



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 31 January 2023, 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.

Kevin Murray
Deputy 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 3 JANUARY 2023** Page 5
To approve the minutes of the Planning and Community Committee meeting held on 3 January 2023 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*)

6. **PLANNING APPEALS**

To note that the following informal hearing relating to an appeal against refusal of planning permission is due to be heard by the Planning Inspectorate:

Application: 220133

Location: 101 and 101A Pound Lane, Sonning, Wokingham, RG4 6GG

Proposal Outline application for the proposed erection of a 4 storey 70 Bedroom care home with associated parking and servicing following demolition of the existing 2No dwellings and out buildings (Access, scale, Layout and Design to be considered).

(Woodley Town Council had objections to the proposal.)

7. **PRIOR APPROVAL SUBMISSION**

This type of application does not require consultation.

To note application 230041:

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 2.40m 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 223831:

Location: TPO 0003/1951, WOODLAND 3: 43 Campbell Road, Woodley, Reading, RG5 3NB.

Proposal: T1, Unknown Species - Fell and remove roots.

9. **CYCLING IN WOODLEY SUB COMMITTEE**

To note the Climate Emergency Sub Committee meeting due to be held on 18 January 2023 was cancelled.

Officers will attempt to re-arrange this meeting of the Sub Committee when possible.

10. **WOKINGHAM BOROUGH COUNCIL GYPSY & TRAVELLER SITES**

To consider the call from Wokingham Borough Council, as part of their Local Plan Update, for sites for potential Gypsy and Traveller pitches. (*Appendix 10*) Page 17

The deadline for submission of potential sites is 17 February 2023.

11. **EARLEY STATION FOOTBRIDGE**

At the last meeting of the Planning & Community Committee Members were informed that it was believed Wokingham Borough Council had made a decision with regards to the replacement of Earley Station Footbridge (P&C Committee 3 January 2023 – Minute 169).

Members are asked to note the following response, provided by Chris Easton – Assistant Director, Highways and Transport, Wokingham Borough Council - regarding the potential replacement of the Earley Station Footbridge:

"At this stage I am not able to confirm the final outcome for the bridge until all assessments have been made. I will be honest though, if we are able to have the ramps and bridge repaired, this will be our preferred option, given costs, land issues, network rail etc."

12. **WOKINGHAM BOROUGH COUNCIL CAR PARKING CHARGES**

To note the final response, sent on behalf of Woodley Town Council, with regards to Wokingham Borough Council's proposed car parking charge increases. (**Appendix 12**)

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13. **COMMUNITY ISSUES**

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

14. **HIGHWAYS ISSUES**

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

15. **PUBLICATIONS/INFORMATION**

To note receipt of the following:

- CCB eBulletin – January 2023

16. **FUTURE AGENDA ITEMS**

To consider suggestions for future agenda items.

18. **PUBLICITY/WEBSITE**

To consider suggestions for items to be publicised.

19. **ENFORCEMENT ISSUES**

a) To note the enforcement notifications listed in **Appendix 19a.**

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b) To note the enforcement case closures listed in **Appendix 19b.**

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Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 3 January 2023 at 7:45 pm

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

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

Also present: *Cllrs K. Baker, A. Heap (Virtual Attendance)
Cllr M. Green
10 members of the public*

158. **APOLOGIES**

Apologies for absence were received from Councillors Bragg and Soane. It was noted that Councillors Baker and Heap would be attending the meeting virtually.

159. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

160. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 1 NOVEMBER 2022**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 1 November 2022 be approved and be signed by the Chairman as a true and accurate record.

161. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 29 NOVEMBER 2022**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 29 November 2022 be approved and be signed by the Chairman as a true and accurate record.

162. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

163. **PLANNING DECISIONS**

RESOLVED:

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

164. **PLANNING APPEALS**

RESOLVED:

- ◆ To note that the following appeal against refusal of planning permission has been lodged with the Planning Inspectorate:
Application: 220133
Location: 101 and 101A Pound Lane, Sonning, Wokingham, RG4 6GG
Proposal: Outline application for the proposed erection of a 4 storey 70 Bedroom care home with associated parking and servicing following demolition of the existing 2No dwellings and out buildings (Access, scale, Layout and Design to be considered).

