



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 29 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

---

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

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

## 6. **PLANNING APPEALS**

To note the following appeal decision:

Application: 220206  
Location: 6 Brunel Drive, Woodley, RG5 4PW  
Proposal: Ground floor extension, ground floor front extension and loft conversion to raise the height of the roof to provide second floor bedroom accommodation.  
(Woodley Town Council had objections to the proposal.)  
Details: Appeal against refusal of planning permission.  
Decision: The appeal was dismissed.

## 7. **PRIOR APPROVAL SUBMISSION**

This type of application does not require consultation.

To note application 223263:

Location: 85 Woodlands Avenue, Woodley, Wokingham, RG5 3HG  
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 2.95m.

To note application 223402:

Location: 2 Munro Avenue, Woodley, Wokingham, RG5 3QY  
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 2.40m.

## 8. **TREE PRESERVATION ORDERS**

### **Applications for works to trees**

This type of application does not require consultation.

To note application 223244:

Location: TPO 1431/2012, T1: 19 Welford Road, Woodley, Wokingham, RG5 4QS.  
Proposal: T1, Oak – Crown reduction by 1m and remove deadwood; remove epicormic growth on the main stem to a height of 3m from ground level, and selectively prune to clean the canopy.

To note application 223473:

Location: TPO 0003/1951, WOODLAND 3: 15 Highgate Road, Woodley, Wokingham, RG5 3ND.  
Proposal: T1, Scots Pine – Cut back the lowest branch over the summerhouse by approx. 2m and reduce one stem located at the top of the tree and growing towards no. 15 Highgate Road by 1-1.25m.

To note application 223500:

Location: TPO 0003/1951, WOODLAND 3: Land adjacent to 31 and 31a Wallace Close, Woodley, Wokingham, RG5 3HW.  
Proposal: T1, Conifer – Crown lift to 2.4m over pavement. T2, Conifer – Crown lift to 2.4m over pavement.

9. **STREET TRADING CONSENT APPLICATION**

To note that notification has been received from Wokingham Borough Council of the following application to renew street trading consent:

Application: ST26  
Applicant: Mr Jan Ratip – Mo’s Kebabs  
Trading Site: Woodlands Avenue, Woodley (opposite university site)  
Trading Times: Sunday to Thursday – 0700 to 0100 Hours  
Friday and Saturday – 0700 to 0300 Hours  
(One hour shut down at 3pm to prepare for evening food)

The Town Council’s comments were required prior to this meeting and details of the application were therefore circulated to the Committee and Members’ views sought. No objections were raised.

10. **CENTRAL & EASTERN BERKSHIRE JOINT MINERALS AND WASTE PLAN**

To note the update from Wokingham Borough Council regarding the Central and Eastern Berkshire Authorities Joint Minerals and Waste Plan. (***Appendix 10***)

Page 19

11. **ELECTRIC VEHICLE CHARGING LOCATIONS**

To note the news release from Wokingham Borough Council confirming the locations for new Electric Vehicle (EV) charging points across the Borough. (***Appendix 11***)

Page 20

12. **NEW TRAFFIC ENFORCEMENT POWERS CONSULTATION**

To note that Wokingham Borough Council is seeking the views of residents, businesses and other interested parties on their plans to take over the enforcement of certain moving traffic offences across the Borough.

The consultation runs from the 21 November 2022 to 2 January 2023, and further information is provided at **Appendix 12.**

Page 23

Members are asked to consider a response to the consultation.

13. **COMMUNITY SPEEDWATCH**

To receive an update on the Town Council’s Speedwatch activities.

14. **EARLEY STATION FOOTBRIDGE**

To receive an update on the Earley Station Footbridge from Cllr Philip Wicks.

15. **COMMUNITY ISSUES**

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

16. **HIGHWAYS ISSUES**

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

17. **PUBLICATIONS/INFORMATION**

To note receipt of the following:

- Me2 Club Newsletter – October 2022
- Wokingham Borough Council Planning Policy Newsletter – November 2022
- CCB eBulletin – November 2022

18. **FUTURE AGENDA ITEMS**

To consider suggestions for future agenda items.

19. **PUBLICITY/WEBSITE**

To consider suggestions for items to be publicised.

20. **ENFORCEMENT ISSUES**

To note the enforcement case closures listed in *Appendix 20*.

