



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

---

To: **Members of the Planning and Community Committee**  
Councillors P. Wicks (Chairman); K. Baker; D. Bragg; J. Cheng; K. Gilder; C. Jewell;  
J. MacNaught; D. Mills; M. Nagra; S. Rahmouni; R. Skegg

**NOTICE IS HEREBY GIVEN that a meeting of the Planning and Community Committee will be held at 7:45 pm on Tuesday 6 October 2020, at which your attendance is requested. This will be a virtual meeting, as authorised by the Coronavirus Act (2020), Section 78.**

Deborah Mander  
Town Clerk

---

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

1. **APOLOGIES**
2. **DECLARATIONS OF INTEREST**  
To receive any declarations of interest from Members on agenda items.
3. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 8 SEPTEMBER 2020**  
To approve the minutes of the Planning and Community Committee meeting held on 8 September 2020 and for the Chairman to sign them as a true record.  
***(These minutes were provided in the Full Council agenda of 29 September 2020.)***
4. **CURRENT PLANNING APPLICATIONS**  
To consider current planning applications and agree comments to be forwarded to the planning authority. ***(Appendix 4)*** Page 4
5. **PLANNING DECISIONS**  
To note information on decision notices received from the planning authority since the last meeting. ***(Appendix 5)*** Page 6

6. **EXISTING LAWFUL DEVELOPMENT CERTIFICATE NOTIFICATION**

This type of application does not require consultation.

To note application 202509

Location: Sandford Mill, Sandford Lane, Woodley, RG5 4TB.

Proposal: Application for a certificate of existing lawful development for change of use of land to residential curtilage.

7. **TREE PRESERVATION ORDERS**

a) **Applications for works to trees**

This type of application does not require consultation.

To note application 201595

Location: TPO 141/1977, Area 1: 20 Radcot Close, Woodley.

Proposal: To selectively prune one Oak tree.

To note application 202278

Location: TPO 4/1961, Area 1: 92 Antrim Road, Woodley.

Proposal: To fell three Scots Pines.

To note application 202284

Location: TPO 1153/2006, Group 1: 22 Pitts Lane, Earley.

Proposal: To selectively prune four Oak trees.

To note application 202369

Location: TPO 141/1977: 22 Radcot Close, Woodley.

Proposal: To selectively prune one Ash tree.

To note application 202384

Location: TPO 170/1980, Area 3: 14 Anthian Close, Woodley.

Proposal: To selectively prune three Oak trees.

To note application 202396

Location: TPO 3/1951, Woodland 3: 63 Woodlands Avenue,  
Woodley.

Proposal: To selectively prune one Oak tree.  
To fell one dying Oak tree.

To note application 202435

Location: TPO 4/1961, Area 1: 58 Antrim Road, Woodley.

Proposal: To fell one dead Scots Pine.

To note application 202495

Location: TPO 173/1980: 2 Keane Close, Woodley.

Proposal: To selectively prune one Oak tree.

b) To note that Wokingham Borough Council has made Tree Preservation Order 1752/2020 – relating to trees on the land north west of Redwood Lake, Woodley. This order was made in response to unauthorised works undertaken by third parties to cut back and remove trees owned by Wokingham Borough Council. The TPO can be used to ensure that the existing and future trees on the site are protected. The trees make a contribution to the landscape character and the verdant amenity of the local area and offer public views from Oak Drive, Redwood Avenue, Holly Road and the publicly owned amenity space known as 'Redwood Lake'. The order took effect, on a provisional basis, on 15 September 2020 and

will continue in force on this basis for 6 months or until the order is confirmed by Wokingham Borough Council, whichever occurs first.

- c) To note that Wokingham Borough Council has confirmed the following Tree Preservation Order:  
TPO 1717/2020 – relating to three Sycamore trees to the east of 179/181 Headley Road East, Woodley.

8. **PROPOSED CHANGES TO THE PLANNING SYSTEM**

At the Planning and Community Committee meeting held on 8 September 2020 (minute number 83), Members agreed to support Wokingham Borough Council's attempt to reduce the number of homes that would need to be built in Wokingham Borough under the Government's proposed changes to the planning system. A proposed joint response from all the Town and Parish Councils in Wokingham Borough, drafted by Finchampstead Parish Council, was circulated to Committee members for agreement prior to this meeting, as representations were required by 1 October 2020. The draft response is attached at **Appendix 8**. Members agreed that the Town Council be added to the list of signatories to the letter, subject to the following amendments and corrections, which were agreed by Finchampstead Parish Council:

- Grammar and typos to be corrected.
- All references to "parishes" to be changed to "towns and parishes".
- The letter should be copied to the two Woodley Members of Parliament - Theresa May MP and Matt Rodda MP.

Page 8

9. **CENTRAL AND EASTERN BERKSHIRE AUTHORITIES - JOINT MINERALS AND WASTE PLAN REGULATION 19 PROPOSED SUBMISSION CONSULTATION**

To note correspondence received from Wokingham Borough Council regarding the Central and Eastern Berkshire Authorities Joint Minerals and Waste Plan Regulation 19 Proposed Submission consultation, attached at **Appendix 9**.