165. **REVISED ESTIMATES 2022/23 AND BUDGET ESTIMATES 2023/24**

Members considered Report No. PC 1/23 and the applications received for grant funding for 2023/24.

Members noted that, were the Committee to approve all of the 2023/24 annual grant requests, the total sum would equate to an increase of over 40% on the 2022/23 budget. Following a discussion, Members agreed to aim for an overall budget increase of approximately 10% for the forthcoming year. It was suggested to aim for a budget of £38,500; an increase of £3,700 from the 2022/23 budget.

Members noted that all applicants for 2023/24 had received grants in 2022/23. The Committee approved the grants requested by ARC and Citizen's Advice Wokingham, neither of which were seeking an increase from the amount they received in 2022/23. The Committee also approved the grants requested by Readibus, The Link Visiting Scheme (LVS), and The Wokingham Volunteer Centre (WVC), who had all sought an increase from the amount received in 2022/23; an increase of £825 for Readibus, £500 for LVS, and £200 for WVC Centre. When considering the budget increase figure, this left £2,175 remaining.

The Committee determined to offer the last applicants, First Days' Childrens Charity and Keep Mobile, grants equivalent to the sum they received in 2022/23 plus a split of the leftover budget increase, equating to £1,100 each, rounded to the nearest £100.

RESOLVED:

- ◆ To note Report No. PC 1/22.
- ◆ To recommend that the Revised Budget Estimates for 2022/23 be approved.
- ◆ To recommend to the Strategy and Resources Committee that the following Annual Grants be awarded for 2023/24:

ARC Youth Counselling	£5,000
Citizens Advice Wokingham	£7,000
First Days Children's Charity	£5,100
Keep Mobile	£2,100
Readibus	£17,325
The Link Visiting Scheme	£1,500
The Wokingham Volunteer Centre	£500

Total £38,525

- ◆ To recommend to the Strategy and Resources Committee that the Budget Estimates for 2023/24, subject to the figures above, be approved.

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

166. **PROPOSED LAND TRANSFER TO THAMES WATER AT WAINGELS SCHOOL**

Members discussed the proposal and:

RESOLVED:

- ◆ To submit no objections to Wokingham Borough Council regarding the proposed land transfer to Thames Water at Waingels School.

167. **WOKINGHAM BOROUGH COUNCIL (VARIOUS OFF-STREET BOROUGH CAR PARKS) (NO. 1) ORDER 2023**

Councillor Skegg apologised to Members that he had not drafted a response to the proposed car park charges as had originally been agreed at a previous Committee meeting. Members agreed that Councillor Skegg should continue to draft this letter in response to the Traffic Regulation Order consultation, and that this should be completed as soon as possible and circulated to Members before finalising.

It was highlighted that an additional impact of the proposed charges, which had not been noted before, was that Market Traders in Woodley would now be required to purchase a traders permit at £35, which they had not been required to do previously. It was not clear if this permit was annual, monthly or otherwise.

Members also noted that Bulmershe Leisure Centre Car Park, which currently does not charge for parking, was listed in Schedule 1 as a parking place affected by the order. Members wanted clarity as to whether this meant parking charges would be introduced at Bulmershe Leisure Centre, noting that this would then also have a negative impact on residents.

Councillor Nagra suggested that all Town Councillors who support a Town Council statement against the proposed charges should promise that, if they are elected as Borough Councillors in future, they will reverse the decision to increase charges. Other Members did not believe that to make such a promise was possible.

RESOLVED:

- ◆ To write to Wokingham Borough Council to seek clarity as to whether the Traffic Regulation Order means all car parks included in Schedule 1 would not be subject to parking charges, even where these were not currently present; specifically, Bulmershe Leisure Centre.
- ◆ For Councillor Skegg to draft a response, on behalf of the Town Council, to Wokingham Borough Council regarding their proposed car parking charge increases, and for the draft to be circulated to the Committee before sending.

Councillor Skegg left the meeting.

168. **COMMUNITY SPEEDWATCH**

Members noted that the Deputy Town Clerk had been in contact with Councillor Bragg and could confirm that no recent contact had been made with PC Turnham at Thames Valley Police, and no further progress had been made with the Speedwatch scheme.

RESOLVED:

- ◆ To note the update from Councillor Bragg, as provided in the agenda.

