



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 J. Cheng (Chairman); K. Baker; D. Bragg; M. Doyle; M. Forrer; C. Jewell;  
J. MacNaught; D. Mills; S. Rahmouni; R. Skegg; P. Wicks

**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 28 January 2020, at which your attendance is requested.**

Deborah Mander  
Town Clerk

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

1. **APOLOGIES**
2. **DECLARATIONS OF INTEREST**  
To receive any declarations of interest from Members on agenda items.
3. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 7 JANUARY 2020** Page 3  
To approve the minutes of the Planning Committee meeting held on 7 January 2020 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 11
5. **PLANNING DECISIONS**  
To note information on decision notices received from the planning authority since the last meeting. **(Appendix 5)** Page 14

6. **COMMUNITY SPEEDWATCH UPDATE**

To receive an update on matters relating to Community Speedwatch.

7. **CYCLING IN WOODLEY WORKING PARTY**

To receive an update on matters relating to the Cycling in Woodley Working Party

8. **PROPOSED BASE STATION INSTALLATION AT HEADLEY ROAD EAST, WOODLEY**

To note correspondence received from Sinclair Dalby Limited, Chartered Surveyors, attached at **Appendix 8**, regarding the proposed installation of a base station at Headley Road East, Woodley, RG5 4JG. This consultation was notified to Committee members ahead of the meeting, and comments requested, as a response was required by Sinclair Dalby by 22 January 2020.

Page 15

A response was subsequently sent stating that the Council would prefer for the mast to be located in an industrial area, even if it was sited on Highways land – with the Storage King site, mentioned in the consultation letter, being the preferred site.

9. **PUBLICATIONS/INFORMATION**

To note receipt of the following:

- *Connecting Communities in Berkshire E-Bulletin – January 2020*
- *Link Visiting Scheme Newsletter – January 2020*

10. **FUTURE AGENDA ITEMS**

To consider suggestions for future agenda items.

11. **PUBLICITY/WEBSITE**

To consider suggestions for items to be publicised.

12. **ENFORCEMENT ISSUES**

To note any enforcement issues.

13. **EXCLUSION OF PUBLIC AND PRESS**

**To resolve that, 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 14 on the agenda.**

14. **CITIZENS AWARDS**

To consider the nominations received for the Citizens Awards. **(Appendix 14, enclosed for Committee Members.)**

**Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 7 January 2020 at 7:45 pm**

**Present:** *Councillors: P. Wicks (Chairman); K. Baker; D. Bragg; M. Doyle; M. Forrer; C. Jewell; J. MacNaught; D. Mills; S. Rahmouni; R. Skegg*

**Officers present:** *L. Matthews, Committee Officer*

**Also present:** *Councillor K. Gilder  
5 members of public*

146. **APOLOGIES**

Apologies for absence were received from Councillor J. Cheng.

147. **DECLARATIONS OF INTEREST**

Councillor D. Bragg – Prejudicial interest: Agenda item 9: Revised estimates 2019/20 and budget estimates 2020/21, as this item included the Annual Grant applications for 2020/21 and Councillor Bragg is a trustee of Citizens Advice Wokingham, who have applied for a grant.

Councillor Bragg left the room and was not present for the discussion or decision for this item.

148. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 3 DECEMBER 2019**

**RESOLVED:**

- ◆ That the minutes of the Planning and Community Committee meeting held on 3 December 2019 be approved and signed by the Chairman as a true and accurate record.

149. **COMMITTEE MEMBERSHIP**

Members noted that Councillor Nagra had resigned from the Conservative Group and was therefore no longer a member of the Planning and Community Committee.

150. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

151. **PLANNING DECISIONS**

**RESOLVED:**

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

152. **NEIGHBOUR CONSULTATION SCHEME**

**RESOLVED:**

- ◆ To note application 193331  
Location: 78 Antrim Road, Woodley, RG5 3NY.  
Proposal: Application for prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.0m, for which the maximum height would be 3.2m and the height of the eaves 2.9m.

153. **ADVERTISEMENT CONSENT NOTIFICATON**

**RESOLVED:**

- ◆ To note application 193242  
Location: 1 The Point, London Road, Woodley, RG6 1BE.  
Proposal: Application for advertisement consent for the replacement of 4 No. illuminated fascia signs (1 No. to also be re-sited) and 1 No. illuminated roundel.

154. **REVISED ESTIMATES 2019/20 AND BUDGET ESTIMATES 2020/21**

Members considered Report No. PC 1/20 and the applications received for grant funding for 2020/21.

**RESOLVED:**

- ◆ To note Report No. PC 1/20.
- ◆ To recommend that the Revised Budget Estimates for 2019/20, as set out in the Budget Appendix, be approved.
- ◆ To recommend to the Strategy and Resources Committee that the following annual grants be awarded for 2020/21:

Citizens Advice Wokingham	£7,000
ARC	£5,500
Keep Mobile	£1,000
Revitalise	£382
- ◆ To recommend to the Strategy and Resources Committee that the Budget Estimates for 2020/21 be approved.

155. **COMMUNITY SPEEDWATCH UPDATE**

There were no updates on matters relating to Community Speedwatch to report to the meeting.

156. **CYCLING IN WOODLEY WORKING PARTY**

Councillor Jewell presented Report No. PC 2/20 of the Cycling in Woodley Working Party meeting held on 5 December 2019.

**RESOLVED:**

- ◆ To note Report No. PC 2/20.