Page 25

**EXCLUSION OF PUBLIC AND PRESS**

**To resolve that in line with Standing Order 12.2, in view of the confidential nature of the business about to be transacted in relation to personal information, it is advisable in the public interest that the public and press are temporarily excluded and they are asked to withdraw for item 21 on the agenda.**

21. **COMMUNITY HEROES AWARDS**

To consider the nominations received for the Community Heroes Awards.  
***(Appendix 21, enclosed for Committee Members)***

**Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 1 November 2022 at 7:45 pm**

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

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

**Also present:** *Cllr A. Heap  
1 member of the public*

110. Before the meeting commenced, the Chairman asked those in attendance to observe a one-minute silence in memory of Councillor Sam Rahmouni who died recently.

111. **APOLOGIES**

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

112. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

113. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 4 OCTOBER 2022**

**RESOLVED:**

- ◆ That the minutes of the Planning and Community Committee meeting held on 4 October 2022 be approved and be signed by the Chairman as a true and accurate record.

114. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

115. **PLANNING DECISIONS**

**RESOLVED:**

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

116. **PRIOR APPROVAL SUBMISSION**

**RESOLVED:**

- ◆ 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.

117. **TREE PRESERVATION ORDERS**

**a) Applications for works to trees**

**RESOLVED:**

- ◆ 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.

118. **b) TPO Confirmations**

**RESOLVED:**

- ◆ 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.

119. **b) Effectiveness of TPO 003/1951**

Councillor Skegg summarised the report which he had provided as part of the agenda to Members. Members concurred that the existing blanket TPO was not effective at protecting trees within the area.

**RESOLVED:**

- ◆ To note the report, submitted by Councillor Skegg and included in the agenda, with regards to the effectiveness of TPO-0003/1951.
- ◆ For Councillor Skegg to draft a letter to Wokingham Borough Council to detail the Committee's concerns and request that they examine a better method of effectively protecting relevant trees within the area currently defined by TPO-0003/1951, and for the draft to be circulated to the Committee before sending.
- ◆ To issue a press release which highlights TPO-0003/1951 and the area which it covers, and notes that most people are unaware of the TPO and that it covers all trees, from sapling to mighty oak, within the defined area; any works to trees in the area require planning permission, without which residents who undertake work are potentially liable for prosecution. This should also note that the Council is looking to work with Wokingham Borough Council to implement a more effective way of protecting the trees in the area.

120. **BUDGETARY CONTROL**

**RESOLVED:**

- ◆ To note Report No. PC 6/22.
- ◆ To issue a press release advertising the Council's Annual Grant scheme.

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

The Committee considered the application and had no objections to the proposal for The Chequers to increase its number of category C gaming machines from 4 to 5.

**RESOLVED:**

- ◆ To note receipt of an application for a variation to a Gaming Machine Permit for The Chequers, 198 Crockhamwell Road, Woodley.
- ◆ To respond to Wokingham Borough Council to confirm the Committee had no objections.

122. **PAVEMENT LICENCE APPLICATION**

**RESOLVED:**

- ◆ To note receipt of the following application for a Pavement Licence under section 2 of the Business and Planning Act 2022:

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)

- ◆ To note that, as comments were required by 27 October 2022, Members views were sought prior to the meeting and following receipt of comments a response was submitted to Wokingham Borough Council objecting to the proposed earlier start time of 6.30am (currently 7.00am) on Mondays to Saturdays.

123. **TWYFORD NEIGHBOURHOOD PLAN CONSULTATION**

Members had no comments to make regarding the proposed Twyford Neighbourhood Plan.

124. **FINCHAMPSTEAD NEIGHBOURHOOD PLAN CONSULTATION**

Members had no comments to make regarding the proposed Finchampstead Neighbourhood Plan.

125. **LOCAL GOVERNMENT BOUNDARY COMMISSION REVIEW**

Councillor Baker advised Members that Wokingham Borough Council had already provided an approved submission to the Local Government Boundary Commission for England (LGBCE) which set out two options for Woodley with regards to the potential re-drawing of ward areas. Councillor Baker stated that the LGBCE would be issuing a consultation on the 8 November 2022 and that it would be appropriate for the Town Council to respond to that consultation, rather than the LGBCE consultation set out in the agenda which required a response by 7 November 2022. Members noted this and requested that sections of the new LGBCE consultation relevant to Woodley be extracted, circulated to Members individually for response, and publicised widely to members of the public.