169. **EARLEY STATION FOOTBRIDGE UPDATE**

The Committee Officer confirmed that, following the last meeting of the Committee, contact had been made with Wokingham Borough Council who had confirmed that no decision had been made as to whether to replace the footbridge or not.

Councillor Baker advised that, at a meeting in late December between Borough Highways Officers and the Shadow Member for Highways, the Shadow Member had been advised that Wokingham Borough Council were no longer considering replacing the bridge, and the required budget of circa £7m had been re-allocated.

RESOLVED:

- ◆ To write to Wokingham Borough Council to seek further clarification as to whether a decision has been made to replace the Earley Station footbridge or to maintain the existing footbridge.

170. **COMMUNITY ISSUES**

No community issues were raised by Members.

171. **HIGHWAYS ISSUES**

No highways issues were raised by Members.

172. **PUBLICATIONS/INFORMATION**

RESOLVED:

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

173. **FUTURE AGENDA ITEMS**

There were no future agenda items raised by Members.

174. **PUBLICITY/WEBSITE**

There were no publicity or website items raised by Members.

175. **ENFORCEMENT ISSUES**

RESOLVED:

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

The meeting closed at 9:34 pm

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 3 January 2023

Application No. & Address	Proposal
222367 Library Parade, Crockhamwell Road, Woodley	Full application for the proposed creation of a mixed use building consisting of the retention of the existing 3 no. retail stores at ground floor level and the addition of 16 no. apartments on new first, second and third floor levels, including the erection of three and four storey rear extensions with associated car parking, cycle and bin stores, following partial demolition of the existing building. We have received revised/additional plans for the above application. The revised details show: Revised plans received amending the internal layout of proposed third floor and fenestration in units 14 and 15.
<p>Observations: Members of the Planning & Community Committee have considered this amended application and recommended it be refused on the same basis as previously stated, which is:</p> <ul style="list-style-type: none"> - It is believed the current design would lead to overlooking onto Beechwood Primary School - The proposal removes existing parking provision for occupants of the retail units; Members recommend that allocated parking be introduced for retail unit staff - Concern was raised about the design creating an unwelcome 'wind tunnel' effect between the development and neighbouring buildings 	
223324 44 Sunderland Close, Woodley, RG5 4XR	Householder application for the proposed single storey rear extension following demolition of existing conservatory. Two storey front extension plus two storey side extension to include changes to fenestration.
<p>Observations: The Planning & Community Committee have considered this application and had no objections, although they did raise a concern that the garage was not of a practical size to be used by a car.</p>	
223395 28 Nimrod Close, Woodley, RG5 4UW	Householder application for the proposed erection of a single storey side extension to form garage.
<p>Observations: No objections.</p>	
223414 53 Woodlands Avenue, Woodley, RG5 3HF	Application to vary conditions 2 and 3 of planning consent 220156 for the proposed single storey side, rear extension and front open porch. Condition 2 refers to approved details and the variation is to allow changes to fenestration, alterations/relocation of roof light, addition of 2no. roof lights, alterations to roof, alterations to open porch, plus roof overhang to the rear elevation. Condition 3 refers to external materials and the variation is to allow changes to the rendering and roof tiles. (Part retrospective).
<p>Observations: The Planning & Community Committee have considered this application and had no objections, so long as the finish is complimentary to the street scene.</p>	