157. **LOCAL PLAN UPDATE: BULMERSHE SITE OF URBAN LANDSCAPE VALUE (SULV)**

Councillor Baker presented this item and explained that members of the Bulmershe SULV Joint Working Party had sought advice from J M Spurling Planning Consultants Limited on the best mechanism to provide ongoing protection for the area presently designated as a Site of Urban Landscape Value within the Wokingham Borough Local Plan. Members discussed the report produced by J M Spurling and considered whether a reclassification of the SULV as a Local Green Space (LGS) should be sought. It was noted that the classification

of SULV was no longer used for newly classified areas of land, but continued to provide protection for land already designated as such. The J M Spurling report pointed out that the protection afforded to sites designated as LGS depended on the precise wording of the policy adopted by the local authority and whether this would allow development to take place in special circumstances. Councillor Baker informed Members that a meeting had been sought with Ian Bellinger, Growth and Delivery Manager at Wokingham Borough Council, and Borough Councillor Wayne Smith, Executive Member for Planning and Enforcement, to ascertain the LGS policy proposed for Wokingham Borough.

Following discussion, Members were all in agreement that the best way forward would be to seek classification of the land as LGS while retaining the SULV designation as a backstop position, but that no submission should be made to Wokingham Borough Council until a meeting had taken place with Ian Bellinger and Councillor Wayne Smith to determine the exact LGS policy proposed for Wokingham.

**RESOLVED:**

- ◆ That Woodley members of the Bulmershe SULV Joint Working Party would meet with Ian Bellinger and Borough Councillor Wayne Smith to determine the exact LGS policy proposed for Wokingham in the Local Plan Update.
- ◆ To seek reclassification of the Bulmershe SULV as a Local Green Space if it is determined that this will provide enhance protection of the land, but to endeavour to retain the SULV designation in case the LGS application is unsuccessful.

158. **PROPOSED UPGRADE OF THE EXISTING BASE STATION AT THE ST JOHNS AMBULANCE CENTRE, CHURCH ROAD, WOODLEY**

Members noted correspondence that had been received from GallifordTry Planning Consultants regarding the proposed upgrade of the existing base station at the St Johns Ambulance Centre, Church Road. This consultation had been notified to Committee members ahead of the meeting, and comments requested, as a response was required by GallifordTry by 2 January 2020.

**RESOLVED:**

- ◆ To note that a response had subsequently been sent to GallifordTry stating that the Town Council had no objections to the proposed upgrade of the existing base station at the St Johns Ambulance Centre, Church Road.

159. **ARBORFIELD AND BARKHAM NEIGHBOURHOOD PLAN REFERENDUM**

Members noted that a referendum relating to the Arborfield and Barkham Neighbourhood Plan would be held on 6 February 2020.

160. **READING BOROUGH COUNCIL: RUSSELL STREET/CASTLE HILL CONSERVATION AREA APPRAISAL**

Members noted that Reading Borough Council was consulting on an updated Russell Street/Castle Hill Conservation Area Appraisal.

161. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

- ◆ To note receipt of the following:
  - *Woodley Town Centre Newsletter – December 2019*
  - *Woodley Town Centre Newsletter – January 2020*
  - *Me2 Club Newsletter – December 2019*
  - *Connecting Communities in Berkshire E-Bulletin – December 2019*

162. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

163. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

164. **ENFORCEMENT ISSUES**

No enforcement notifications had been received since the last meeting.

The following item was received after the agenda had been issued:

165. **TREE PRESERVATION ORDER**

**RESOLVED:**

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

TPO 1708/2020 – relating to a hawthorn, an oak and 2 birch trees located on the south-east boundary of 7 Lanark Close, Woodley, RG5 4DF.

This order took effect, on a provisional basis, from 3 January 2020 and would continue in force on this basis for 6 months or until the order was confirmed by Wokingham Borough Council.

The meeting closed at 9:30 pm

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## Woodley Town Council

Page 1

Date :- 08/01/2020

## Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
<b>Approved on the following applications;</b>			
<b>193012</b>	06/12/2019	Jasvir Singh	2 The Ridgeway The Ridgeway Woodley RG5 3QD
<b>Proposal :</b> Full application for the proposed erection of a five bedroom detached dwelling following demolition of existing house and garage.			
<b>Observations :</b> No objections.			
<b>193090</b>	05/12/2019	Unknown	19-24 Mannock Way Mannock Way Woodley RG5 4XW
<b>Proposal :</b> Full planning application for the proposed changes to fenestration to existing building.			
<b>Observations :</b> No objections.			
<b>193105</b>	10/12/2019	Unknown	107 Ground Floor Crockhamwell Road Woodley RG5 3JP
<b>Proposal :</b> Full planning application for the proposed change of use from a financial and professional (Use Class A2) to mixed use retail (Use Class A1, A2, A3, A4 and A5).			
<b>Observations :</b> No objections.			
<b>193129</b>	29/11/2019	Mr & Mrs J Simmons	31 Haddon Drive Haddon Drive Woodley RG5 4LX
<b>Proposal :</b> Householder application for the proposed erection of a single storey front extension after demolition of existing porch, part single/part two storey side/rear extension following the demolition of existing utility area and conservatory.			
<b>Observations :</b> No objections.			
<b>193155</b>	29/11/2019	Mr & Mrs Ward	1 Constable Close Constable Close Woodley RG5 4US
<b>Proposal :</b> Application to remove condition number 4 of planning consent 190904 for the full application for the proposed erection of a single storey rear extension to include 2 No. rooflights and change of use from amenity to garden use. Condition 4 relates to landscaping.			
<b>Observations :</b> No objections.			
<b>193158</b>	29/11/2019	Mr & Mrs Paul Adu	26 Lavenham Drive Lavenham Drive Woodley RG5 4PP
<b>Proposal :</b> Householder application for the erection of a part single storey rear extension including 1 No. rooflight after demolition of existing conservatory.			
<b>Observations :</b> No objections.			