**RESOLVED:**

- ◆ To await the issuing of the new LGBCE consultation, expected on the 8 November, and to extract the sections of the consultation relevant to Woodley and circulate / publicise to both Councillors and residents.

*[C.O. Note: Following the meeting, Councillor Baker emailed Committee Members to advise he was mistaken regarding the deadlines for comments on the boundary changes, and that the information advised in the agenda, stating a deadline of the 7 November 2022, was in fact correct. Members were directed to the consultation and asked to respond individually if they wished.]*

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

The Deputy Town Clerk advised that he had been unable to supply further information for this meeting but had reviewed previous award submissions from other Councils to find out what might be involved.

Members noted that, within Woodley, there are already submissions made by the Town Centre Partnership and the Friends of Woodford Park (FoWP). The Deputy Town Clerk suggested that a Town portfolio submission might be possible, which would involve engagements with local organisations and schools. This would require some work going forward; however, it could tie in with work already undertaken as part of the Council's Green Flag submission for Woodford Park and climate objectives. The Deputy Town Clerk stated further information could be brought to a future meeting.

Members noted that the Council would need to work with the Town Centre Partnership and the FoWP to ensure any Town Council submission was not competing against either of their submissions, and it was suggested it might be appropriate for a small group, involving Brian Fennelly (Town Centre Manager), David Provins (FoWP), and either a Councillor or Council Officer, to meet to discuss this. Councillor Jewell suggested she would be interested in taking part in this too.

127. **SANDFORD PARK REEDBED RESTORATION WORKS**

Councillor Jewell reiterated previous comments that it was a shame there is no bridge providing access to residents to enable wider usage of the area.

**RESOLVED:**

- ◆ To note that information provided by Wokingham Borough Council Countryside Service regarding a reed bed restoration project on the Sandford Park site, as included in the agenda.

128. **COMMUNITY SPEEDWATCH**

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

**RESOLVED:**

- ◆ For Councillor Wicks to contact Councillor Bragg to receive an update on Community Speedwatch.

129. **EARLEY STATION FOOTBRIDGE UPDATE**

Councillor Baker advised Members that Wokingham Borough Council have already made a decision that it is too expensive to replace the bridge and instead will work to maintain and refurbish the existing bridge.

**RESOLVED:**

- ◆ To note the letter sent from Matt Rodda MP to Network Rail in relation to the replacement of Earley Station footbridge, as provided in the agenda.

130. **COMMUNITY ISSUES**

No community issues were raised by Members.



131. **HIGHWAYS ISSUES**

Councillor Baker updated Members with regards to Wokingham Borough Council's proposed increase to car park charges, advising that, following a call in on the decision, the Overview and Scrutiny Committee had decided not to refer the decision to approve the charges back to the Executive Committee.

Councillor Baker advised that, last week, a petition to stop the proposed charges increase had been submitted to Wokingham Borough Council with in excess of 4,000 signatures. Members noted that this would trigger a full debate at the Borough Council.

With regards to a complaint that the proposals were not consulted on, Councillor Baker advised that Wokingham Borough Council's response was that, to introduce increased car parking charges, the Borough Council needed to implement a new Traffic Regulation Order (TRO). Members noted that any new TRO needs to be published in a local paper, following which there is a 21 day period for comments and objections to be made, and Wokingham Borough Council are stating this will provide the formal consultation on the proposals.

Councillor Skegg stated his main concerns regarding the proposal were a lack of consultation and the appropriateness of the research the charges were based upon. He stated that it was not relevant to consider Wokingham's proposed charges against that of Bracknell, Basingstoke and Reading due to the differing nature of those towns. Whilst accepting that daytime charges need to increase, Councillor Skegg felt the introduction of evening and Sunday charging was the biggest issue, and suggested a reduction in footfall could lead to businesses closing, with the reduction in business rates far outweighing any potential increase in car parking revenue. Councillor Skegg stated that he was keen to unpack the various elements of the proposals as it was important not just to object to the proposal but to respond to Wokingham Borough Council with a suggestion as to the right approach.

