



The Oakwood Centre, Headley Road, Woodley, Berkshire, RG5 4JZ  
www.woodley.gov.uk

---

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; M. Nagra; 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 3 December 2019, at which your attendance is requested.**

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 COMMITTEE MEETING HELD ON 5 NOVEMBER 2019** Page 5  
To approve the minutes of the Planning Committee meeting held on 5 November 2019 and for the Chairman to sign them as a true record.
4. **CURRENT PLANNING APPLICATIONS**  
To consider current planning applications and agree comments to be forwarded to the planning authority. **(Appendix 4)** Page 13
5. **PLANNING DECISIONS**  
To note information on decision notices received from the planning authority since the last meeting. **(Appendix 5)** Page 15
6. **NEIGHBOUR CONSULTATION SCHEME**  
To note application 192889  
Location: 15 Manners Road, Woodley, RG5 3EA.  
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 4.5m, for which the maximum height would be 3.6m and the height of the eaves 2.8m.

7. **HIGHWAYS**

To note correspondence received from Wokingham Borough Council, attached at **Appendix 7**, regarding the postponement of the planned micro asphalt surface treatment works scheduled for roads in Wokingham, Woodley and Earley.

8. **COMMUNITY SPEEDWATCH UPDATE**

To receive an update on matters relating to Community Speedwatch.

9. **CYCLING IN WOODLEY WORKING PARTY**

To receive an update on matters relating to Cycling in Woodley.

10. **TRAINING FOR COUNCILLORS ON PLANNING MATTERS**

To receive a report on the training session on Planning matters given by Wokingham Borough Council on 27 November 2019. The training session was attended by Councillors Bragg, Doyle, MacNaught, Skegg and Wicks.

11. **WOKINGHAM BOROUGH COUNCIL: COUNTRYSIDE WATCH**

To note that, following the last meeting, an email was sent to all Councillors requesting examples of areas where fly-tipping is occurring in Woodley (Planning and Community Committee, 5 November 2019, minute number 119). The full list of fly-tipping hotspots was then sent to Wokingham Borough Council, as had been requested.

The list full of fly-tipping hotspots suggested by Members is as follows:

- The area around the bin at the footpath end of Nightingale Road
- Along the footpath at the end of Nightingale Road
- In the vicinity of Tesco Express in Hurricane Way
- Around the Highwood area
- Bideford Close – adjacent to 78-94 Hazel Drive
- The car park next to the Southlake supermarket
- The entrance near to the children's play area off Kingfisher Drive
- The garage area off Rickman Close

12. **APPLICATION TO RENEW STREET TRADING CONSENT**

The following application to renew Street Trading Consent was notified to Committee members ahead of the meeting, and comments requested, as a response was required by the Environmental Health & Licensing Service by 18 November 2018.

Application No: 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 shutdown at 3pm to prepare for evening food)

A response was subsequently sent to the West Berkshire and Wokingham Environmental Health & Licensing Service stating that the Town Council had no objections to the renewal of the Street Trading Consent.

13. **PROPOSED UPGRADE OF THE EXISTING BASE STATION AT THE BULMERSHE SCHOOL**

To note correspondence received from GallifordTry Planning Consultants, attached at **Appendix 13**, regarding the proposed upgrade of the existing base station at The Bulmershe School. This consultation was notified to Committee members ahead of the meeting, and comments requested, as a response was required by GallifordTry by 20 November 2019. A response was subsequently sent stating that the Town Council had no objections to the proposal.

Page 19

14. **WOODLEY AND NORTH EARLEY COMMUNITY FORUM**

To note the report of the Woodley and North Earley Community Forum held on 20 November 2019. (**Appendix 14**)

Page 29

15. **PUBLICATIONS/INFORMATION**

To note receipt of the following:

- *Connecting Communities in Berkshire E-Bulletin – November 2019*
- *Involve Newsletter – November 2019*
- *Swan Lifeline Newsletter – Autumn 2019*

16. **FUTURE AGENDA ITEMS**

To consider suggestions for future agenda items.

17. **PUBLICITY/WEBSITE**

To consider suggestions for items to be publicised.

18. **ENFORCEMENT ISSUES**

To note any enforcement issues.

**THIS PAGE IS INTENTIONALLY  
LEFT BLANK**

**Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 5 November 2019 at 7:45 pm**

**Present:** *Councillors: J. Cheng (Chairman); K. Baker; D. Bragg; M. Forrer; C. Jewell; J. MacNaught; M. Nagra; S. Rahmouni; R. Skegg*

**Officers present:** *D. Mander, Town Clerk; K. Murray, Deputy Town Clerk*

**Also present:** *10 members of public*

107. **APOLOGIES**

Apologies for absence were received from Councillors M. Doyle, D. Mills and P. Wicks.

108. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

109. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 8 OCTOBER 2019**

**RESOLVED:**

- ◆ That the minutes of the Planning and Community Committee meeting held on 8 October 2019 be approved and signed by the Chairman as a true and accurate record.

110. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

111. **PLANNING DECISIONS**

**RESOLVED:**

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

112. **PLANNING APPEALS**

**RESOLVED:**

- ◆ To note that the following appeal against refusal of planning permission had been lodged with the Planning Inspectorate:  
Application: 191105  
Location: 181 Headley Road East, Woodley, RG5 4JG.  
Proposal: Full planning application for the proposed erection of one 2 bedroom detached dwelling with new associated driveway, private garden and bike storage.
- ◆ To note the following appeal decision:  
Application: 191006  
Location: 123 Loddon Bridge Road, Woodley, RG5 4AG.  
Proposal: Proposed erection of boundary wall to front/side and new side access.  
Details: Appeal against refusal of planning permission.  
Decision: The appeal was dismissed.

113. **TREE PRESERVATION ORDERS**

**RESOLVED:**

- ◆ To note that Wokingham Borough Council had made the following Tree Preservation Order:  
TPO 1696/2019 – relating to trees associated with Church Mews, Woodley.  
This order took effect, on a provisional basis, on 22 October 2019 and would continue in force for 6 months or until the order was confirmed by Wokingham Borough Council.
- ◆ To note that Wokingham Borough Council had confirmed the following Tree Preservation Order:  
TPO 1686/2018 – relating to an oak tree located on the rear boundary of 45 and 47 Knowle Road, Woodley, RG5 3QE.

114. **BUDGETARY CONTROL**

**RESOLVED:**

- ◆ To note Report No. PC 3/19.

115. **COMMUNITY SPEEDWATCH UPDATE**

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

116. **CYCLING IN WOODLEY WORKING PARTY**

Councillor Jewell presented Report No. PC 4/19 of the Cycling in Woodley Working Party meeting held on 23 October 2019.

Councillor Baker informed Members that he had volunteered to set up a Facebook group to provide a single point of contact where bicycles that had been lost, stolen or found in Woodley could be reported.

**RESOLVED:**

- ◆ To note Report No. PC 4/19.

117. **TRAINING FOR COUNCILLORS ON PLANNING MATTERS**

Members noted that Councillors Bragg, Doyle, MacNaught, Skegg and Wicks would be attending the training session on planning matters to be given by Wokingham Borough Council on 27 November 2019.

**RESOLVED:**

- ◆ That a report on the training session would be presented at the next meeting of the Committee.

118. **PROPOSED STOPPING-UP OF HIGHWAY AT 14 SOUTH LAKE CRESCENT**

Members considered the information provided in the agenda regarding the proposed stopping-up of the highway at 14 South Lake Crescent, Woodley, under the provisions of the Town and Country Planning Act 1990, Section 247, to enable development to take place, as permitted by planning approval 183380.

**RESOLVED:**

- ◆ Not to object to the proposal.

119. **WOKINGHAM BOROUGH COUNCIL: COUNTRYSIDE WATCH**

Members considered correspondence received from Wokingham Borough Council regarding a new Countryside Watch initiative aimed at reducing the impact of fly-tipping in the borough. Members gave the following examples of areas in Woodley where fly-tipping had occurred:

- The area around the bin at the footpath end of Nightingale Road
- Along the footpath at the end of Nightingale Road
- In the vicinity of Tesco Express in Hurricane Way
- Around the Highwood area
- Bideford Close – adjacent to 78-94 Hazel Drive

It was suggested that the fly-tipping problem was a result of the waste management policy, which charged members of the public for leaving certain types of waste at local authority tips.

**RESOLVED:**

- ◆ To email all Councillors asking for examples of areas where fly-tipping is occurring.
- ◆ To send the list of fly-tipping hot-spots to Wokingham Borough Council, as requested.
- ◆ To request further information about the Countryside Watch initiative and ideas for reducing fly-tipping.