<p>223458 Sonning Golf Club, Duffield Road, Reading, RG4 6GJ</p>	<p>ADJOINING PARISH CONSULTATION Outline planning permission for the proposed erection of up to 54 no. dwellings with public open space and revised access off Duffield Road, plus associated improvements to Sonning Golf Club including reconfigured and extended golf club car parking areas and relocation of the 18th green, addition of an extended practice putting green, new driving nets, new short game chipping area and conversion of the west wing of the existing clubhouse to accommodate a new golf simulator practice facility, including removal of external staircase and changes to fenestration. (All matters reserved except for access.)</p>
<p>Observations: The Planning & Community Committee have considered this application and recommended it be refused, with the development likely to increase traffic flow on Duffield Road, increasing congestion and causing highways issues in the area. They specifically noted that residents were more likely to require the use of cars living in this location as the nearest public transport and conveniences are based in Woodley, and there is no footpath across the nearby railway bridge. As such, residents would have little choice but to drive, exacerbating highways issues.</p>	
<p>223486 65 Norton Road, Woodley, RG5 4AJ</p>	<p>Householder application for the proposed loft conversion to original roof comprising of flat roof rear dormer, 2 roof lights to front, and metal flue in lieu of brick chimney stack.</p>
<p>Observations: The Planning & Community Committee have considered this application and, whilst they had no specific objections, they did raise a concern regarding the amount of off-street parking available.</p>	
<p>223526 12 Master Close, Woodley, RG5 4UB</p>	<p>Householder application for the proposed erection of a rear flat roof dormer extension with the addition of two roof lights to the front roof slope.</p>
<p>Observations: No objections.</p>	
<p>223537 44 Tippings Lane, Woodley, RG5 4RY</p>	<p>Householder application for the proposed single storey rear extension with 2 no. roof lanterns following demolition of the existing conservatory.</p>
<p>Observations: No objections.</p>	
<p>223555 24 Wyndham Crescent, Woodley, RG5 3AZ</p>	<p>Householder application for the proposed erection of a single storey rear extension with roof lantern over and partial garage conversion.</p>
<p>Observations: The Planning & Community Committee have considered this application and had no specific objections. However, they requested that neighbour comments are taken into account.</p>	
<p>223566 59 Crockhamwell Road, Woodley, RG5 3JP</p>	<p>Full application for the proposed removal of the existing roof and the erection of two additional storeys to provide 9 no. dwellings, together with associated external alterations, changes to fenestration and the erection of refuse and cycle stores.</p>
<p>Observations: The Planning & Community Committee have considered this application and, whilst they had no specific objections, they did raise a concern regarding the loss of two existing off-street parking spaces.</p>	

223582 71 Vauxhall Drive, Woodley, RG5 4EB	Householder application for the proposed erection of a single storey outbuilding.
Observations: The Planning & Community Committee have considered this application and, whilst they and had no specific objections with the erection of an outbuilding at the property, they did have a concern with regards to the gap between the outbuilding and the rear fence, and whether this was complied with planning policy. They also wish to recommend that, if approved, the outbuilding must be ancillary to the domestic use of the property.	
223611 86 Austin Road, Woodley, RG5 4ES	Householder application for the proposed single storey front extension.
Observations: No objections.	
223639 Tennis Courts, Land off Silver Fox Crescent, Woodley,	Full planning application for the proposed erection of 4 no. self- build three bedroom detached dwellings with associated parking and landscaping.
Observations: Members of the Planning & Community Committee have considered this amended application. The Committee were not opposed to development taking place on this land, but did wish to raise the following concerns: <ul style="list-style-type: none"> - Access: the access route to these properties appears to be insufficient for two vehicles to pass, whilst also providing pedestrian access. There is concern that this could cause issues where vehicles are forced to reverse back onto the highway at Silver Fox Crescent, with the potential for accidents. - Future development of properties: the Committee felt the property designs were sympathetic to the area, in terms of height, and not overbearing. However, they were concerned that there could be future development to the properties, ie extensions, which could mean properties would then be inappropriate. The Committee recommended a covenant or provision be included to ensure that no future development of the properties be permitted after construction. - Potential overdevelopment: It was felt that four properties may be overdevelopment of the site. Reducing this to three might provide additional space for access / turning circles, which could reduce the impact on the highway <p>There were a number of residents at the meeting who aired their views, and the Committee requested that neighbour comments submitted to WBC be taken into account.</p>	
223641 4A Colemans Moor Lane, Woodley, RG5 4BU	Householder application for the proposed erection of a first floor extension and replacement roof.
Observations: The Planning & Community Committee have considered this application. They noted that an application (F/2003/0588) to extend the previous outbuilding to form a new dwelling had been refused, although a certificate of lawfulness had been granted in 2004 to permit the outbuildings use as a self-contained dwelling. <p>The Committee believe this application now, once again, requests for the building to be extended. The Committee have recommended that the application be refused on the same grounds as the original application to extend the outbuilding to form a dwelling; namely that it would be piecemeal backland development, out of character, with no private amenity space, access unsuitable to width and construction, additional turning movements at junction and inadequate parking.</p>	