Members concurred with Councillor Skegg's comments, and it was suggested that he might wish to draft a response to the proposed charges on behalf of the Town Council.

Councillor Nagra suggested Wokingham Borough Council's Chief Financial Officer should be invited to a future meeting of the Committee to explain the rationale behind the charge increases before the Town Council responds. It was suggested that, as a full discussion on this took place at the Borough Council's recent Overview and Scrutiny meeting, a recording of which was on YouTube, it would be more appropriate to view this meeting to understand the background.

**RESOLVED:**

- ◆ For Councillor Skegg to draft a response, on behalf of the Town Council, to Wokingham Borough Council regarding their proposed car parking charge increases.

132. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

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

133. **FUTURE AGENDA ITEMS**

There were no future agenda items raised by Members.

134. **PUBLICITY/WEBSITE**

There were no publicity or website items raised by Members, other than those already noted earlier in the meeting.

135. **ENFORCEMENT ISSUES**

**RESOLVED:**

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

The meeting closed at 9:11 pm

---

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

<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>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> 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>- Overdevelopment</li> <li>- Insufficient on-site / off-road parking provision</li> <li>- Cumulative impact of additional traffic and resultant on-street parking</li> </ul>	
<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>Observations:</b> No objections.	
<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>Observations:</b> The Planning & Community Committee have reviewed this revised application and believe it does not sufficiently address the reasons for refusal stated in Wokingham Borough Council's previous decision notice to merit the application being approved this time.	
<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>Observations:</b> No objections.	
<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>Observations:</b> No comments.	

<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>Observations:</b> No objections.	
<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>Observations:</b> The Planning & Community Committee have considered this revised application and believe it does not sufficiently address the reasons for refusal stated in Wokingham Borough Council's previous decision notice. As such, the Committee recommended that it be refused on the grounds previously stated by the Committee, which were: <ul style="list-style-type: none"> <li>- Overdevelopment</li> <li>- Out of character with the street scene; along this side of The Ridgeway properties are spaced out, with gaps between each property, but this proposal will reduce the gaps between the neighbouring properties.</li> <li>- Overbearing (massing) on the neighbouring bungalow</li> <li>- Cumulative impact of additional traffic and resultant on-street parking, which is already an issue in the road.</li> </ul>	
<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>Observations:</b> No objections.	
<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>Observations:</b> No objections.	
<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>Observations:</b> No objections.	
<b>223080</b> 1 Comet Way, Woodley, RG5 4NZ	Householder application for the proposed two storey side extension.
<b>Observations:</b> The Planning & Community Committee have considered this application and, whilst they had no objections, they noted a preference for the hedge to the side of the property to be retained, if possible, to avoid a loss of habitat for wildlife. The Committee also requested that the neighbour's comments are taken into account.	

<p><b>223087</b> 73 Butts Hill Road, Woodley, RG5 4NJ</p>	<p>Householder application for the proposed erection of side window dormers and a single storey side extension.</p>
<p><b>Observations:</b> The Planning &amp; Community Committee have considered this application and, whilst they had no objections, they requested that the neighbour's comments are taken into account.</p>	
<p><b>223170</b> 46 Fairwater Drive, Woodley, RG5 3JB</p>	<p>Householder application for the proposed erection of a single storey front extension.</p>
<p><b>Observations:</b> No objections.</p>	