120. **WOKINGHAM BOROUGH COUNCIL: VOLUNTARY SECTOR STRATEGY CONSULTATION**

Members noted correspondence from Wokingham Borough Council announcing the launch of a consultation that would inform the production of the Voluntary Sector Strategy.

**RESOLVED:**

- ◆ That the dates of the workshops being held to discuss aspects of the voluntary sector provision would be requested from Wokingham Borough Council and that Councillor Baker would attend one of the workshops, if possible.
- ◆ That Members send their comments and views on the voluntary sector provision to Councillor Baker.

121. **CENTRAL AND EASTERN BERKSHIRE AUTHORITIES: JOINT MINERALS AND WASTE PLAN: ADDITIONAL CALL FOR SITES (AUTUMN 2019)**

Members noted that an additional call for sites for the Central and Eastern Berkshire Authorities' Joint Minerals and Waste Plan was being undertaken.

122. **NHS PUBLIC ENGAGEMENT EVENT: DESIGN OUR NEIGHBOURHOODS**

Members noted that a public engagement event was being held on 13 November 2019 by members of the West Berkshire Health and Wellbeing Board, directors from Berkshire West Clinical Commissioning Group, clinical directors from the Primary Care Networks and leaders of the voluntary sector. An invitation to the event had been circulated to all Councillors.

123. **WOODLEY AND NORTH EARLEY COMMUNITY FORUM**

Members noted the report of the Woodley and North Earley Community Forum meeting held on 23 October 2019.

124. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

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

125. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

126. **PUBLICITY/WEBSITE**

**RESOLVED:**

- ◆ To publicise the following:
  - The Wokingham Borough Council Countryside Watch initiative.

127. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of one ongoing enforcement matters and three enforcement investigation closure notices.

The meeting closed at 9:05 pm

---



## Woodley Town Council

Page 1

Date :- 07/11/2019

## 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>191823</b>	14/10/2019	Mr J Wild	West Warren Warren Road Woodley RG5 3AR
<b>Proposal :</b> Householder application for the proposed erection of double garage including utility, log store and cycle shelter following the demolition of existing double garage.			
<b>Observations :</b> No objections.			
<b>192538</b>	07/10/2019	Mr Perfilyyev & Mrs Geldimyado	20 Clivedale Road Clivedale Road Woodley RG5 3RD
<b>Proposal :</b> Householder application for the proposed conversion of loft space to create habitable accommodation including rear dormer extension with insertion of 3 No. front roof lights; single storey front/side and stepped rear extension including the insertion of 4 No. flat roof lights following demolition of existing conservatory and rear extension.			
<b>Observations :</b> The Committee had no objections to the proposal, but asked that the views of the neighbours be taken into consideration.			
<b>192586</b>	10/10/2019	Mr J Marrotto	65 Norton Road Norton Road Woodley RG5 4AJ
<b>Proposal :</b> Two storey side extension.			
<b>Observations :</b> No objections.			
<b>192648</b>	12/10/2019	Mr M Bicknell	The Homestead Park Lane Charvil RG10 9TR
<b>Proposal :</b> ADJOINING PARISH CONSULTATION Full application for the proposed erection of 3 No. commercial buildings. (Retrospective)			
<b>Observations :</b> No objections.			
<b>192657</b>	14/10/2019	Mr & Mrs Xu	2 Mulberry Close Mulberry Close Woodley RG5 3LR
<b>Proposal :</b> Householder application for the proposed erection of a single storey side/rear extension to include the insertion of 2 No. rooflights following the removal of existing rear conservatory, garage conversion to include roof alteration (flat to pitched) to create habitable accommodation (games, shower and utility rooms), internal alterations and changes to fenestration to existing dwelling.			
<b>Observations :</b> No objections.			

Date :- 07/11/2019

**Observations on the following Planning Applications**

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
<b>192696</b>	15/10/2019	Mr S Hamblin	38 Wallace Close Wallace Close Woodley RG5 3HW
<b>Proposal :</b> Householder application for the proposed creation of a 3.4m wide dropped kerb and 2 No. hardstandings to the front of the property.			
<b>Observations :</b> No objections.			
<b>192713</b>	14/10/2019	Mr M Bicknell	The Homestead Park Lane Charvil RG10 9TR
<b>Proposal :</b> ADJOINING PARISH CONSULTATION Full application for the proposed erection of 1 No. commercial storage building (Use Class B8). (Retrospective)			
<b>Observations :</b> No objections.			
<b>192726</b>	17/10/2019	Mr & Mrs Poole	18 Rose Close Rose Close Woodley RG5 4UR
<b>Proposal :</b> Householder application for the proposed conversion of existing side garage to create habitable accommodation (family room) to existing dwelling.			
<b>Observations :</b> No objections.			
<b>192859</b>	29/10/2019	Mr & Mrs Lancaster	35 Comet Way Comet Way Woodley RG5 4NZ
<b>Proposal :</b> Householder application for proposed erection of a single storey side/rear extension including the insertion of 4 No. rooflights.			
<b>Observations :</b> No objections.			

Date :- 07/11/2019

**Observations on the following Planning Applications**

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
-----------------------	------------------	-----------------------	-----------------

**Refused on the following applications;****192557**

08/10/2019

V Shehi

46 Woodlands Avenue  
Woodlands Avenue  
Woodley  
RG5 3HJ

**Proposal :** Householder application for the proposed part single, part two storey rear/side extension to include conversion and extension of existing loft space to create habitable accommodation (3 No. bedrooms and bathroom) and the insertion of 4 No. dormers to side, insertion of pitched roof to front and changes to fenestration to existing bungalow.

**Observations :** The Committee considered the proposal and recommended that the application be refused on the following grounds:

- The proposed extension is very large.
- Overlooking of neighbouring gardens due to the very large floor to ceiling window to the first floor of the rear elevation.
- The large flat roof dormers are overbearing and, as a whole, not subservient to the existing building.
- Changing the front elevation hipped roof to a gable end is out of character with the majority of the street scene.
- The windowless dormer is visually unacceptable.

If planning permission is granted, the Committee requested that there be a condition that the property cannot be used as a house of multiple occupation.

**192571**

10/10/2019

Mr G Bertram

29 Duncan Road  
Duncan Road  
Woodley  
RG5 4HR

**Proposal :** Full application for the proposed sub-division to form 2 No. two-bedroom dwellings with parking and amenity space.

**Observations :** Seven residents were present at the meeting to voice concerns about this application and two letters of concern had been received.

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

- This application is in contravention of Condition 8 of planning permission 191050, which states that the side extension must only be used as ancillary accommodation to the main dwelling and must not be used as a separate dwelling.
- A separate dwelling is not acceptable in this location in the interests of the amenities and highway safety. Relevant policies: Core Strategy Policies CP1, CP3, CP4 and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08.
- A separate dwelling would result in additional parking requirements and would exacerbate the current parking problems in the cul de sac.

**192825**

28/10/2019

Unknown

Edgefield  
Western Avenue  
Woodley  
RG5 3BH

**Proposal :** Full planning application for the change of use of residential swimming pool to a mixed use of residential swimming pool and use for the provision of baby and toddler swimming classes. (Retrospective)

**Observations :** Two residents were present at the meeting to voice concerns about this application and one letter of concern had been received.

Date :- 07/11/2019

**Observations on the following Planning Applications**

---

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
-----------------------	------------------	-----------------------	-----------------

The Committee considered the proposal and recommended that the application be refused on the following grounds:

- The running of such a business is inappropriate in this residential area.
  - Detrimental impact on the flow of traffic on the highway due to parking requirements generated by the business.
  - Unneighbourly.
-