Page 9

Members are asked to consider a response to the consultation. Responses are required by 15 October 2020.

10. **PUBLICATIONS/INFORMATION**

To note receipt of the following:

- *Connecting Communities in Berkshire E-Bulletin – September 2020*
- *Me2 Club Newsletter - September 2020*

11. **FUTURE AGENDA ITEMS**

To consider suggestions for future agenda items.

12. **PUBLICITY/WEBSITE**

To consider suggestions for items to be publicised.

13. **ENFORCEMENT ISSUES**

No enforcement notifications have been received since the last meeting.

Woodley Town Council

**PLANNING APPLICATIONS**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>201964</b> 64 Headley Road, Woodley, RG5 4JE	Application to vary conditions 2 and 4 of planning consent 191128 for the proposed single storey rear extension, following the demolition of existing garage; conversion of existing loft space to create habitable accommodation plus erection of a side dormer (part retrospective). Condition 2 refers to the approved documents and condition 4 to the restriction of permitted development rights. The variation is to allow the addition of 3 No. rooflights, first floor French doors with a Juliet balcony and a side door.
<b>202199</b> 29a Warren Road, Woodley, RG5 3AR	Householder application for the proposed erection of a single storey front, side and rear extension with 2 No. rooflights
<b>202250</b> 30 Shackleton Way, Woodley, RG5 4UT	Householder application for proposed erection of a part single part two storey side extension.
<b>202293</b> 93 Loddon Bridge Road, Woodley, RG5 4AE	Full application for the proposed change of use from a home office to a Solicitor's Office. (Retrospective)
<b>202315</b> 299 Loddon Bridge Road, Woodley, RG5 4BE	Householder application for the proposed erection of single storey front extension including new porch, part single and part two storey rear extension with internal alterations and changes to fenestration.
<b>202317</b> Sandford Farm, Perimeter Road, Woodley, RG5 4TE	Householder application for the proposed erection of a single storey workshop/store.
<b>202326</b> 50 Reading Road, Woodley, RG5 3DB	Householder application for the proposed erection of a single storey rear extension including 1 No. rooflight, Juliet balcony and dropped kerb.
<b>202344</b> Unit 3, The Point, London Road, Woodley	Full application for the proposed change of use from Class A1 (retail) to Class D1 (veterinary practice).
<b>202348</b> 26 Nimrod Close, Woodley, RG5 4UW	Application for a certificate of existing lawful development for partial conversion of garage to create habitable accommodation and single storey rear extension.
<b>202352</b> 7 Sycamore Close, Woodley, RG5 3RY	Householder application for proposed conversion of existing garage to create habitable accommodation.
<b>202355</b> 15 The Ridgeway, Woodley, RG5 3QD	Householder application for the proposed insertion of 1 No. dormer to the front of the property.
<b>202373</b> 11 Caldbeck Drive, Woodley, RG5 4LA	Householder application for the proposed erection of a single storey rear extension including 2 No. rooflights, and first floor side/rear extension including 2 No. rooflights.

<p><b>202399</b> 36 Wallace Close, Woodley, RG5 3HW</p>	<p>Householder application for the proposed creation of a dropped kerb and installation of hardstanding to create 2 No. parking spaces to the front of the property.</p>
<p><b>202413</b> 30 Pitts Lane, Woodley, RG6 1BT</p>	<p>ADJOINING PARISH CONSULTATION Application to vary conditions 2, 4 and 7 of planning consent 191011 for the proposed erection of 1 No. 4 bedroom detached house and 2 No. 3 bedroom semi-detached houses with associated parking, access and landscaping. Condition 2 refers to the approved documents, condition 4 to landscaping details and condition 7 to a landscape management plan. The variation is to allow substitution of new plans with updated landscaping details relating to the amenity land east of Plot 3 and changes to the wording of conditions 4 and 7 to be in accordance with these plans and details.</p>
<p><b>202430</b> 2 Stonehaven Drive, Woodley, RG5 4DE</p>	<p>Householder application for the proposed erection of a first floor side extension following removal of front dormer window.</p>
<p><b>202443</b> 46 Woodlands Avenue, Woodley, RG5 3HJ</p>	<p>Application to vary condition 3 of planning consent 192557 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. Condition 3 refers to external materials - the materials to be used in the construction of the external surfaces; and the variation is to use alternative external materials to those described in the original application.</p>
<p><b>202464</b> Unit 2, East Reading Retail Park, Shepherds Hill, Woodley, RG6 1BE</p>	<p>Application to vary condition 19 of planning consent 060681 (F/2006/6775) for the proposed erection of buildings (3 units) for A1 use (amendment to consent F/2004/3647). Condition 19 restricts the types of A1 retail allowed at the site and the variation is to allow unrestricted A1 retail use at Unit 2.</p>
<p><b>202470</b> 16 Martinet Road, Woodley, RG5 4TQ</p>	<p>Householder application for the proposed conversion of a garage into a habitable room and the erection of a porch.</p>
<p><b>202520</b> 1 Halstead Close. Woodley, RG5 4LD</p>	<p>Householder application for the proposed erection of a single storey side extension.</p>
<p><b>202531</b> 2 Penrose Avenue, Woodley, RG5 3PA</p>	<p>Application to vary conditions 2, 3, 4, 5 and 6 of planning consent 201384 for the Full application for the proposed erection of 2 No. semi-detached dwellings (one 3 bed and one 2 bed) with associated parking and gardens, and extended parking area to the front of the existing dwelling. Condition 2 refers to approved details to allow minor material amendment to plot 1, condition 3 refers to construction method statement, condition 4 refers to landscaping details, condition 5 refers to sustainable drainage measures and condition 6 refers to landfill gas and risk assessment details. To allow changes to wording of all the above conditions (2, 3, 4, 5 and 6).</p>
<p><b>202557</b> 9 Dowding Close, Woodley, RG5 4NL</p>	<p>Householder application for the proposed erection of a single storey rear extension after the demolition of existing conservatory and proposed erection of a single storey side extension.</p>