<p>223682 34 Hawthorn Crescent, Woodley, RG5 4FH</p>	<p>Householder application for the proposed erection of a garden outbuilding to be used as a home office/hobby room (retrospective).</p>
<p>Observations: The Planning & Community Committee have considered this application and had no objections subject to the outbuilding being ancillary to the domestic use of the property.</p>	
<p>223684 28 Bruce Road, Woodley, RG5 3DZ</p>	<p>Householder application for the proposed erection of a single storey front extension to form a porch and a two storey side and single storey rear extension following demolition of the existing porch and garage, plus modifications to the existing front driveway and widening of the dropped kerb.</p>
<p>Observations: No objections.</p>	
<p>223705 15 Dartington Avenue, Woodley, RG5 3PD</p>	<p>Householder application for the proposed erection of a first floor single storey side extension, single storey rear extension and single storey front extension to form porch. Erection of a single storey extension to existing outbuilding (home gym) to house a WC/shower room.</p>
<p>Observations: The Planning & Community Committee have considered this application and had no objections subject to the outbuilding being ancillary to the domestic use of the property.</p>	
<p>223729 7 Sopwith Close, Woodley, RG5 4PD</p>	<p>Householder application for the proposed garage conversion to create habitable accommodation and single storey front extension to create porch.</p>
<p>Observations: The Planning & Community Committee have considered this application and, whilst they and had no specific objections, they were concerned with the loss of garden space at the front of the property which would be caused by the proposal to turn this into parking.</p>	
<p>223746 42 Western Avenue, Woodley, RG5 3BH</p>	<p>Householder application for the proposed erection of a single storey rear extension with existing roof amendments including 3no. roof lights, dormer roof alterations and garage conversion with amendments to fenestration.</p>
<p>Observations: No objections.</p>	

Woodley Town Council

PLANNING APPLICATIONS

Application No. & Address	Proposal
223354 79-81 Loddon Bridge Road, Woodley, RG5 4AR	Full application for the proposed erection of 2 no. outbuildings, one to the rear of 79 and one to the rear of 81 Loddon Bridge Road, following part demolition of existing walls. (Part retrospective).
223788 45 Woodwaye, Woodley, RG5 3HB	Householder application for the proposed single storey rear extension. Conversion of existing loft to include 2no. dormers and first floor rear extension following removal of chimney. Plus changes to fenestration.
223790 5 Beaufield Close, Woodley, RG5 3DH	Householder application for the proposed erection of a single storey front extension, single storey rear extension, and changes to fenestration.
223799 42 Clivedale Road, Woodley, RG5 3RD	Householder application for the proposed erection of a single storey rear extension with 3 No. roof lights and conversion of existing loft space to provide habitable accommodation, including rear facing dormer.
223813 40 Clivedale Road, Woodley, RG5 3RD	Householder application for the proposed erection of a single storey side extension, including ground floor internal alterations.
223828 56 Caldbeck Drive, Woodley, RG5 4JX	Householder application for the proposed conversion of the garage to habitable accommodation, including the raising of the flat roof, insertion of a roof window and relocation of the front door.
223829 14 Bakers Place, Woodley, RG5 4AX	Householder application for the proposed erection of a single storey rear extension with 2 no. roof lights.
223830 180 Loddon Bridge Road, Woodley, RG5 4AA	Householder application for the proposed erection of a part single storey part two storey side/rear extension, single storey side extension, plus changes to fenestration, following demolition of existing utility room, bathroom and store.
230042 12 Antrim Road, Woodley, RG5 3NS	Householder application for the proposed erection of a 2No storey rear extension. Single storey side extension along with single storey front to create porch and conversion of garage to create habitable accommodation following demolition of the existing garage & utility store also changes to fenestration.
230063 16 Denmark Avenue, Woodley, RG5 4RS	Householder application for the proposed erection of a single storey rear and side extension.
230092 83 Loddon Bridge Road, Woodley, RG5 4AR	Householder application for the proposed erection of a single storey rear extension (Retrospective)
230106 44 Crockhamwell Road, Woodley, RG5 3LE	Householder application for the proposed erection of single storey front extension, conversion of existing garage to create habitable accommodation, plus part single part two storey side extension.