## New Applications Received Between 01/11/2019 and 28/11/2019

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
<b>New Application</b>			
<b>191890</b>	22/11/2019	Mr Steve Feasey	26 Western Avenue Western Avenue Woodley RG5 3BH
<b>Proposal :</b> Householder application for the proposed loft conversion to create habitable accommodation including erection of 1 No. dormer to side, insertion of 2 No. rooflights, following the demolition of existing chimney stack to existing dwelling, plus changes to fenestration.			
<b>Observations :</b>			
<b>192820</b>	05/11/2019	Mr Nick Mustoe	57 Beechwood Avenue Beechwood Avenue Woodley RG5 3DF
<b>Proposal :</b> Householder application for the erection of single storey front extension and a single storey rear/side extension including changes to fenestration following demolition of the existing garage and erection of a wooden cycle store to rear.			
<b>Observations :</b>			
<b>192826</b>	05/11/2019	C/o Agent	Headley Road East Headley Road East Woodley RG5 4SN
<b>Proposal :</b> Full application for the demolition of existing buildings (retrospectively) and redevelopment of the site to form 5 industrial units for uses within Use Classes B1 (b and c), B2 and B8 with ancillary B1a; and erection of a building to be used as a builders' merchant (Sui Generis) for the display, sale, storage of building, timber and plumbing supplies, plant and tool hire including outside display and storage racks, with associated access, car parking and landscaping.			
<b>Observations :</b>			
<b>192943</b>	14/11/2019	Mrs Lisa Anthony	86 Bruce Road Bruce Road Woodley RG5 3DZ
<b>Proposal :</b> Householder application for the proposed erection of a single storey rear extension plus internal alterations, following the demolition of existing conservatory and rear extension.			
<b>Observations :</b>			
<b>192981</b>	18/11/2019	Khan	101 Howth Drive Howth Drive Woodley RG5 3DJ
<b>Proposal :</b> Householder application for proposed erection of a single storey rear extension to existing dwelling, plus new paving to front elevation.			
<b>Observations :</b>			
<b>193018</b>	22/11/2019	Ms Lauri	69 Colemans Moor Road Colemans Moor Road Woodley

---

**New Applications Received Between 01/11/2019 and 28/11/2019**


---

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
			RG5 4DG
		<b>Proposal :</b>	Householder application for the proposed erection of an ancillary single storey timber residential outbuilding following demolition of existing outbuildings.
		<b>Observations :</b>	
<b>193025</b>	14/11/2019	Mr & Mrs Collett	21 Anthian Close Anthian Close Woodley RG5 4XA
		<b>Proposal :</b>	Householder application for the proposed first floor side extension and garage conversion, internal alterations and changes to fenestration.
		<b>Observations :</b>	
<b>193085</b>	26/11/2019	Mr & Mrs King	3 Portrush Close Portrush Close Woodley RG5 3PB
		<b>Proposal :</b>	Householder applicatin for the proposed erection of first floor side extension above existing garage, to add pitched roof to existing garage and porch. Also erection of single storey rear extension with 3 No. rooflights. Also changes to fenestration.
		<b>Observations :</b>	
<b>193139</b>	28/11/2019	Mr R Ford	60 Headley Road Headley Road Woodley RG5 4JE
		<b>Proposal :</b>	Full application for the proposed subdivision of part of a ground floor unit relating to the existing commercial building and change of use to provide accommodation for a dog grooming service (Use Class Sui Generis).
		<b>Observations :</b>	

---

**Applications Received :- 9**

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 28 November 2019

' C ' Contrary to Borough

Page No : 1

' E ' Endorsed by Borough

**GRANTED PLANNING PERMISSIONS**

E 192261	Approved	25 Rivermead Road
E 192356	Approved	128 Reading Road
E 192358	Approved	15 Triumph Close
E 192381	Approved	19 Beechwood Avenue
E 192405	Approved	130 Loddon Bridge Road
E 192538	Approved	20 Clivedale Road
C 192557	Approved	46 Woodlands Avenue Local COMMENT The Committee considered the proposal and recommended that the application be refused on the following grounds: - The proposed extension is very large. - Overlooking of neighbouring gardens due to the very large floor to ceiling window to the first floor of the rear elevation. - The large flat roof dormers are overbearing and, as a whole, not subservient to the existing building. - Changing the front elevation hipped roof to a gable end is out of character with the majority of the street scene. - The windowless dormer is visually unacceptable.  If planning permission is granted, the Committee requested that there be a condition that the property cannot be used as a house of multiple occupation.
E 192657	Approved	2 Mulberry Close
E 192726	Approved	18 Rose Close

**REFUSED PLANNING PERMISSIONS**

E 192571	Refused	29 Duncan Road
----------	---------	----------------

**OTHER PLANNING DETAILS**

192374	Withdrawn	The Good Companions
192408	Withdrawn	37 Crockhamwell Road

**THIS PAGE IS INTENTIONALLY  
LEFT BLANK**



Tel: Wokingham Direct 0118 974 6000  
 Email: [highway.assets@wokingham.gov.uk](mailto:highway.assets@wokingham.gov.uk)  
 Date: 7<sup>th</sup> November 2019




---

Localities and Customer Services

---

P.O. Box 153

---

Shute End, Wokingham

---

Berkshire RG40 1WR

---

Tel: (0118) 974 6000

---

Fax: (0118) 974 6486

---

Minicom No: (0118) 9746991

---

Dear Councillors,

### Micro-Asphalt surface treatment programme

I am writing to inform you the planned micro asphalt surface treatment works scheduled for roads in Wokingham, Woodley and Earley have been postponed until next year. A full list of streets can be found below.

Unfortunately, due to the wet weather this autumn delaying our road surface treatment programme, we regret to inform you the scheduled work will now take place next year.

The decision has been taken for the work to be postponed as dropping temperatures, on top of the wet weather, mean the standard of surface produced would not make the work worthwhile.

Residents on effected roads, who had been told their road was being treated this autumn, will receive letters updating them on the situation.

They will then receive letters updating them on the situation next year when we have a timetable for the works.

Should you have any queries, please do not hesitate to contact me or the Highway Assets Team.

Yours sincerely



### Aivaras Jasiunas MSc

Highways Asset Manager, Highways and Transport

### Wokingham Borough Council

Your council is committed to helping people get around the Borough easily, for more information visit [www.myjourneywokingham.com](http://www.myjourneywokingham.com) or visit [www.one.network](http://www.one.network)

Keep up to date with work on our network on social media, [www.facebook.com/wokinghamroadworks](https://www.facebook.com/wokinghamroadworks) and [www.twitter.com/WBCTrafficAlert](https://www.twitter.com/WBCTrafficAlert).

**Postponed schemes list:**

<b>Client ID</b>	<b>PLAN</b>	<b>Treatment Type</b>	<b>ROAD NAME</b>	<b>Parish</b>	<b>Ward</b>
3250	6DFT	<i>MICRO</i>	LINDEN CLOSE	Wokingham	Evendons
4006	12DFT	<i>MICRO</i>	HAZEL CLOSE	Wokingham	Evendons
4182	14DFT	<i>MICRO</i>	LAUREL CLOSE	Wokingham	Evendons
3252	8DFT	<i>MICRO</i>	MAGNOLIA WAY	Wokingham	Evendons
3259	3DFT	<i>MICRO</i>	WISTERIA CLOSE	Wokingham	Evendons
3258	13DFT	<i>MICRO</i>	EVERGREEN WAY	Wokingham	Evendons
3253	10DFT	<i>MICRO</i>	APPLE CLOSE	Wokingham	Evendons
3251	7DFT	<i>MICRO</i>	BEECHNUT CLOSE	Wokingham	Evendons
3252	9DFT	<i>MICRO</i>	MAGNOLIA WAY (cul-de-sac)	Wokingham	Evendons
4007	11DFT	<i>MICRO</i>	ROWAN CLOSE	Wokingham	Evendons
3257	1DFT	<i>MICRO</i>	LIME CLOSE	Wokingham	Evendons
3255	2DFT	<i>MICRO</i>	SNOWBERRY CLOSE	Wokingham	Evendons
3254	4DFT	<i>MICRO</i>	WALNUT CLOSE	Wokingham	Evendons
4026	22DFT	<i>MICRO</i>	LARCH DRIVE (all adopted)	Woodley	South Lake
3718	23DFT	<i>MICRO</i>	FAIRWATER DRIVE (Service rd nos 33-135)	Woodley	South Lake
4010	27DFT	<i>MICRO</i>	MERRIFIELD CLOSE	Earley	Hawkedon
4009	28DFT	<i>MICRO</i>	LITTINGTON CLOSE	Earley	Hawkedon
4011	30DFT	<i>MICRO</i>	THE DELPH (include spurs and turning areas)	Earley	Hawkedon
3246	25DFT	<i>MICRO</i>	WHITTON CLOSE	Earley	Hawkedon
3245	24DFT	<i>MICRO</i>	FELIXSTOWE CLOSE	Earley	Hawkedon
4008	26DFT	<i>MICRO</i>	HARWICH CLOSE	Earley	Hawkedon

Our Ref: CTIL 122018 / TEF 2742/ VF86768

Woodley Parish Councillors

6<sup>th</sup> November 2019

Dear Councillors

**PROPOSED UPGRADE OF THE EXISTING BASE STATION AT BULMERSHE SCHOOL, CHEQUERS WAY, WOODLEY, READING, BERKSHIRE, RG5 3EL (NGR: 475325/173412)**

Cornerstone on behalf of Vodafone have identified this existing electronic communications base station site as suitable for an equipment upgrade. The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works. We understand that you are not always able to provide site specific comments, however, Cornerstone and Vodafone are committed to consultation with communities for mobile telecommunications proposals and as such would encourage you to respond.