**THIS PAGE IS INTENTIONALLY  
LEFT BLANK**

Woodley Town Council

**PLANNING APPLICATIONS**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>222559</b> First Floor Unit 4c, Woodley Park Estate, 59-69 Reading Road, Woodley, RG5 3AW	Full application for the proposed change of use of a room on the first floor of the existing commercial building to a tattoo studio.
<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>223169</b> 47 Hawker Way, Woodley, RG5 4PF	Householder application for the proposed single storey rear extension, to include rooflights. Plus first floor side extension.
<b>223203</b> 23 Fawcett Crescent, Woodley, RG5 3HX	Householder application for the proposed erection of a single storey front porch and conversion of the garage.
<b>223204</b> 56 Bruce Road, Woodley, RG5 3DZ	Householder application for the proposed erection of a single storey front, side and rear extension.
<b>223270</b> 21 Rothwell Gardens, Woodley, RG5 4TJ	Householder application for the proposed single storey front extension to create enclosed porch plus single storey rear extension following demolition of existing conservatory.
<b>223297</b> 2 Welford Road, Woodley, RG5 4QS	Householder application for the proposed erection of an outbuilding in the rear garden.
<b>223318</b> 46 Buccaneer Close, Woodley, RG5 4XP	Householder application for the proposed erection of a single storey front extension, conversion of existing storage room to create habitable accommodation, first floor rear extension, plus changes to fenestration and demolition of existing porch.
<b>223348</b> Addington School, Woodlands Avenue, Woodley, RG5 3EU	Full planning application for a single-storey modular building erected on hard standing (94m2 footprint) with external access ramp and steps. For a period of up to three years including minor alterations to landscaping.
<b>223394</b> 20 Butts Hill Road, Woodley, RG5 4NH	Householder application for the proposed loft conversion and single storey rear extension with 5 no. roof lights, including changes in fenestration, with a gated entrance.
<b>223398</b> 1 School Drive, Woodley, RG5 3PZ	Householder application for a proposed loft conversion, including a rear pitched dormer and 3 no. roof lights to the front elevation.
<b>223399</b> 12 Grays Crescent, Woodley, RG5 3EN	Householder application for the proposed 1 no. single storey outbuilding in rear garden (retrospective).
<b>223425</b> 95 Haddon Drive, Woodley, RG5 4LY	Householder application for the proposed erection of a part single, part two storey side/rear extension following the demolition of existing garage, with changes to fenestration.

<b>223462</b> 23 Stanton Close, Earley, RG6 7DX	<b>ADJOINING PARISH CONSULTATION</b> Application to vary condition 2 of planning consent 213725 for the erection of a two storey dwelling following the demolition of the existing dwelling house. Condition 2 relates to the approved details and the variation is to allow the use of porcelain tiles on the front driveway
---	--



Woodley Town Council

**PLANNING DECISIONS**

**REFUSED – CONTRARY TO TOWN COUNCIL RECOMMENDATION**

Reference / Address	Proposal
NONE	

**REFUSED – ENDORSING TOWN COUNCIL RECOMMENDATION**

Reference / Address	Proposal
NONE	

**APPROVED – CONTRARY TO TOWN COUNCIL RECOMMENDATION**

Reference / Address	Proposal
<b>221876</b> Land to the rear of 16 Butts Hill Road, Woodley, RG5 4NH	Full application for the proposed erection of 1no. dwelling and detached garage.
<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.

**APPROVED – ENDORSING TOWN COUNCIL RECOMMENDATION**

Reference / Address	Proposal
<b>222477</b> 53 Woodlands Avenue, Woodley, RG5 3HF	Householder application for the demolition of existing garage/outbuilding (Retrospective)
<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>222562</b> 44 Rochester Avenue, Woodley, RG5 4NA	Householder application for proposed erection of a single storey rear extension and 1no. dormer to create additional habitable accommodation, following demolition of a chimney and a detached garage, plus insertion of 2no. front elevation roof lights and changes to fenestration.
<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. (Retrospective)
<b>222801</b> 20 Norton Road, Woodley, RG5 4AH	Householder application for the proposed conversion of the loft into habitable accommodation.
<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 (part retrospective)

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

<b>222984</b> 116 Colemans Moor 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 and rendering.
<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.

# Planning Policy

## Welcome to your planning policy update

---

planning policy minerals and waste

## Joint Minerals and Waste Plan takes the next step

The Central and Eastern Berkshire Authorities (Bracknell Forest, Reading Borough, The Royal Borough of Windsor and Maidenhead and Wokingham Borough) have received the Inspector's Report into the examination of the Joint Minerals and Waste Plan.

Shaped through a series of consultations over the last five years, the Joint Plan is a strategic document which will guide decision-making and activities around mineral extraction and waste management across the Central and Eastern Berkshire authorities until 2036.

The Inspector's Report concludes that, subject to the recommended main modifications set out in the appendix to the report, the Joint Minerals and Waste Plan satisfies the requirements of Section 20(5) of the 2004 Act and is sound, legally compliant and has met the requirements of the Duty to Co-operate.

To find out more and to view the Inspector's Report, notice of publication and the schedule of main modifications, take a look at the [Joint Minerals and Waste Plan website](#).

