOTIFICATIONS - 1 NOVEMBER 2022**

**269a Headley Road East, Woodley, Wokingham, RG5 4SE**

Possible use as HMO

**34 Wheble Drive, Woodley, Wokingham, RG5 3DT**

Unauthorised works to TPO tree

**53 Woodlands Avenue, Woodley, Wokingham, RG5 3HF**

Not being built in accordance with approved plans

**12 Grays Crescent, Woodley, Wokingham, RG5 3EN**

Extended porch structure at front of building onto council land

**93 Loddon Bridge Road, Woodley, Wokingham, RG5 4AE**

Check on compliance with EN001458



**ENFORCEMENT CLOSURES - 1 NOVEMBER 2022**

**53 Woodlands Avenue, Woodley, Wokingham, RG5 3HF**

Large building in rear garden without PP

Application submitted

**10 Linden Road, Woodley, Wokingham, RG5 3QT**

Additional brick garages/outbuildings erected to full length of garden

Application submitted

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

Camper van on site being used as habitable accommodation without PP

No breach

**School House, 11 Duffield Road, Woodley, Wokingham, RG5 4RL**

Historical Notice served 16.03.2009

Historic Record

**9 Linden Road, Woodley, Wokingham, RG5 3QT**

U/A double storey extension built without PP

Other