As part of Vodafones continued network improvement program, there is a specific requirement for the upgrade of this existing radio base station at this location to provide improved network services including new 5G services to the wider Reading area.

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 with our technical network requirement being as follows:

- **CTIL 122018 / TEF 2742/ VF86768 – BULMERSHE SCHOOL**
- **The upgrade of the existing radio equipment incorporating the removal and replacement of 3 antennas with 6 antennas and associated development works thereto. In order to provide improved network services and data handling capabilities, including new 5G services for this existing site.**

A number of options have been assessed in respect of the site search process and we consider the best solution is as follows:

- **THE EXISTING BASE STATION AT BULMERSHE SCHOOL, CHEQUERS WAY, WOODLEY, READING, BERKSHIRE, RG5 3EL (NGR: 475325/173412)**

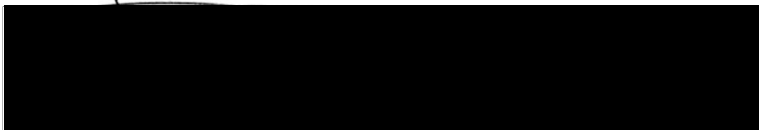
- **Following a thorough review, the proposed upgrade works at this extant electronic communications site as detailed within this letter and appended plans has been chosen to provide the improved levels of network services required from this existing base station whilst minimising the upgrade developments impact upon the local area.**

The Local Planning Authority must register 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.

We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter.

Yours faithfully



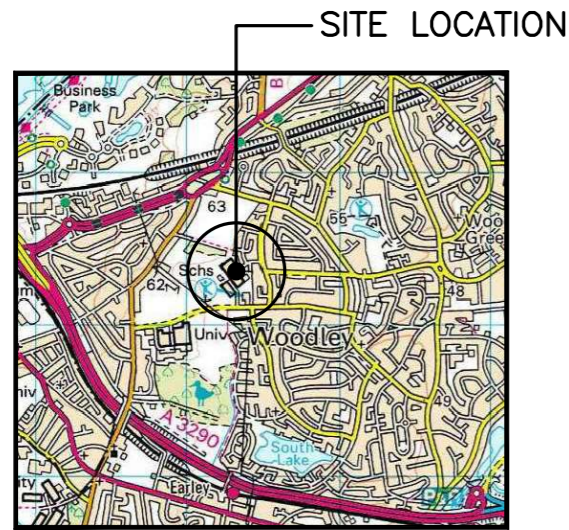
**John-Paul Robertson**

Consultant Planner

John-Paul.Robertson@gallifordtry.co.uk

Mob: 07775910135

(for and on behalf of CTIL and Vodafone Ltd)

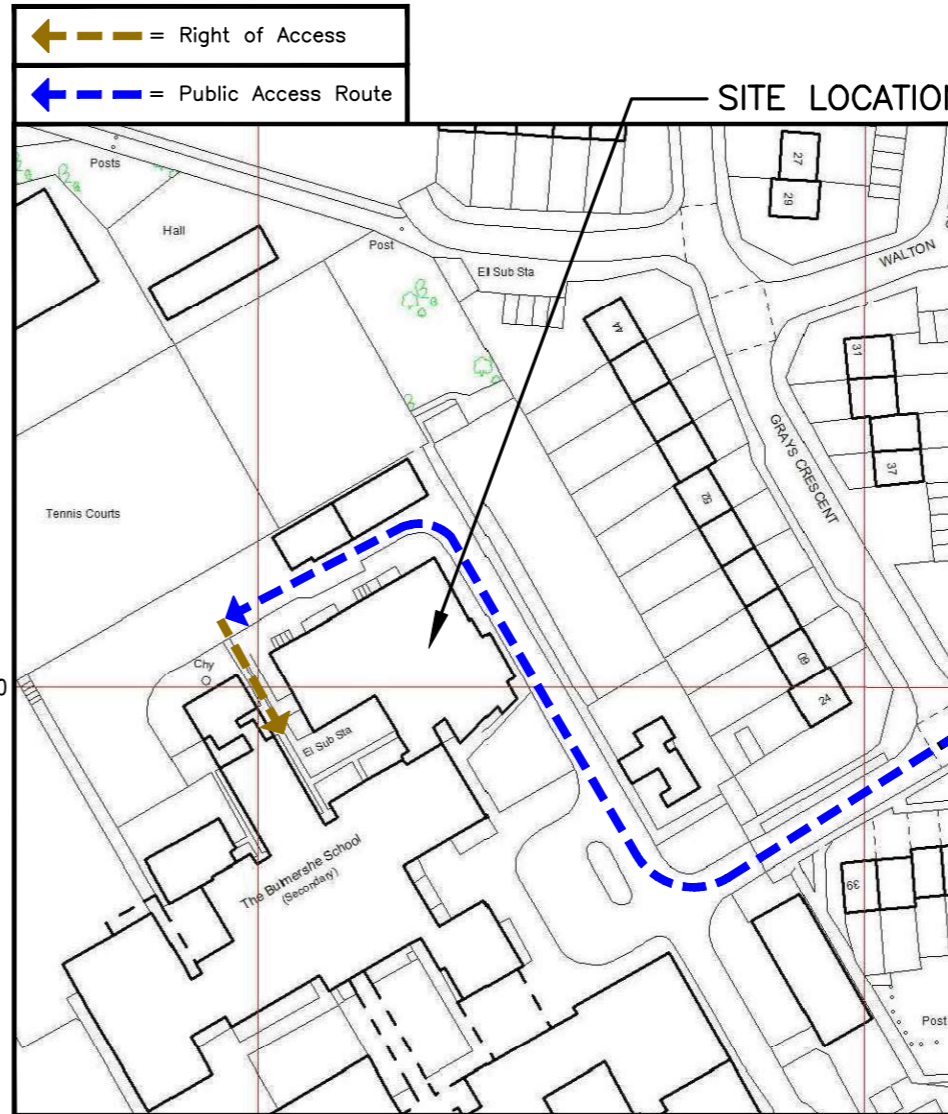
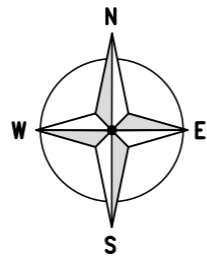


SITE LOCATION

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. 100022432 Crown copyright.



SITE LOCATION

1734 00

4 753 00

4 754 00

0 12.5 25 37.5 50 62.5m  
1:1250

**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. 100022432



SITE PHOTOGRAPH

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 475325 N: 173412

CONCESSION REQUIRED NO

DIRECTIONS TO SITE:  
HEADING NORTH-WEST ON A3290 TAKE THE A4 EXIT TOWARD READING. AT THE ROUNDABOUT TAKE THE 3RD EXIT ONTO LONDON ROAD/14. GO THROUGH 1 ROUNDABOUT THEN AT THE NEXT ROUNDABOUT TAKE THE 4TH EXIT ONTO READING ROAD. CONTINUE ONTO HOWTH DRIVE THEN DRIVE TO CHEQUERS WAY THEN TURN RIGHT TO REMAIN ON HOWTH DRIVE. TURN RIGHT ONTO CHEQUERS WAY AND THE SITE WILL BE LOCATED ON THE LEFT-HAND SIDE

A	Issued for Approval	SAH	JAV	17.10.19
REV	MODIFICATION	BY	CH	DATE

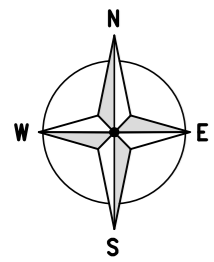
**WHP Telecoms Ltd**  
Faraday Court  
401 Faraday Street  
Birchwood Park  
Warrington WA3 6GA  
Tel: 01925 424100 Fax: 01925 424101  
e-mail: info@whptelecoms.com

**vodafone**  
CTIL - LONDON

Cell Name		Opt.
BULMERSHE SCHOOL		-
Cell ID No		
CTIL	TEF	VF
122018	N/A	86768

Site Address / Contact Details  
BULMERSHE SCHOOL  
CHEQUERS WAY  
WOODLEY, READING  
BERKSHIRE  
RG5 3EL

Drawing Title: SITE LOCATION MAPS				
Purpose of issue: PLANNING				Dwg Rev:
Drawing Number: 100				A
Surveyed By: SD		Original Sheet Size: A3		Pack Issue:
Drawn: SAH	Date: 17.10.19	Checked: JAV	Date: 17.10.19	A