### What happens next?

We propose to take a report to Council in January 2023 to decide whether to adopt the Joint Plan. If adopted, the policies will then form part of the Wokingham Borough Development Plan and be used by the council to determine planning applications.

---

## Helpful contacts...

- [Minerals and waste page](#)
  - [Planning policy page](#)
  - [Planning policy team](#)
-

# NEWS RELEASE



**WOKINGHAM  
BOROUGH COUNCIL**

Date: 7 November 2022  
Issued by: James Burton

Issue No: 255/22  
Version: 0.1

## **LOCATIONS CONFIRMED FOR BOROUGH'S NEW ELECTRIC VEHICLE CHARGERS**

The sites have now been revealed for dozens of new electric vehicle charging points which should encourage greater ownership when they are installed with Government funding next year.

Wokingham Borough Council has received a grant for 38 charge points across 19 locations from the On-Street Residential Chargepoint Scheme, which will cover 60 per cent of the cost while the supplier will meet the rest once a contract is agreed.

The supplier would also maintain them at no net expense to the taxpayer, as the council remains committed to finding savings at a time of rapidly increasing costs and protecting core services for its more vulnerable residents.

Twelve sites are in residential streets across the borough, which were identified based on requests from, and surveys of, the community. Data shows many properties in these areas have no driveways or other types of off-street parking, which can put people off buying electric vehicles.

### **New charging options across the whole borough**

The locations, all within five minutes' walk from areas of high demand, are:

- William Heelas Way, Wokingham town, RG40 1RE
- Pigott Road, Wokingham town, RG41 1PY
- St Paul's Gate, Wokingham town, RG41 2YP
- Station Road, Twyford, RG10 9NE
- Pitford Road, Woodley, RG5 4QF
- Bramshill Close, Arborfield, RG2 9PT
- Braybrooke Road, Wargrave, RG10 8DY

- Roycroft Lane, Finchampstead, RG40 4HW
- Chatsworth Avenue, Winnersh, RG51 5EW
- Westminster Way, Earley, RG6 4BZ
- Maiden Place community centre, Earley, RG6 3HE
- Wheble Drive, Woodley, RG5 3DU

The remaining chargers will go in the council's Denmark Street, Rose Street and Cockpit Path car parks, all in Wokingham town, Polehampton Close (West) in Twyford, Station Road in Earley and Crockhamwell Road and Headley Road in Woodley.

Dedicated EV parking bays will be provided at all 19 locations to ensure owners always have access and the chargers will be available around the clock, with free access to the EV bays offered in the car parks between 6pm and 8am regardless of restrictions on other spaces.

During the daytime at the car parks, there will be a maximum stay of either four hours (Denmark Street, Rose Street, Crockhamwell Road), six hours (Cockpit Path) or none (Polehampton Close West, Earley Station, Headley Road) to ensure all residents can get a substantial charge.

All chargers will work on a “pay as you go” basis and will comply with the latest Government accessibility guidelines.

### **Greener journeys for many years to come**

The council will monitor usage and consider further incentives if needed. It will soon begin drawing up traffic orders to enable installation and hopes to have them in place by mid-summer 2023. Their effectiveness will be reviewed to inform the council's electric vehicle strategy in future.

This will help the authority meet its pledge to do all it can to cut the borough's carbon emissions to net zero by 2030, as road travel is the biggest emitter of greenhouse gases and harmful nitrogen dioxide. It also wants to improve air quality, particularly in locations like Twyford, where there are recognised issues and efforts are being made to tackle them through an Air Quality Management Area.

The grant scheme is run by the Office for Zero Emission Vehicles (OZEV) with support from the Energy Saving Trust. It mostly funds charge points in streets without off-street parking but supports them in car parks where they're often used by residents with no alternative.

The council applied as part of a strategy to tackle climate change and improve air quality, which includes promoting public transport, increasing opportunities for walking and cycling and other measures. This will see an increase in charge points across the borough from just 30 in 2019 and about 175 now.

These include integrated chargers at several sites, in partnership with Flowbird Smart City UK, allowing visitors to pay for parking and charging through an app or on-site machines. Further initiatives are being developed, with more announcements expected soon.

### **Proud to be changing with the times**

Cllr Paul Fishwick, executive member for active travel, transport and highways, said: “We’re pleased to announce the locations of these chargers and hope they’ll prove popular once they’re up and running.