Woodley Town Council

PLANNING DECISIONS

WITHDRAWN – NO DETERMINATION MADE BY WOKINGHAM BOROUGH COUNCIL

Reference / Address	Proposal
223639 Tennis Courts, Land off Silver Fox Crescent, Woodley	Full planning application for the proposed erection of 4 no. self-build three bedroom detached dwellings with associated parking and landscaping.

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
222632 4 Coppice Road, Woodley, RG5 3QX	Householder application for the proposed erection of a part single and part double storey front, side and rear extensions to existing dwelling following loft conversion works and demolition of the existing garage.
223318 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.

APPROVED – ENDORSING TOWN COUNCIL RECOMMENDATION

Reference / Address	Proposal
222559 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.
223203 23 Fawcett Crescent, Woodley, RG5 3HX	Householder application for the proposed erection of a single storey front porch and conversion of the garage.
223394 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.
223395 28 Nimrod Close, Woodley, RG5 4UW	Householder application for the proposed erection of a single storey side extension to form garage.

APPROVED – ENDORSING TOWN COUNCIL RECOMMENDATION cont...

223398 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.
223399 12 Grays Crescent, Woodley, RG5 3EN	Householder application for the proposed 1 no. single storey outbuilding in rear garden (retrospective).
223414 53 Woodlands Avenue, Woodley, RG5 3HF	Application to vary conditions 2 and 3 of planning consent 220156 for the proposed single storey side, rear extension and front open porch. Condition 2 refers to approved details and the variation is to allow changes to fenestration, alterations/relocation of roof light, alterations to roof, alterations to open porch, plus roof overhang to the rear elevation. Condition 3 refers to external materials and the variation is to allow changes to the rendering and roof tiles. (Part retrospective).
223425 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.
223462 23 Stanton Close, Earley, RG6 7DX	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.
223486 65 Norton Road, Woodley, RG5 4AJ	Householder application for the proposed loft conversion to original roof comprising of flat roof rear dormer, 2 roof lights to front, and metal flue in lieu of brick chimney stack.
223526 12 Master Close, Woodley, RG5 4UB	Householder application for the proposed erection of a rear flat roof dormer extension with the addition of two roof lights to the front roof slope.
223537 44 Tippings Lane, Woodley, RG5 4RY	Householder application for the proposed single storey rear extension with 2 no. roof lanterns following demolition of the existing conservatory.
223682 34 Hawthorn Crescent, Woodley, RG5 4FH	Householder application for the proposed erection of a garden outbuilding to be used as a home office/hobby room (retrospective).

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Gypsy and Traveller Call for Sites

From: Wokingham Borough Council <wbc@public.govdelivery.com>

To: linda.matthews@woodley.gov.uk

Date: 06/01/2023 12:01 PM

[view this in browser](#)

planning policy

Planning Policy

Welcome to your planning policy update

planning policy plan

Call for sites now open for Gypsy and Traveller Pitches

As part of our Local Plan Update we have launched a new call for sites for potential Gypsy and Traveller pitches.

This is an opportunity for individuals, landowners, parish/town councils or developers to suggest sites which might be suitable and available.

Why are we doing a call for sites?

We know there will be a need to provide more homes suitable for members of our Gypsy and Traveller communities.

Few sites have previously been promoted for Gypsy and Traveller pitches. These sites may not be sufficient to meet future needs, and therefore we wish to hear if there are any other opportunities we should be considering.

What does promoting a site mean?

All sites promoted to us will be carefully considered through the Local Plan Update and we hope to identify potential sites for further consideration. However, submitting a site does not necessarily mean it will be found suitable for future Gypsy and Traveller pitches.

How do I promote a site?

Please complete a [call for sites submission form](#) and return to us by 5pm on Friday 17 February 2023:

- By email: LPU@wokingham.gov.uk; or
- By post: Growth & Delivery Team, Wokingham Borough Council, Civic Offices, Shute End, Wokingham, RG40 1WR

Please share this email with anyone you think would be interested in suggesting sites to us.

You can find more information about the call for sites on our [Local Plan Update webpage](#) and on [Engage Wokingham Borough](#).

Helpful contacts...