GROUND LEVEL  
00.0m

LOWER ROOF LEVEL  
3.26m AGL

MAIN ROOF LEVEL  
12.10m AGL

EXISTING HOOPED ACCESS LADDER TO MAIN ROOF LEVEL  
(LOCK ON LADDER JAMMED)

EXISTING LOWER ROOF ACCESS DOOR

EXISTING FREESTANDING HANDRAIL AROUND  
PERIMETER OF MAIN ROOF LEVEL

EXISTING VF/TEF 300 WIDE COVERED CABLE TRAY  
ROOF MOUNTED ON NEOPRENE BLOCKS

EXISTING 2No. VF/TEF RRU MOUNTED ON STAND-OFF  
BRACKET FIXED TO WALL MOUNTED POLE

EXISTING VF/TEF ANTENNA MOUNTED ON WALL MOUNTED POLE

EXISTING VF/TEF EQUIPMENT CABIN ON CONCRETE BASE

EXISTING 2.4m HIGH CONCRETE POST AND MESH FENCE

EXISTING VF/TEF ANTENNA MOUNTED  
ON WALL MOUNTED POLE

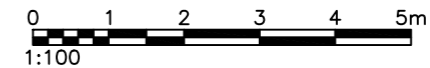
EXISTING 2No. VF/TEF RRU MOUNTED  
ON STAND-OFF BRACKET FIXED TO  
WALL MOUNTED POLE

EXISTING 2No. VF/TEF RRU MOUNTED  
ON STAND-OFF BRACKET FIXED TO  
WALL MOUNTED POLE

EXISTING VF/TEF ANTENNA MOUNTED  
ON WALL MOUNTED POLE

SOUTH-EAST  
ELEVATION

**EXISTING SITE PLAN**  
(SCALE 1:100)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 475325 N: 173412

CONCESSION REQUIRED | NO

NOTES:

A	Issued for Approval	SAH	JAV	17.10.19
REV	MODIFICATION	BY	CH	DATE

**WHP Telecoms Ltd**  
Faraday Court  
401 Faraday Street  
Birchwood Park  
Warrington WA3 6GA  
Tel: 01925 424100 Fax: 01925 424101  
e-mail: info@whptelecoms.com

**vodafone**  
CTIL - LONDON

Cell Name	Opt.
BULMERSHE SCHOOL	-

Cell ID No		
CTIL	TEF	VF
122018	N/A	86768

Site Address / Contact Details  
BULMERSHE SCHOOL  
CHEQUERS WAY  
WOODLEY, READING  
BERKSHIRE  
RG5 3EL

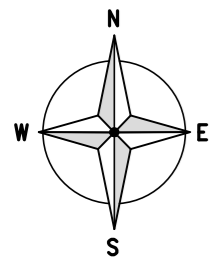
Drawing Title:  
EXISTING SITE PLAN

Purpose of issue:  
PLANNING

Drawing Number:  
200

Surveyed By: SD Original Sheet Size: A3 Pack Issue: A

Drawn: SAH Date: 17.10.19 Checked: JAV Date: 17.10.19



GROUND LEVEL  
00.0m

LOWER ROOF LEVEL  
3.26m AGL

MAIN ROOF LEVEL  
12.10m AGL

EXISTING HOOPED ACCESS LADDER TO MAIN ROOF LEVEL  
(LOCK ON LADDER JAMMED)

EXISTING LOWER ROOF ACCESS DOOR

EXISTING FREESTANDING HANDRAIL AROUND  
PERIMETER OF MAIN ROOF LEVEL

EXISTING VF/TEF 300 WIDE COVERED CABLE TRAY  
ROOF MOUNTED ON NEOPRENE BLOCKS TO BE  
UTILISED FOR PROPOSED DC/FIBRE CABLES

EXISTING 2No. RRU TO BE REMOVED AND REPLACED WITH PROPOSED  
3No. ERS UNITS MOUNTED ON NEW ERS STAND-OFF POLE FIXED TO  
EXISTING WALL MOUNTED POLE

EXISTING ANTENNA TO BE REMOVED AND REPLACED WITH  
PROPOSED 1No. ANTENNA MOUNTED ON EXISTING WALL  
MOUNTED POLE & PROPOSED 1No. ANTENNA MOUNTED  
ON NEW STAND-OFF BRACKET FIXED TO EXISTING WALL  
MOUNTED POLE

EXISTING VF/TEF EQUIPMENT CABIN ON CONCRETE BASE

PROPOSED INTERNAL UPGRADE OF EXISTING  
VF/TEF EQUIPMENT CABIN

EXISTING 2.4m HIGH CONCRETE POST AND MESH FENCE

EXISTING ANTENNA TO BE REMOVED AND  
REPLACED WITH PROPOSED 1No. ANTENNA  
MOUNTED ON EXISTING WALL MOUNTED  
POLE & PROPOSED 1No. ANTENNA  
MOUNTED ON NEW STAND-OFF BRACKET  
FIXED TO EXISTING WALL MOUNTED POLE

EXISTING 2No. RRU TO BE REMOVED AND  
REPLACED WITH PROPOSED 3No. ERS UNITS  
MOUNTED ON NEW ERS STAND-OFF POLE  
FIXED TO EXISTING WALL MOUNTED POLE

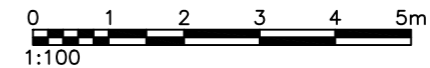
EXISTING 2No. RRU TO BE REMOVED AND  
REPLACED WITH PROPOSED 3No. ERS UNITS  
MOUNTED ON NEW ERS STAND-OFF POLE  
FIXED TO EXISTING WALL MOUNTED POLE

EXISTING ANTENNA TO BE REMOVED AND  
REPLACED WITH PROPOSED 1No. ANTENNA  
MOUNTED ON EXISTING WALL MOUNTED  
POLE & PROPOSED 1No. ANTENNA  
MOUNTED ON NEW STAND-OFF BRACKET  
FIXED TO EXISTING WALL MOUNTED POLE

SOUTH-EAST  
ELEVATION

### PROPOSED SITE PLAN

(SCALE 1:100)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 475325 N: 173412

CONCESSION REQUIRED | NO

NOTES:  
THIS DRAWING DEPICTS BOTH THE PROPOSED  
EQUIPMENT AND THE EQUIPMENT TO BE  
REMOVED. ALL EQUIPMENT ANNOTATED 'TO  
BE REMOVED' WILL NOT BE ON SITE  
FOLLOWING THE PROPOSED UPGRADE WORKS

UNABLE TO ACCESS AT MSV:  
UNABLE TO ACCESS MAIN ROOF  
LEVEL AT TIME OF SURVEY. THE  
DESIGN IS THEREFORE BASED ON  
ASSUMPTIONS THAT WILL REQUIRE  
CONFIRMING PRIOR TO BUILD

A	Issued for Approval	SAH	JAV	17.10.19
REV	MODIFICATION	BY	CH	DATE

**WHP Telecoms Ltd**  
Faraday Court  
401 Faraday Street  
Birchwood Park  
Warrington WA3 6GA  
Tel: 01925 424100 Fax: 01925 424101  
e-mail: info@whptelecoms.com

**vodafone**  
CTIL - LONDON

Cell Name	Opt.
BULMERSHE SCHOOL	-

Cell ID No		
CTIL	TEF	VF
122018	N/A	86768

Site Address / Contact Details  
BULMERSHE SCHOOL  
CHEQUERS WAY  
WOODLEY, READING  
BERKSHIRE  
RG5 3EL

Drawing Title:  
PROPOSED SITE PLAN

Purpose of issue:  
PLANNING

Drawing Number:  
201

Surveyed By:  
SD

Original Sheet Size:  
A3

Drawn:  
SAH

Date:  
17.10.19

Checked:  
JAV

Date:  
17.10.19

Pack Issue:  
A

The drawings comply with Standard Vodafone ICNIRP design guidelines.  
Designed in accordance with CTIL Beacon document: SDN0009 'ICNIRP Compliance Summary'

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 475325 N: 173412

CONCESSION REQUIRED NO

NOTES:

EXISTING FREESTANDING HANDRAIL AROUND PERIMETER OF MAIN ROOF LEVEL

EXISTING 2No. VF/TEF RRU MOUNTED ON STAND-OFF BRACKET FIXED TO WALL MOUNTED POLE

EXISTING VF/TEF ANTENNA MOUNTED ON WALL MOUNTED POLE

TOP OF ANTENNAS 14.60m AGL

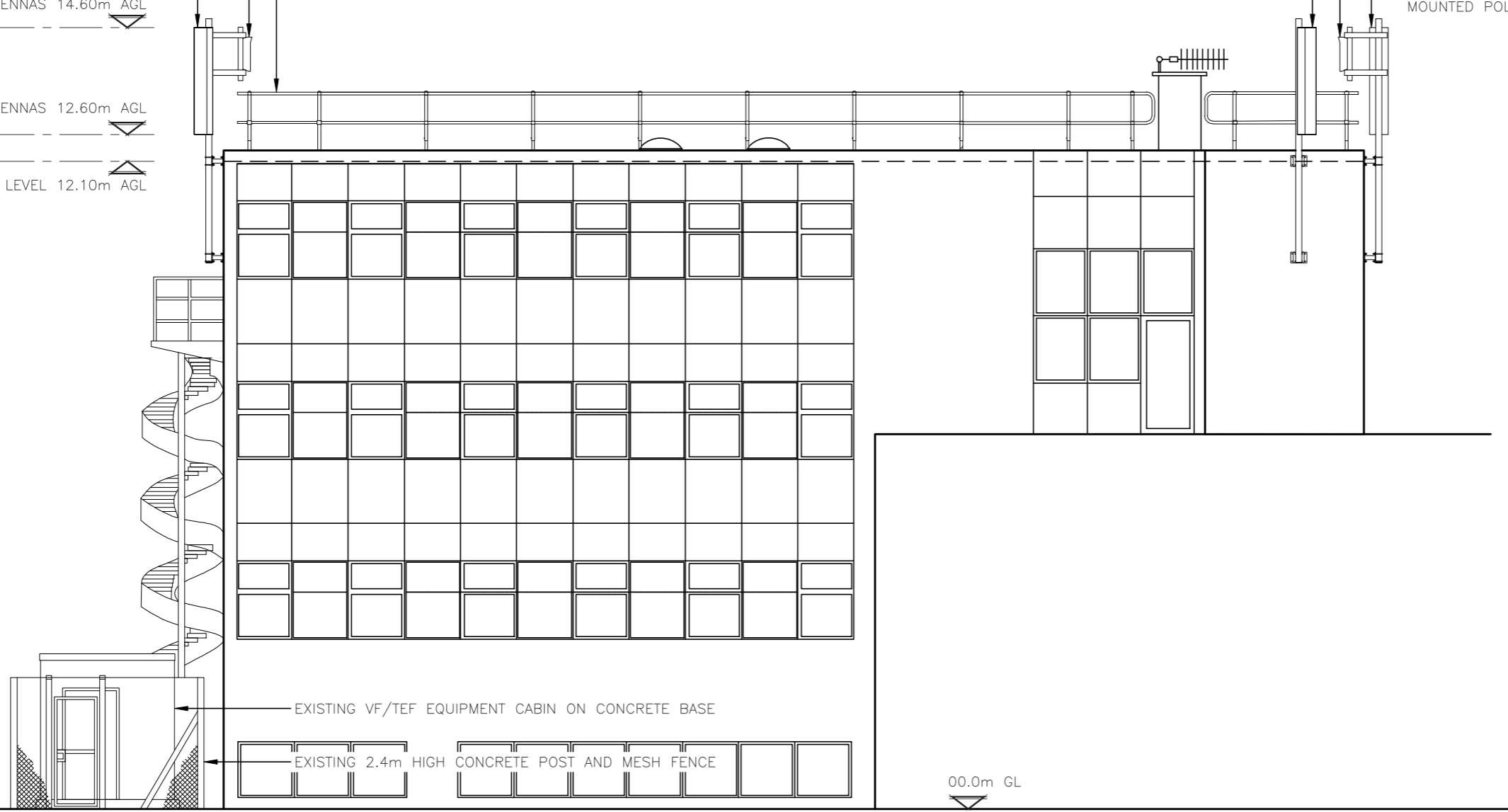
U/S OF ANTENNAS 12.60m AGL

ROOF LEVEL 12.10m AGL

EXISTING VF/TEF ANTENNA MOUNTED ON WALL MOUNTED POLE

EXISTING 2No. VF/TEF RRU MOUNTED ON STAND-OFF BRACKET FIXED TO WALL MOUNTED POLE

EXISTING VF/TEF ANTENNA MOUNTED ON WALL MOUNTED POLE



A	Issued for Approval	SAH	JAV	17.10.19
REV	MODIFICATION	BY	CH	DATE

**WHP Telecoms Ltd**  
 Faraday Court  
 401 Faraday Street  
 Birchwood Park  
 Warrington WA3 6GA  
 Tel: 01925 424100 Fax: 01925 424101  
 e-mail: info@whptelecoms.com

**vodafone**  
 CTIL - LONDON

Cell Name	Opt.
BULMERSHE SCHOOL	-

Cell ID No		
CTIL	TEF	VF
122018	N/A	86768

Site Address / Contact Details  
 BULMERSHE SCHOOL  
 CHEQUERS WAY  
 WOODLEY, READING  
 BERKSHIRE  
 RG5 3EL

Drawing Title:  
 EXISTING SITE ELEVATION

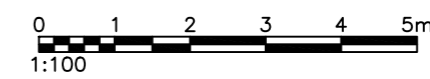
Purpose of issue: **PLANNING** Dwg Rev:

Drawing Number: **300** A

Surveyed By: **SD** Original Sheet Size: **A3** Pack Issue:

Drawn: **SAH** Date: **17.10.19** Checked: **JAV** Date: **17.10.19** A

**EXISTING SOUTH EAST ELEVATION**  
 (SCALE 1:100)





ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 475325 N: 173412  
 CONCESSION REQUIRED | NO

NOTES:  
 THIS DRAWING DEPICTS THE SITE FOLLOWING THE PROPOSED WORKS. ALL EQUIPMENT TO BE REMOVED HAS NOT BEEN SHOWN

UNABLE TO ACCESS AT MSV:  
 UNABLE TO ACCESS MAIN ROOF LEVEL AT TIME OF SURVEY. THE DESIGN IS THEREFORE BASED ON ASSUMPTIONS THAT WILL REQUIRE CONFIRMING PRIOR TO BUILD

EXISTING FREESTANDING HANDRAIL AROUND PERIMETER OF MAIN ROOF LEVEL

EXISTING 2No. RRU TO BE REMOVED AND REPLACED WITH PROPOSED 3No. ERS UNITS MOUNTED ON NEW ERS STAND-OFF POLE FIXED TO EXISTING WALL MOUNTED POLE

EXISTING ANTENNA TO BE REMOVED AND REPLACED WITH PROPOSED 1No. ANTENNA MOUNTED ON EXISTING WALL MOUNTED POLE & PROPOSED 1No. ANTENNA MOUNTED ON NEW STAND-OFF BRACKET FIXED TO EXISTING WALL MOUNTED POLE