“While we’re doing all we can to reduce vehicle journeys in favour of active travel and public transport, we know some people will still need to drive so we want to be at the forefront of any changes that make this less harmful to the environment.

“Although electric vehicles are currently in the minority in our borough, as they are around the country, recent years have seen a massive increase in ownership - and forward-thinking schemes like this will keep that going by making it more practical and attractive.

“Alongside this, we’re doing all we can to provide more walking and cycling infrastructure and support our bus networks so that residents have the widest possible choice in getting where they need to be.”

Residents can suggest more locations by emailing [transportplanning@wokingham.gov.uk](mailto:transportplanning@wokingham.gov.uk). Requests could be kept on a list but installation will always depend on demand, as well as a high number of properties having no off-street parking and funding becoming available from outside sources.

Meanwhile, the council will soon be conducting some early engagement work on its Local Transport Plan, a strategy guiding how roads, footpaths, cycle paths, public transport networks and more are maintained and improved over years to come. More details will be confirmed shortly.

**- ENDS -**

**Further information: More from Cllr Paul Fishwick, executive member for active travel, transport and highways, at [paul.fishwick@wokingham.gov.uk](mailto:paul.fishwick@wokingham.gov.uk)**

# NEWS RELEASE



**WOKINGHAM  
BOROUGH COUNCIL**

Date: 21 November 2022  
Issued by: Debby Morgan

Issue No: 274/22  
Version: 0.1

## **RESIDENTS AND BUSINESSES ASKED FOR FEEDBACK ON NEW TRAFFIC ENFORCEMENT POWERS**

Wokingham Borough Council is seeking views from residents, businesses and other interested parties on their plans to apply to take over the enforcement of some moving traffic offences across the borough. The consultation asks a few short questions and is available on the [Engage Wokingham Borough platform](#) from 21 November to 2 January 2023.

Moving traffic offences that would become enforceable by the council include offences such as driving through a 'No Entry' sign, turning left or right when instructed not to do so and driving where and when motor vehicles are prohibited.

Currently, these offences can only be enforced by the police under criminal law.

By being able to carry out enforcement itself, the council will be able to respond locally to areas it knows are problematic, and expand the enforcement it already does to maintain safe and accessible roads.

The move comes after the Department for Transport (DfT) announced in 2020 that it would invite local highway authorities to apply for these powers from May 2022, under the Traffic Management Act (part 6).

Following consultation, should the council want to apply an application will be submitted to the DfT in January 2023, with a start date dependent on central government but anticipated to be later in 2023. If successful, the council's parking services team would manage the new enforcement powers through external contractors.

Under government guidelines, the council would mainly use automatic number plate recognition (ANPR) cameras at chosen sites, with penalty charge notices (PCNs) issued for those who have committed an offence.

Unlike revenue raised from safety camera enforcement which goes to central government, any income through this enforcement will be kept by the council and primarily spent on costs accrued to manage the enforcement, meaning that it contributes towards keeping the roads safe and traffic moving. Any extra income could only be used for highway improvements, public transport and environmental improvements.

“We want to do all we can to ensure the safety of all road users,” said Councillor Paul Fishwick, executive member for active travel, transport and highways.

“Restrictions are put in place for a number of reasons. Safety is the main priority, but we also want to keep traffic moving, encourage sustainable travel and improve air quality.

“We want to hear from as many of you as possible. The survey is very short and will only take a couple of minutes to complete.”

For more information and to take the survey, please visit [Engage Wokingham Borough](#).

- ENDS -

**Further information:**

1. More from Councillor Paul Fishwick at [paul.fishwick@wokingham.gov.uk](mailto:paul.fishwick@wokingham.gov.uk)



**ENFORCEMENT CLOSURES - 22 NOVEMBER 2022**

**52 Malone Road, Woodley, Wokingham, RG5 3NJ**

Rear extension larger than planning permission allows

No breach

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

Possible use as house of multiple occupation

No breach

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

Unauthorised works to TPO tree

Not expedient

**1 Woodwaye, Woodley, Wokingham, RG5 3HA**

Historical Notice served 12.11.2010

Historic Record

**14 Selcourt Close, Woodley, Wokingham, RG5 3AS**

Breach of Condition: re drainage

No breach