Date :- 08/01/2020

**Observations on the following Planning Applications**

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
<b>193171</b>	02/12/2019	Mr Abdul Kerim Nas	15 Manners Road Manners Road Woodley RG5 3EA
<b>Proposal :</b> Householder application for proposed erection of a single storey front extension to existing dwelling.			
<b>Observations :</b> No objections.			
<b>193202</b>	06/12/2019	Mr K Tollman	32 Marathon Close Marathon Close Woodley RG5 4UN
<b>Proposal :</b> Householder application for proposed erection of a single storey rear extension including 3 No. rooflights, plus part garage conversion to create habitable accommodation.			
<b>Observations :</b> No objections.			
<b>193291</b>	18/12/2019	Mr Zahid Shafi	53 Rochester Avenue Rochester Avenue Woodley RG5 4NB
<b>Proposal :</b> Householder application for the proposed erection of single storey front extension to create porch entrance, part single storey part two storey rear extension following the demolition of existing conservatory, first floor side extension and changes to fenestration.			
<b>Observations :</b> No objections.			
<b>193313</b>	17/12/2019	Mr Glyn Jones	11 Manners Road Manners Road Woodley RG5 3EA
<b>Proposal :</b> Householder application for proposed erection of a single storey front extension to existing dwelling, including the formation of a new porch entrance.			
<b>Observations :</b> No objections.			
<b>193419</b>	30/12/2019	Mr & Mrs J Froud	7 Selsdon Avenue Selsdon Avenue Woodley RG5 4PQ
<b>Proposal :</b> Householder application for the proposed erection of a single storey front extension to create storm porch, single storey rear extension to dwelling, part conversion of the existing garage to create habitable accommodation and conversion of loft space to create habitable accommodation including erection of side dormer and raising the roof by 600mm.			
<b>Observations :</b> No objections.			



Date :- 08/01/2020

**Observations on the following Planning Applications**

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
<b>Refused on the following applications;</b>			
<b>192734</b>	03/12/2019	Mr Toby Paice	10 Norton Road Norton Road Woodley RG5 4AH
<p><b>Proposal :</b> Householder application for the proposed erection of a single storey rear extension and a two storey side extension following demolition of the existing single storey utility room and detached garage, plus conversion of the loft, internal alterations, changes to fenestration and insertion of 2 No. rooflights.</p> <p><b>Observations :</b> One letter of concern had been received for this application.</p> <p>The Committee recommended that this application be refused on the following grounds:</p> <ul style="list-style-type: none"> <li>- Massing effect and the effect this will have on the neighbouring property at No.8.</li> <li>- Insufficient parking for a 4 bedroom property.</li> </ul>			
<b>192969</b>	02/12/2019	Mr Davies	7 Lanark Close Lanark Close Woodley RG5 4DF
<p><b>Proposal :</b> Full application for the proposed change of use of amenity land to residential garden, including erection of new boundary fence and removal of part of existing garden wall.</p> <p><b>Observations :</b> Three residents were present at the meeting to voice concerns about this application.</p> <p>After listening to the residents' concerns, the Committee considered the proposal and recommended that the application be refused on the following grounds:</p> <ul style="list-style-type: none"> <li>- The land should be retained as open amenity land and should not be fenced-in to form part of a private back garden.</li> <li>- The proposal to erect a fence adjacent to the footpath, thereby positioning the existing trees behind a fence, would be out of character with the surrounding area.</li> <li>- The proposal would risk damaging the trees, which are covered by a Tree Preservation Order.</li> <li>- The erection of a fence in the proposed location would dangerously impact the sight lines for vehicles exiting the adjacent property at 179 Colemans Moor Road.</li> </ul>			
<b>193115</b>	09/12/2019	Mr M Kennedy	5 Woodwaye Woodwaye Woodley RG5 3HA
<p><b>Proposal :</b> Householder application for the proposed erection of a first floor and single storey rear extension with 2 No. side dormers and 1 No. rooflight following demolition of the existing conservatory, plus provision of a covered area to create first floor veranda, removal of existing chimney and changes to fenestration.</p> <p><b>Observations :</b> The Committee recommended that this application be refused on the following grounds:</p> <ul style="list-style-type: none"> <li>- The proposed first floor veranda will overlook the gardens of the surrounding properties.</li> <li>- Massing effect due to the very large extension.</li> <li>- Out of character.</li> <li>- The proposed dormers are visually unacceptable.</li> </ul>			
<b>193172</b>	02/12/2019	Mr & Mrs J Khalsi	314 Kingfisher Drive Kingfisher Drive Woodley RG5 3LH
<p><b>Proposal :</b> Householder application for the proposed erection of a two storey side extension and new driveway following changes to fenestration.</p>			

Date :- 08/01/2020

**Observations on the following Planning Applications**

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<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
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**Observations :** One resident was present at the meeting to voice concerns about the proposal and Councillor Gilder was present to voice concerns on behalf of local residents.

After listening to the residents' concerns, the Committee considered the proposal and recommended that the application be refused on the following grounds:

- The estate was designed with vehicular access provided to the rear of all properties, with pedestrian access at the front. This proposal is out of character and would set a precedent for cars to park in front gardens with access over footpaths.
  - Providing vehicular access over the footpath would have safety implications, particularly for children, as the presence of vehicles would not be expected. Children regularly use these footpaths on their journey to school and to the Southlake Play Area.
  - Providing vehicular access from the road to the proposed parking spaces will reduce the number of parking spaces available in the road.
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## New Applications Received Between 03/01/2020 and 23/01/2020