TOP OF PROPOSED ANTENNAS 14.60m AGL

U/S OF PROPOSED ANTENNAS 13.80m AGL

U/S OF PROPOSED ANTENNAS 12.50m AGL

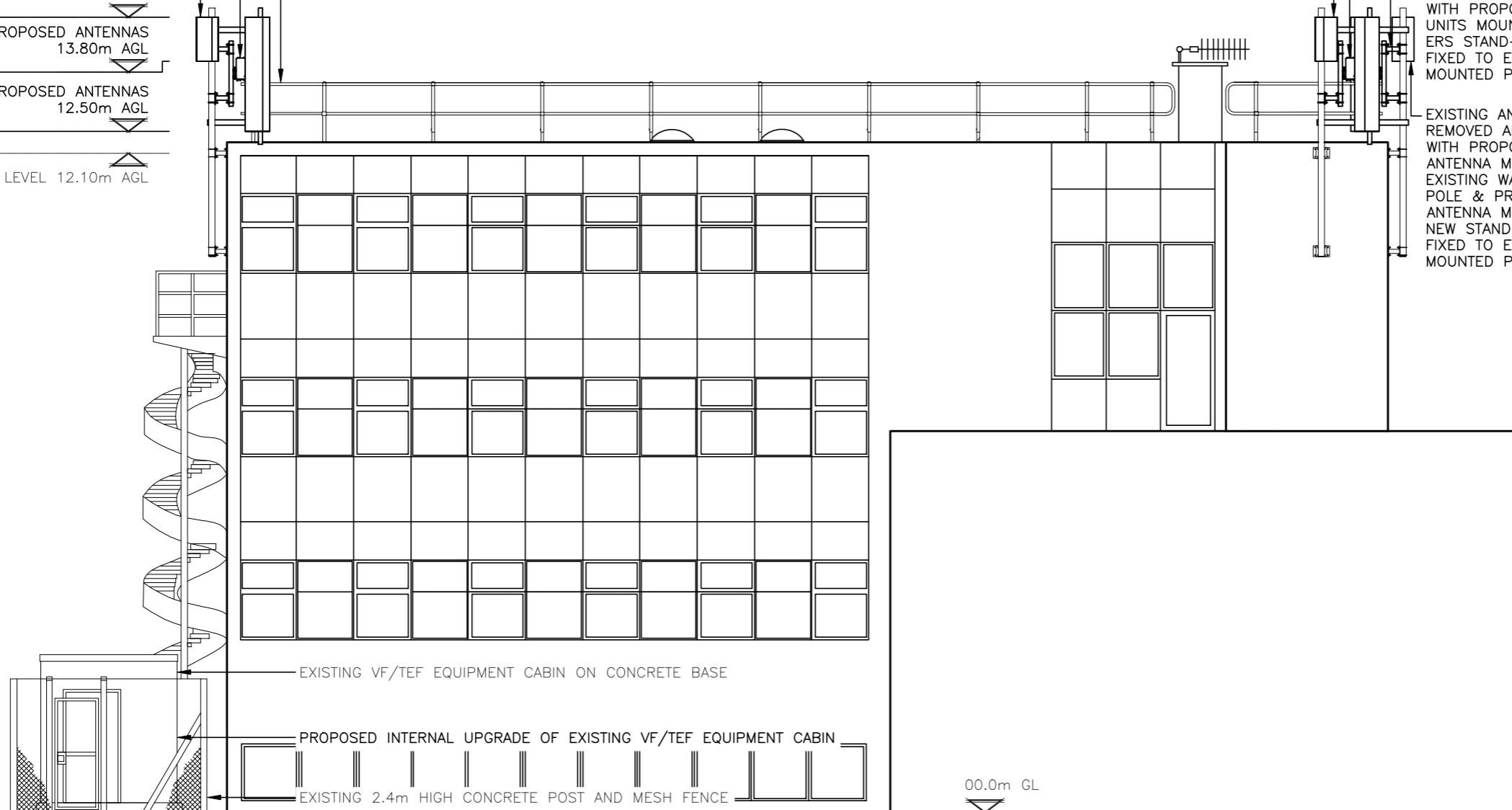
ROOF LEVEL 12.10m AGL

EXISTING ANTENNA TO BE REMOVED AND REPLACED WITH PROPOSED 1No. ANTENNA MOUNTED ON EXISTING WALL MOUNTED POLE & PROPOSED 1No. ANTENNA MOUNTED ON NEW STAND-OFF BRACKET FIXED TO EXISTING WALL MOUNTED POLE

EXISTING 2No. RRU TO BE REMOVED AND REPLACED WITH PROPOSED 3No. ERS UNITS MOUNTED ON NEW ERS STAND-OFF POLE FIXED TO EXISTING WALL MOUNTED POLE

EXISTING 2No. RRU TO BE REMOVED AND REPLACED WITH PROPOSED 3No. ERS UNITS MOUNTED ON NEW ERS STAND-OFF POLE FIXED TO EXISTING WALL MOUNTED POLE

EXISTING ANTENNA TO BE REMOVED AND REPLACED WITH PROPOSED 1No. ANTENNA MOUNTED ON EXISTING WALL MOUNTED POLE & PROPOSED 1No. ANTENNA MOUNTED ON NEW STAND-OFF BRACKET FIXED TO EXISTING WALL MOUNTED POLE



EXISTING VF/TEF EQUIPMENT CABIN ON CONCRETE BASE

PROPOSED INTERNAL UPGRADE OF EXISTING VF/TEF EQUIPMENT CABIN

EXISTING 2.4m HIGH CONCRETE POST AND MESH FENCE

00.0m GL

A	Issued for Approval	SAH	JAV	17.10.19
REV	MODIFICATION	BY	CH	DATE

**WHP Telecoms Ltd**  
 Faraday Court  
 401 Faraday Street  
 Birchwood Park  
 Warrington WA3 6GA  
 Tel: 01925 424100 Fax: 01925 424101  
 e-mail: info@whptelecoms.com

**vodafone**  
 CTIL - LONDON

Cell Name	Opt.
BULMERSHE SCHOOL	-

Cell ID No		
CTIL	TEF	VF
122018	N/A	86768

Site Address / Contact Details  
 BULMERSHE SCHOOL  
 CHEQUERS WAY  
 WOODLEY, READING  
 BERKSHIRE  
 RG5 3EL

Drawing Title:  
 PROPOSED SITE ELEVATION

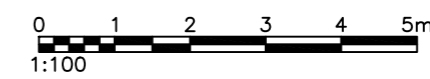
Purpose of issue:	Dwg Rev:
PLANNING	A

Drawing Number:	301
-----------------	-----

Surveyed By:	Original Sheet Size:	Pack Issue:	
SD	A3	A	
Drawn:	Date:	Checked:	Date:
SAH	17.10.19	JAV	17.10.19

The drawings comply with Standard Vodafone ICNIRP design guidelines.  
 Designed in accordance with CTIL Beacon document: SDN0009 'ICNIRP Compliance Summary'

PROPOSED SOUTH EAST ELEVATION  
 25 (SCALE 1:100)



# **General Background Information for Telecommunications Development**

This document is designed to provide general background information on the development of the Cornerstone network providing mobile telecommunications coverage for Vodafone and Telefónica. Formed in 2012 following agreement between Telefónica UK Limited and Vodafone Limited, Cornerstone enables the two companies to jointly operate and manage a single network grid across the UK. This document has been prepared for inclusion with planning applications and supports network development proposals with generic information.

## **1.0 INTRODUCTION**

Over 30 years ago under the Telecommunications Act 1984, a licence was granted to Vodafone and Telefónica to provide wireless (or mobile) phone services utilising unused radio frequencies adjacent to those transmitted for over 50 years by the television industry. Initially, because this wireless technology was new and the number of potential customers unknown, a number of tall masts were used to provide basic radio coverage to the main populated areas. As the way we use our phones, and other technology, has changed over the past 30 years, so has the requirement for where base stations must be located. Due to the increased data transfer necessary for the latest telecommunication services, base stations must be located where the local demand exists.

## **2.0 DIGITAL NETWORKS**

The Vodafone and Telefónica 2G digital networks were developed in the early 1990s. This digital technology is often referred to as GSM (Global System for Mobile Communications) which is the common European operating standard enabling phones to inter-connect to other networks throughout Europe and Internationally.

In 2000, Vodafone and Telefónica launched their 'Third Generation' mobile telecommunications service known as 3G or UMTS. In addition to voice services, this allowed broadband access to the Internet for mobile phones and laptop computer data card users.

2013 saw the launch of 4G services on the Cornerstone network. This technology allows for ultra-fast speeds when browsing the internet, streaming videos or sending emails. It also enables faster downloads.

2019 will see the introduction of 5G services, with the ambition of the Government for the UK to become a world leader in this technology. This will ensure early advantage is taken of its potential and the UK creates a world-leading digital economy that works for everyone.

### **2.1 WHAT IS 5G?**

5G is the new generation of wireless technology and will deliver the reliable and faster networks of the future. 5G will change how we understand wireless connectivity, moving from something we experience through personal devices to an integrated infrastructure of buildings, transport and utilities, providing enormous benefits for citizens, businesses and urban regions alike.

5G will provide a new level of underlying connectivity to transform services and create new digital ecosystems that will deliver cost and time savings and new amenities to the

regions inhabitants. With the ability to connect one million devices per square kilometre<sup>1</sup>, 5G is to offer higher speeds and capacity than anything that has come before.

Whether it be in the healthcare, transport, energy or retail sectors, 5G will reshape how we use these services and will bring substantial savings to households, businesses and Councils.

## **2.2 WHAT INFRASTRUCTURE DOES 5G REQUIRE?**

For these benefits to be delivered and to ensure the UKs regions do not fall behind their national and international counterparts, there must be further investment in digital infrastructure. 5G uses higher frequency radio signals that have a shorter range and will require more base station sites than the existing networks.

As 5G is to deliver new technology, so too the infrastructure required is different than that necessary to provide the previous generations of connectivity. Wherever possible, existing installations will be utilised to accommodate the necessary infrastructure. In certain cases the upgrade of service will require a dual pole solution for sites which currently have a single pole design. Due to the beamforming technology required for 5G service, the antenna height in many cases must be greater than that for previous generation technology.

It is very important to note that mobiles can only work with a network of base stations in place where people want to use their phones (or other wireless devices). Without base stations, the technology we rely on simply won't work.