- [Planning policy page](#)
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The Oakwood Centre
Headley Road, Woodley
Berkshire, RG5 4JZ

FAO Chris Easton
Traffic Management Team
Place & Growth
PO Box 153
Shute End
Wokingham
RG40 1WL

18 January 2023

Dear Chris,

RE: Objection to Proposed Car Parking Charges, Woodley Car Parks

We are writing on behalf of the Woodley Town Council Planning & Community Committee. This committee represents a mix of Conservative, Liberal Democrat and Labour Councillors. This letter has been agreed between members of all parties and seeks to raise concerns with the new parking arrangements in a non-political way with a focus on the potential negative impact of the proposed charges on the Woodley community.

We have a number of issues that we would like to raise and would like to ask for a series of concessions in implementing the scheme. We have given rationale for these concessions and hope that you will respond to each concern in a positive way.

The Planning & Communities Committee has four primary concerns about the parking charges:

1. Change of chargeable times
2. Scale of increases
3. Addition of new charges
4. Disproportionate contribution to WBC parking funds from Woodley

We would also like reassurance that this does not allow implementation of charging in car parks listed in schedule 1 (e.g. The Bulmershe Leisure Centre Car Park) without additional consultation in the future.

Our concerns are detailed below:

CHANGE OF CHARGEABLE TIMES

Summary of Concern:

Reduced evening footfall to local business, primarily affecting <30-minute visitors between 6pm & 10pm.

Background

Woodley has a fledgeling and fragile evening economy currently with a number of new hospitality businesses opening in the last year. The majority of these businesses rely on take-away trade to operate and we have concerns that paying £1 to collect a takeaway in the evening will simply drive business away to local takeaway establishments with free parking (around 10 establishments within a one-mile radius of Woodley Town Centre). Additionally, shoppers frequenting Woodley for shopping in the evening are likely to be driven to use ASDA, Sainsburys or Aldi, all within three miles and offering evening parking free of charge.

Passing trade is likely to be similarly impacted as shoppers wanting to stop by for small grocery purchases in-transit are likely to be driven to Tesco Metro or Marks and Spencer (both within a mile of Woodley Town Centre).

The proposal also appears to remove the 30-minute parking option in Headley Road, which seems unnecessary and was presumably introduced initially to allow short visits to Woodley in the manner described above.

Proposed solution / Requested Actions:

Ideally abolish the evening charges until further research & consultation on impact can be performed. If WBC is not amenable to establishing a dataset to support decision making, the committee would like to suggest that there is a free 30 minute session after 6pm to allow for passing trade / takeaway collection to proceed unhindered.

30 minute parking option re-instated in Headley Road.

We request that WBC acknowledge and address the committee's concerns in writing, detailing what mitigation can be put in place to protect local businesses from the negative impact of this charging on footfall. If WBC chooses not to perform any research into evening usage patterns, the committee would like to request the rationale for this decision.

The committee would be pleased to discuss alternative methods of charging in the evenings. The committee also recognises that limited evening usage data is available for Woodley Town Centre Car Parks and requests that WBC engages in research in the period before and after the price changes to assess the impact on footfall to the town centre that charging creates.

SCALE OF INCREASES

Summary of Concern:

The significant increase in rates will make Woodley Town Centre uncompetitive.

Background

The proposed charges now put Woodley Town Centre in a highly uncompetitive position vs other local area retail centres. More than doubling some charges will jeopardise visits from out of area. With retail centres in Twyford, Lower Earley and Winnersh offering free parking, these excessive charges put Woodley at a competitive disadvantage to other local centres within Wokingham Borough.

Whilst we recognise that Wokingham's charges remain higher, this is perhaps reflected by the far superior parking areas in the town and the significant regeneration project to drive footfall. Conversely, Woodley Town Centre is aesthetically challenging and has had almost no investment in recent years. If these parking charges came with the promise of capital investment this might be more palatable.

As the charges are far above inflation, even if scaled for the last five years since the last increase, the committee would have limited reason to object, however the doubling (and more) of certain charges represents a serious risk to both the commercial and social prosperity of the Town Centre.

Proposed Solution / Requested Actions:

Reduce the proposed charges. The committee suggests that the maximum tolerable increase would be the application of 5 years of inflation to the current charges. The committee would be pleased to discuss alternative charging schedules that reflect the appeal and competition that Woodley Town Centre faces, however it is the opinion of the committee that the proposed charging schedule presents a significant risk to the prosperity of the Town.