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
<b>New Application</b>			
<b>192819</b>	08/01/2020	Mr Zahier Bashir	11 Shepherds Hill Shepherds Hill Earley RG6 1BB
<b>Proposal :</b> ADJOINING PARISH CONSULTATION Householder application for the proposed erection of a part single storey part two storey rear extension following part demolition of existing rear extension, plus the insertion of 1 No. rooflight.			
<b>Observations :</b>			
<b>193156</b>	09/01/2020	Mrs D Ankerson	12 Dowding Close Dowding Close Woodley RG5 4NL
<b>Proposal :</b> Householder application for the proposed conversion of existing garage to create habitable accommodation.			
<b>Observations :</b>			
<b>193250</b>	17/01/2020	Mr M Taylor	2 Penrose Avenue Penrose Avenue Woodley RG5 3PA
<b>Proposal :</b> Full application for the proposed erection of 1 No. detached dwelling with associated parking and garden.			
<b>Observations :</b>			
<b>193302</b>	09/01/2020	Ms N Trverton	37 Crockhamwell Road Crockhamwell Road Woodley RG5 3LE
<b>Proposal :</b> Householder application for the erection of a detached outbuilding. (Part retrospective)			
<b>Observations :</b>			
<b>193366</b>	09/01/2020	Mr Ismet Spahia	7 Eastwood Road Eastwood Road Woodley RG5 3PY
<b>Proposal :</b> Householder application for the proposed erection of a single storey side and rear extension to include 4 No. rooflights and changes to fenestration, following demolition of the existing garage.			
<b>Observations :</b>			
<b>200026</b>	16/01/2020	Mr Peter O'Reilly	148 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4AB
<b>Proposal :</b> Householder application for the proposed creation of a dropped kerb.			

## New Applications Received Between 03/01/2020 and 23/01/2020

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
<b>Observations :</b>			
<b>200046</b>	10/01/2020	Dr Jenny Murray	28 Pitford Road Pitford Road Woodley RG5 4QF
<b>Proposal :</b> Householder application for proposed erection of a single storey side/rear extension to existing dwelling, including the insertion of 3 No. rooflights.			
<b>Observations :</b>			
<b>200053</b>	13/01/2020	Mr & Mrs Liu	1 Martinet Road Martinet Road Woodley RG5 4TQ
<b>Proposal :</b> Householder application for proposed conversion of existing garage into habitable accommodation, plus changes to fenestration.			
<b>Observations :</b>			
<b>200070</b>	13/01/2020	Unknown	Henley Wood Road Henley Wood Road Earley RG6 7EE
<b>Proposal :</b> ADJOINING PARISH CONSULTATION Prior approval submission for the erection of 1 No. 10m street pole shrouded telecommunications antenna and 3 No. ground ancillary cabinets.			
<b>Observations :</b>			
<b>200081</b>	15/01/2020	Mr Rajan Singh	10 Rosewood Rosewood Woodley RG5 3QU
<b>Proposal :</b> Householder application for the proposed part single storey, part two storey side and rear extension to existing dwelling.			
<b>Observations :</b>			
<b>200097</b>	17/01/2020	B Adarsha & U A Pandit	162 Reading Road Reading Road Woodley RG5 3AA
<b>Proposal :</b> Householder application for proposed erection of a single storey side/rear extension including the insertion of 2 No. rooflights, plus changes to fenestration.			
<b>Observations :</b>			
<b>200140</b>	21/01/2020	Jo Watson	4 Vulcan Close Vulcan Close Woodley RG5 4XB
<b>Proposal :</b> Householder application for the proposed erection of a single storey side and rear extension with 5 No. rooflights following front single storey extension to create porch.			
<b>Observations :</b>			

**New Applications Received Between 03/01/2020 and 23/01/2020**

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<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
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**Applications Received :- 12**

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 23 January 2020

' C ' Contrary to Borough

Page No : 1

' E ' Endorsed by Borough

**GRANTED PLANNING PERMISSIONS**

<b>C</b> 192734	Approved	10 Norton Road Local COMMENT The Committee recommended that this application be refused on the following grounds:  - Massing effect and the effect this will have on the neighbouring property at No.8. - Insufficient parking for a 4 bedroom property.
<b>E</b> 193018	Approved	69 Colemans Moor Road
<b>C</b> 193115	Approved	5 Woodway Local COMMENT The Committee recommended that this application be refused on the following grounds: - The proposed first floor veranda will overlook the gardens of the surrounding properties. - Massing effect due to the very large extension. - Out of character. - The proposed dormers are visually unacceptable.
<b>E</b> 193129	Approved	31 Haddon Drive
<b>E</b> 193139	Approved	60 Headley Road
<b>E</b> 193158	Approved	26 Lavenham Drive
<b>E</b> 193171	Approved	15 Manners Road
<b>E</b> 193202	Approved	32 Marathon Close
<b>E</b> 193291	Approved	53 Rochester Avenue
<b>E</b> 193313	Approved	11 Manners Road

**REFUSED PLANNING PERMISSIONS**

<b>E</b> 192969	Refused	7 Lanark Close
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**OTHER PLANNING DETAILS**

193025	Withdrawn	21 Anthian Close
193172	Withdrawn	314 Kingfisher Drive



**Our Ref: CTIL248769\_VF17821**

Clerk Deborah Mander  
 Woodley Civil Parish  
 The Oakwood Centre  
 Headley Road  
 Woodley  
 RG5 4JZ

8<sup>th</sup> January 2020

Dear Madam,

**PROPOSED BASE STATION INSTALLATION AT CTIL248769\_VF17821 HEADLEY ROAD EAST, READING, BERKSHIRE, RG5 4JG (NGR: 476708E, 173335N).**

Cornerstone and Vodafone are in the process of identifying a suitable site in the Woodley area for a radio base station. The purpose of this letter is to consult with you and seek your views on our proposal before any planning submission is made. We understand that you are not always able to provide site specific comments, however, Cornerstone and Vodafone are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of Vodafone's continued network improvement program, there is a specific requirement for a radio base station at this location to provide 2G, 3G, 4G and 5G coverage for Vodafone users in the area after a Notice to Quit was issued for the VF installation on the existing multi operator installation set within the Industrial area south of Headley Road East.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones and other devices we rely on simply won't work.