## **3.0 PLANNING POLICY GUIDANCE ON TELECOMMUNICATIONS**

The revised National Planning Policy Framework (NPPF) was published on 19<sup>th</sup> February 2019. The NPPF supports high quality communications infrastructure and recognises it as a strategic priority. At para. 112 it states that: "Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections."

The NPPF goes on to state at Para. 116 that: "Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure."

## **4.0 SITE / MAST SHARING**

Cornerstone actively encourage and support site sharing for both commercial and environmental reasons. All operators are required to explore site-sharing opportunities under the terms of their licences. Cornerstone have implemented a number of measures to identify and maximise site-sharing opportunities.

---

<sup>1</sup> Ofcom Report: Supporting the Expanding Role of Wireless Innovation in UK Industry

## **5.0 PRE-APPLICATION CONSULTATION**

Cornerstone are committed to carrying out appropriate consultation with Local Planning Authorities, stakeholders and the public. The Code of Best Practice on Mobile Network Development gives guidance on the factors network operators should consider when determining what consultation is required, as each development is different. These factors are equally applicable for Local Planning Authorities who carry out their own consultation once the application has been submitted.

## **6.0 LEGAL CASES**

The following legal cases may be helpful;-

### **6.1 Harrogate case November 2004**

The Court of Appeal gave a judgment that Government Planning Guidance in PPG8 (now replaced by the NPPF) is perfectly clear in relation to compliance with the health and safety standards for mobile phone base stations. The Court of Appeal and the High Court both upheld Government policy in response to a planning inspector's decision that departed from that policy and failed to give adequate reasons for doing so.

### **6.2 Bardsey case January 2005**

This was a case in which a local planning authority failed to comply with its obligations to act within the 56 day period provided under the permitted development regulations. The Court of Appeal confirmed that the permitted development regime for mobile phone base stations is compliant with the Human Rights Act.

## **7.0 FURTHER INFORMATION**

We trust the above answers your main queries regarding our planned installation.

The enclosed site-specific details will identify any alternative discounted options and reasons why they were rejected and how the proposed site complies with national and local planning policies.

The [Digital Connectivity Portal](#) provides guidance for local authorities and network providers on improving connectivity across the UK. Produced by DCMS, it promotes closer cooperation between network providers and local authorities, and offers guidance on effective policies and processes to facilitate deployment of digital networks.

The [Future Telecoms Infrastructure Review](#), produced by DCMS, sets out the future for telecoms in the UK and the opportunities that these advancements in digital connectivity will create.

The [National Planning Policy Framework](#) sets out government's planning policies for England and how these are expected to be applied.

Wednesday, 20<sup>th</sup> November, 2019, 7.00 pm

**The Maxwell Room, The Oakwood Centre, Headley Road, Woodley, RG5 4JZ**

1. **Present:** Mary Bather (in the chair), Cllr M Shaw (ETC), M Holmes (Woodley TCMI) Residents: J Layhe, R Heather, R Maslin, C Lauder, B Graham, B Cutler, I Hills, N S Gill, M Millrd, J Haslop,  
**Apologies:** Jackie Rance (chair), Mike Evans (vice-chair), Cllr S Matthews (ETC), Cllr A Croy (WBC), Cllr C Doran (WBC), Z Frasiniski, J Lissaman, D Provins, B Fennelly (Woodley TC Manager), Cllr M Firmager, I & K Haggerty
2. **Minutes of the previous meeting – 23.10.19 / matters arising not on the agenda**
  - **Neighbourhood Watch / Thames Valley Alert** – Neighbourhood Watch had been discussed at the previous meeting and it was understood that Sgt Ashlee would come back to this meeting with some more information on how active local groups were at present. Sgt Ashlee was not present at the meeting however. **ACTION:** to be pursued with NHPT at the next meeting. In the mean-time where at all possible residents should be encouraged to sign up to receive Thames Valley Alert emails at [www.thamesvalleyalert.co.uk](http://www.thamesvalleyalert.co.uk)
  - **Cycling in the precinct (and by the Oakwood Centre)**– There was further discussion on this issue which has been raised at a number of forum meetings in the past – please see appendix with more details. In the absence of any members of the NHPT, any WTC councillors or WBC councillors it was agreed that the issue should be raised at the next meeting of the Woodley TCMI on 29.01.20, 6pm, Oakwood Centre (at which WTC councillors would be present) and – depending on the response at that meeting – the issue should be taken to a Woodley TC meeting. **ACTION:** Chair of forum and Chair of Woodley TCMI to liaise regarding raising the issue at the next TCMI meeting.
3. **Update from Neighbourhood Policing Team on recent activity in the local area:** There were no representatives from the NHPT present but the chair reported that:
  - According to Thames Valley Alert there had been a number of burglaries in the area recently. Many in the late afternoon (school run time) / early evening. Residents were urged to ensure that they always secured the property, even when leaving for a short time, and to leave a light or use a timer.
  - TVP were organising a burglar and fraud Community Conference at the Crescent Centre, Earley on Wednesday 27<sup>th</sup> November, 12noon – 3.30pm. Woodley and N Earley residents were invited although it was agreed that some of the more vulnerable residents would find it difficult to get to a venue in Lower Earley. **ACTION:** chair to discuss holding a similar event at the Oakwood Centre for Woodley residents with PC Susel.
4. **Local policing priorities** – Unfortunately in the absence of the NHPT (and WTC in the case of speeding) it was not possible for the forum to receive an update on progress on any of the priorities. However, it was agreed by the forum that the priorities should remain the same but that cycling in the precinct should be included in with ASB: **Burglary, Antisocial Behaviour (ASB), Speeding ACTION:** WTC & TVP to be asked to provide an update on effectiveness of Community Speedwatch & possibility of more flashing 30 signs.
5. **Volunteers for taking minutes** – request for volunteers, particularly for taking the minutes, was repeated.
6. **WANE Facebook Page** – Jackie has set up a facebook page under the name of WANE Community Forum. Residents are asked to look, ‘like and start things off’.
7. **Woodley Christmas events – Carol Concert / Xmas Lights – Saturday, 23<sup>rd</sup>. Christmas Extravaganza – Sunday 1<sup>st</sup>.** Volunteers needed to hand out leaflets on the morning of Saturday, 23<sup>rd</sup>. Residents interested should meet M Bather at Waitrose at 10am.
8. **AOB**
  - MB had been in discussion with Cllr Bragg concerning on-going problems with the new ticket machines in the Woodley Carparks. D Bragg was in touch with WBC. Hopefully will improve.
  - CL complained about the condition of the local roads. It was explained that that was the responsibility of WBC and should be brought to the attention of his local WBC councillor.
9. **Date and venue of next meeting** – Wednesday, 12<sup>th</sup> February, 2020, 7pm, Oakwood Centre.

## **Cycling in Woodley Precinct – Summary**

### **Background**

This issue has been raised at the forum meetings a number of times and after complaints from some residents and the then Town Centre Manager I organised a survey over 2 weeks in May 2018. We counted cyclists during half term week and a normal school week.

We noted that:

1. There were many cyclists who did dismount when entering the precinct – thus obeying the TRO.
2. A significant number of cyclists did not dismount and these fell broadly into 2 groups:
  - a. teenagers (mainly boys) mainly at the end of the school day and in the holiday, some of whom were deliberately trying to annoy pedestrians
  - b. adults at each end of the day and in the lunch time, who were on their way to work or the shops and generally in a hurry

The results were discussed with Sgt Smith and local councillors and it was agreed that:

1. there was a TRO making cycling in Woodley precinct an offence
2. the police did not have the resources to police this all the time but would speak to any offenders when in the precinct on other business. However, they would not encourage pedestrians to intervene as they may be putting themselves at risk
3. the police were already working with the boys who had been making a nuisance on their cycles as part of the wider work on ASB
4. the police did work with school children on cycle safety / responsible cycling
5. CCTV cameras could help but the original ones were removed because the images produced were not of good enough quality and replacement with new ones would be prohibitively expensive.

The survey report and the minutes of the forum meetings at the time contain more details and can be provided on request.

### **The current situation:**

1. The TRO remains in place and the local policing team still do not have the resources to enforce it;
2. There are still reports of cycling in the precinct but as far as I know there are no current figures to give an indication of the size of the problem / whether or not it has got worse;
3. It is reported that some of the 'offenders' are teens and are likely to be known to the local police as part of the work on ASB;
4. It is agreed that CCTV may act as a deterrent / provide evidence – something for consideration by WTC / WBC;
5. The next step should be the Woodley TCMI, WTC and the NHPT working together to consider solutions.

Mary Bather