We request that WBC acknowledge and address the committee's concerns in writing with either a commitment to mitigate the concerns detailed above, or if WBC is unable or unwilling to address these concerns with practical action, the committee would like to request the rationale for this decision

ADDITION OF NEW CHARGES

Summary of Concern

New charges for residential overnight permits, market traders

Background

Woodley's small markets have been struggling to attract vendors in recent months. An additional £35 cost to attend would be potentially fatal to the markets in Woodley. Would this also apply to the car boot sale in Woodley? This charge would effectively destroy this popular community event.

Similarly, with a number of apartments in the town centre, both the fairness of the 'resident overnight charge' and the hours that it operates seems questionable. With the cost and time restrictions, surely this will just drive resident overnight parking onto already congested local roads in the area?

Proposed Solution / Requested Actions:

Remove overnight resident permit charges for town centre residents currently able to park between 6pm & 8am for free.

Remove the market trader charges.

We request that WBC acknowledge and address the committee's concerns in writing with either a commitment to mitigate the concerns detailed above, or if WBC is unable or unwilling to address these concerns with practical action, the committee would like to request the rationale for this decision

DISPROPORTIONATE CONTRIBUTION TO WBC PARKING FUNDS

Summary of Concern

The stated objective of the parking charge increases are to address the budget deficit that WBC faces, however the burden of monies raised through the charges falls almost entirely on Woodley and Wokingham.

Background

In March 2022, excluding Park & Ride, Station and country park income, Woodley and Wokingham contributed 96% of parking revenues in the borough. Unsurprisingly, Wokingham accounted for 63% with Woodley contributing 33%. As the effect of the charges will be to drive traffic to Lower Earley and Twyford, for the most part where free parking is available at their retail spaces, Woodley would be left at both a competitive disadvantage to these towns, whilst effectively paying significantly more than it's share of the overall contribution. Woodley essentially will suffer to the double benefit of other parishes in the area who see the benefit of the increased revenue whilst their local economies receive a boost from Woodley's lost footfall.

Proposed Solution / Requested Actions:

Address this somehow either through revision of charges as previously suggested, or through capital investment in Woodley to increase the appeal of our town to local consumers.

We request that WBC acknowledge and address the committee's concerns in writing with either a commitment to mitigate the concerns detailed above, or if WBC is unable or unwilling to address these concerns with practical action, the committee would like to request the rationale for this decision

Finally, although we have not listed Sunday charging as a primary objection as we recognise that this is becoming more normal, we do have some general concerns over the impact to park use and would ask that this new charge is included with any future review of the impact of charging.

We hope that you receive our concerns in the constructive manner that we offer them and hope that you will be willing to engage in a constructive dialogue to find a way forward that protects the community interests that Woodley Town Council represents. Whilst we remain opposed to the suggested charging schedule, we recognise that a review of the parking charges in Woodley Town is reasonable and would be pleased to seek a compromise that both protects the interests of Woodley's community and allows WBC to develop increased parking revenues.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Philip Wicks', is written over a faint, light-colored grid pattern.

Philip Wicks
Chairman - Planning & Community Committee
Woodley Town Council

(P&C Committee: Cllr Jenny Cheng,
Cllr Keith Baker
Cllr David Bragg
Cllr Carol Jewell
Cllr Majid Nagra
Cllr Janet Sartorel
Cllr Richard Skegg
Cllr Bill Soane)

cc. Cllr. P. Fishwick (Executive Member: Active Travel, Transport & Highways)
Cllr. C. Jones (Leader of the Council)
TM.Consultations@wokingham.gov.uk

ENFORCEMENT NOTIFICATIONS - 31 JANUARY 2023

24 Rose Close, Woodley, Wokingham, RG5 4UR

BofC re opening windows

12 Gainsborough Close, Woodley, Wokingham, RG5 4HD

Rear shed used for housing people

ENFORCEMENT CLOSURES - 31 JANUARY 2023

53 Woodlands Avenue, Woodley, Wokingham, RG5 3HF

Not being built in accordance with approved plans

Application submitted

44 Nightingale Road, Woodley, Wokingham, RG5 3LU

Potential Damage to Trees (TPO)

Not expedient