Please find below the details of the proposed site and the alternative site options considered and discounted in our site selection process: -

**Our technical network requirement is as follows:**

- **CTIL248769\_VF17821 HEADLEY ROAD EAST**
- Following the issue of a Notice to Quit a new site is required to provide continued, consistent and effective levels of 2G, 3G, 4G and 5G coverage for Vodafone users in the Woodley area.

A number of options have been assessed in respect of the site search process and the preferred Vodafone option is as follows:

- **CTIL248769\_VF17821 HEADLEY ROAD EAST, READING, BERKSHIRE, RG5 4JG (NGR: 476708E, 173335N).**

A new site is required at this location in order to maintain consistent and effective 3G and 4G coverage (and to introduce 5G coverage) to Reading area for Vodafone users.

The proposal involves the erection of a 20m height monopole housing 6no. antennas, 1no. microwave dish, 2no. equipment cabinets and 1 no. meter cabinet.

This location has been identified as the most suitable within the search area, both in terms of technical requirements and balancing the needs of the local planning authority and community.

The height of the mast is necessary to enable the Radio signal to clear the surrounding foliage and to ensure comprehensive coverage is provided to the area.

Woodley is an area where comprehensive coverage is needed and, in order to provide the range of frequencies and technologies required Vodafone need to deploy 6no. antennas on the proposed installation.

The proposal has been designed to allow for 5G services to be added to the existing technologies and will avoid the need for the additional mast in the area to introduce this latest technology to the area. It is noted that the height of the proposed installation is taller than the surrounding the street poles but as indicated above this height is necessary in order to provide coverage over the adjacent trees which will serve to screen the site from the views of the residential properties to the south.

The proposed location has been chosen in the absence of a viable alternative – there are no suitable buildings within the coverage area that can be utilised - and has been selected as a means of balancing the technical needs of the operator against those of the local community and local planning authority and is considered to be the only option suitable to locate such an installation at this time, whilst balancing all of the above needs.

#### **Alternative site options considered and rejected are as follows:**

- **Existing Site VF47119, Headley Road East, Woodley, Berkshire, RG5 4SZ (NGR: 476779, 173153)**
- This is the NTQ site for which we are seeking a replacement as Vodafone have been asked to vacate this location.
- **Fosters Independent Living, Fosters Lane, Woodley, Berkshire, RG5 4HX (NGR: 476556, 172906)**
- This property has recently been redeveloped into a pitched rooftop residential property and as such the building is not suitable for the installation of telecoms equipment.
- **Fosters Lane SF, Fosters Lane, Woodley, Berkshire, RG5 4HX (NGR: 476649, 173001)**



- This potential streetworks location is considered more open with less tree screening than the preferred option, it is also directly overlooked by housing and so is considered to be less suitable than the chosen location.
- **Storage King Self Storage, Unit 5, Base, Headley Road East, Woodley, Berkshire, RG5 4AZ (NGR: 476904, 173430)**
- There is potentially allocation available for a greenfield site on grass verge to the side of the Storage King premises but this location falls outside of the search area provided as it is too close to the adjacent cell providing coverage to the north of this search area. For this reason, this option has been discounted.
- **Land off Viscount Way, Viscount Way, Woodley, Berkshire, RG5 4DX (NGR: 476898, 173037)**
- This location is shown on the Local Plan as being part of the area designated for core Employment on the Development Plan. Given the loss of industrial land in the area to residential development it is considered likely that this land will now be ripe for development and so this option has been discounted.
- **2<sup>nd</sup> Woodley Scout Group, Vauxhall Drive, Woodley, Berkshire, RG5 4DU 9NGR 476951E, 172953N)**
- A scheme has been considered located within the car parking area adjacent to the Scouts premises off Vauxhall drive. It has been established that there are underground services in this area. The site is also located close to both residential and a school and located immediately next to a playing field and playground. For this reason, this site was considered less suitable than the chosen option on Headley Road East.

The Local Planning Authority mast register, where available, and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Vodafone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14 day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments.

We look forward to receiving any comments you may have on the proposal.

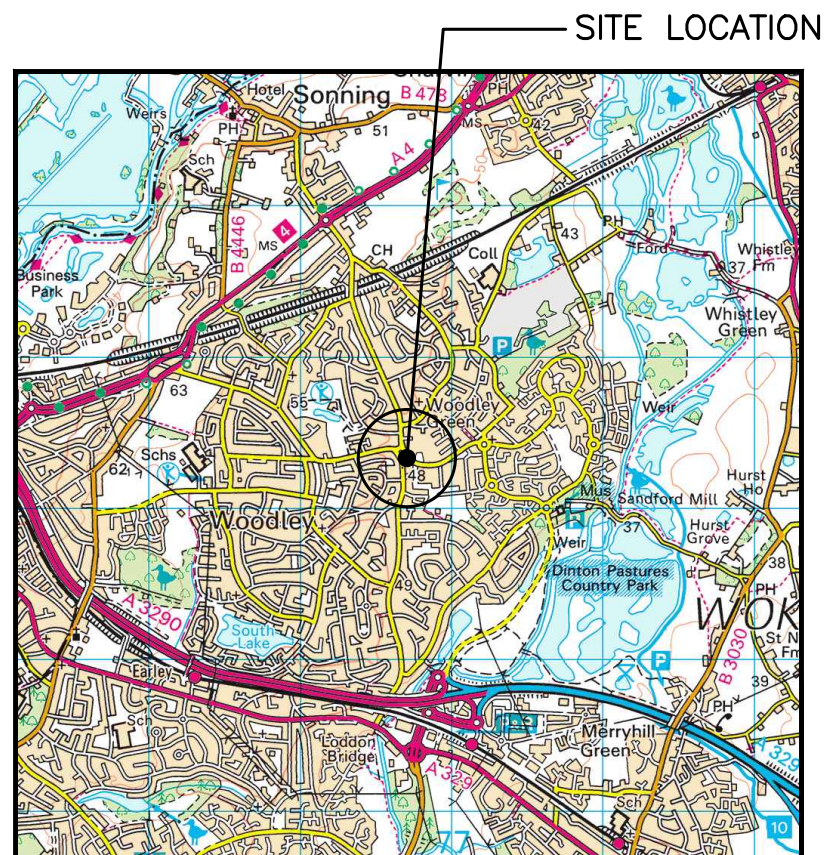
Yours faithfully,



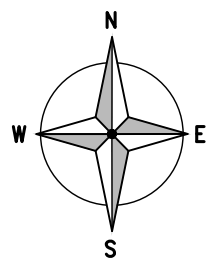
Rob Sinclair  
**Director**

Sinclair Dalby Ltd  
E: [rob.sinclair@sinclairdalby.co.uk](mailto:rob.sinclair@sinclairdalby.co.uk)  
M: +44(0)7879 425082

(for and on behalf of Cornerstone and Vodafone Ltd)



SITE LOCATION



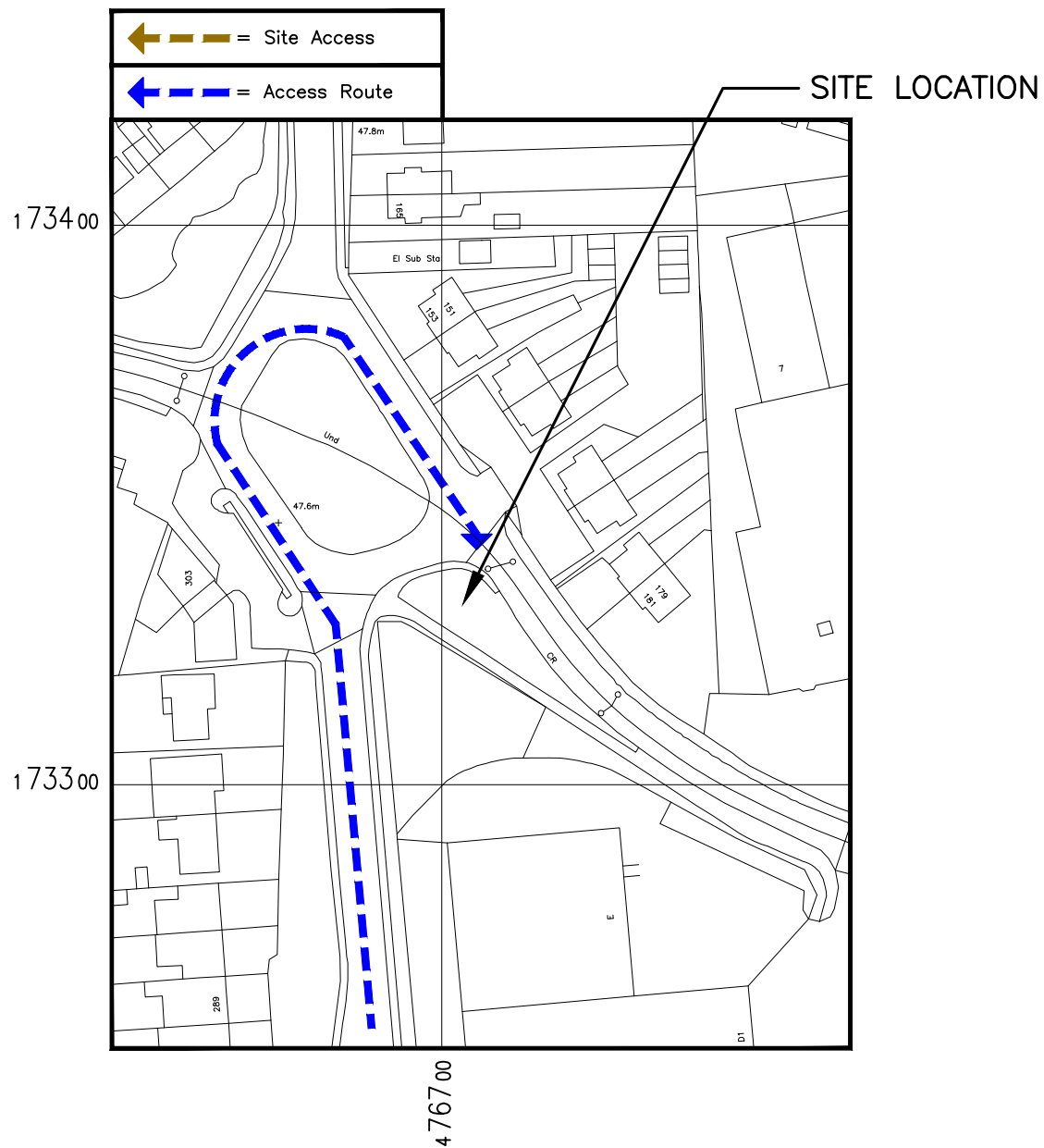
0 500 1000 1500 2000 2500m  
1:50000

**SITE LOCATION**  
(Scale 1:50000)

Ordnance Survey map extract based upon Landranger map series with the permission of the controller of Her Majesty's Stationery Office Licence No. 0100023487 Crown copyright.



SITE PHOTOGRAPH



**DETAILED SITE LOCATION**  
(Scale 1:1250)

Based upon Ordnance Survey map extract with the permission of the Controller of Her Majesty's Stationery Office. Crown copyright. Licence No. 100020449

0 12.5 25 37.5 50 62.5m  
1:1250

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 476708 N: 173335

CONCESSION REQUIRED | NO

DIRECTIONS TO SITE: FROM THE M4 TAKE THE A329M TO THE END OF THE MOTORWAY AND THEN TURN OFF ON THE SLIP ROAD TO THE A3290. AT THE ROUNDABOUT TURN RIGHT AND THEN LEFT AT THE NEXT FOLLOWING THE A3290. TURN RIGHT ONTO THE A329 AND TAKE THE FIRST RIGHT ONTO LONDON BRIDGE ROAD. FOLLOW THIS FOR ONE MILE AND THEN YOU WILL COME TO THE ROUNDABOUT WITH HEADLEY ROAD. AT THE ROUNDABOUT TURN RIGHT AND THE POTENTIAL SITE IS LOCATED ON THE GRASS VERGE ON THE RIGHT JUST OFF THE ROUNDABOUT

NOTES:

A	Issued for Approval	MF	RWB	29.10.19
REV	MODIFICATION	BY	CH	DATE



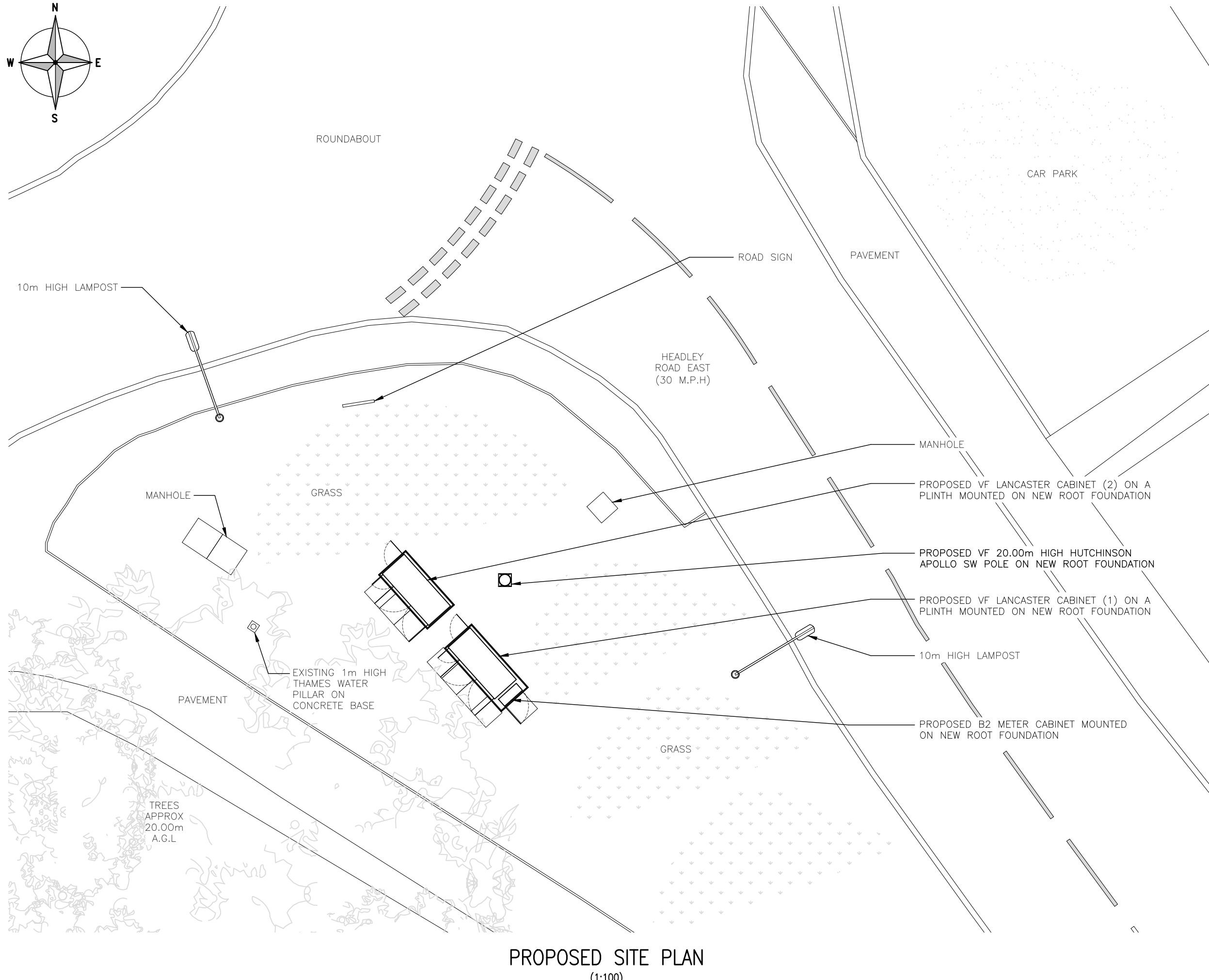
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HEADLEY ROAD EAST		A
Cell ID No		
CTIL	TEF	VF
248769	N/A	17821

Site Address / Contact Details

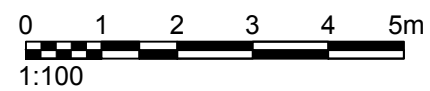
HEADLEY ROAD EAST  
READING  
BERKSHIRE  
RG5 4JG

Drawing Title: SITE LOCATION MAPS				
Purpose of issue: PLANNING				Dwg Rev:
Drawing Number: 100				A
Surveyed By: RB		Original Sheet Size: A3		Pack Issue:
Drawn: MF	Date: 29.10.19	Checked: RWB	Date: 29.10.19	B





**PROPOSED SITE PLAN**  
(1:100)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 476708 N: 173335

CONCESSION REQUIRED NO

NOTES:

REV	MODIFICATION	BY	CH	DATE
A	Issued for Approval	MF	RWB	29.10.19

**GallifordTry**  
WOLVEY - HINCKLEY - LEICESTERSHIRE - LE10 3JF  
Tel: +44 (0)1455 222792 Fax: +44 (0)1455 222758

**vodafone**  
CTIL - BEACON

Cell Name	Opt.
HEADLEY ROAD EAST	A

Cell ID No		
CTIL	TEF	VF
248769	N/A	17821

Site Address / Contact Details  
HEADLEY ROAD EAST  
READING  
BERKSHIRE  
RG5 4JG

Drawing Title: PROPOSED SITE PLAN

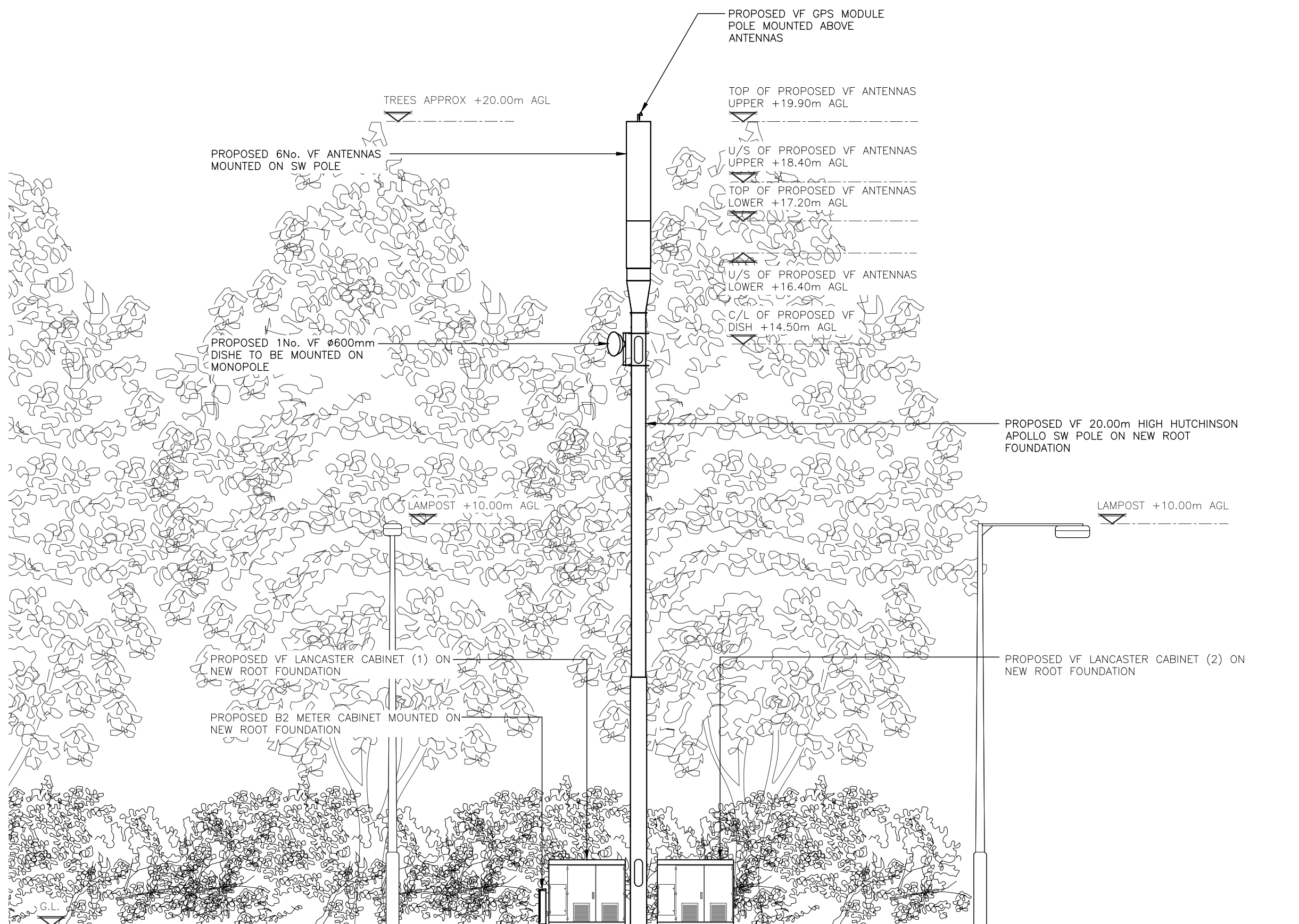
Purpose of issue: PLANNING Dwg Rev:

Drawing Number: 200 A

Surveyed By: RB Original Sheet Size: A3 Pack Issue:

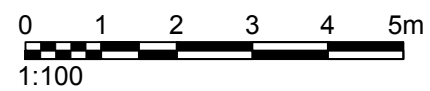
Drawn: MF Date: 29.10.19 Checked: RWB Date: 29.10.19 B

The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.  
Designed in accordance with CTIL document: SDN0008



PROPOSED EAST ELEVATION  
(1:100)

The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.  
Designed in accordance with CTIL document: SDN0008



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 476708 | N: 173335

CONCESSION REQUIRED | NO

NOTES:

A	Issued for Approval	MF	RWB	29.10.19
REV	MODIFICATION	BY	CH	DATE

**GallifordTry**  
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**vodafone**  
CTIL - BEACON

Cell Name | Opt.  
HEADLEY ROAD EAST | A

Cell ID No		
CTIL	TEF	VF
248769	N/A	17821

Site Address / Contact Details  
HEADLEY ROAD EAST  
READING  
BERKSHIRE  
RG5 4JG

Drawing Title:  
PROPOSED SITE ELEVATION

Purpose of issue: | Dwg Rev:  
PLANNING | A

Drawing Number: |  
300 | A

Surveyed By: RB	Original Sheet Size: A3	Pack Issue:
Drawn: MF	Date: 29.10.19	Checked: RWB
	Date: 29.10.19	B