Woodley Town Council

**PLANNING DECISIONS**

**E:** Town Council recommendation endorsed by Borough  
**C:** Decision contrary to Town Council recommendation

<b>Application No. &amp; Address</b>	<b>Proposal</b>	<b>Decision</b>
<b>201525</b> Ashley View, Beggars Hill Road, Charvil, RG10 0UB	ADJOINING PARISH CONSULTATION Householder application for proposed erection of a detached double storey garage with 4 No. rooflights and first floor habitable accommodation.	Refused
<b>201605</b> 10 Radcot Close, Woodley, RG5 3BG	Householder application for the proposed erection of a part first floor part two storey side extension and part garage conversion plus single storey front gable roof and changes to fenestration.	Approved <b>E</b>
<b>201749</b> 39 Lunds Farm Road, Woodley, RG5 4PZ	Householder application for proposed erection of a single storey front extension to form a porch following removal of existing canopy roof.	Approved <b>E</b>
<b>201771</b> 4 Harrier Close, Woodley, RG5 4PE	Householder application for the proposed erection of a single storey front extension, single storey rear extension, garage conversion to create habitable accommodation plus erection of chimney stack and changes to fenestration.	Approved <b>E</b>
<b>201781</b> 11 Caldbeck Drive, Woodley, RG5 4LA	Householder application for the proposed erection of a first floor side and rear extension and a single storey rear extension with 2 No. rooflights.	Refused <b>C</b>
<b>201782</b> 13 Enstone Road. Woodley, RG5 4QU	Householder application for proposed erection of a single storey rear extension including the insertion of 2 No. rooflights, following the demolition of existing conservatory.	Approved <b>E</b>
<b>201804</b> 70 Colemans Moor Lane, Woodley, RG5 4BT	Householder application for the proposed single storey side/rear extension to existing dwelling, plus part retrospective conversion of existing garage to create habitable accommodation.	Refused <b>C</b>
<b>201876</b> 17 Lytham Road, Woodley, RG5 3BT	Householder application for proposed erection of single storey rear extension to form a conservatory.	Approved <b>E</b>
<b>201894</b> 4 Maxwell Close, Woodley, RG5 4LS	Householder application for the proposed part single storey, part two storey side extension to dwelling and single storey front extension to form porch.	Approved <b>E</b>
<b>201929</b> 1 Tamarisk Gardens, Woodley, RG5 3BW	Householder application for the proposed erection of a single storey side extension with 1 No. rooflight.	Approved <b>E</b>
<b>201974</b> 7 Tiverton Close, Woodley, RG5 3BE	Householder application for the proposed conversion of existing garage to create habitable accommodation.	Approved <b>E</b>
<b>202031</b> 35 Harvard Close, Woodley, RG5 4UJ	Householder application for the proposed erection of a single storey side/rear extension including the insertion of 1 No. rooflight.	Approved <b>E</b>

<b>202050</b> 312 Kingfisher Drive, Woodley, RG5 3LH	Householder application for the proposed erection of a two storey side extension following demolition of existing conservatory.	Approved <b>E</b>
<b>202060</b> 18 Munro Avenue, Woodley, RG5 3QY	Householder application for the proposed garage conversion to create habitable accommodation, including replacement walls and roof, plus the insertion of 1 No. rooflight to the rear of the property.	Approved <b>E</b>
<b>202108</b> 56 Pitts Lane. Earley, RG6 1BU	ADJOINING PARISH CONSULTATION Householder application for proposed single storey rear extension with roof lantern following demolition of existing conservatory.	Approved <b>E</b>
<b>202147</b> 72 Crockhamwell Road, Woodley, RG5 3LD	Householder application for the proposed erection of a single storey front extension to form a porch and part two storey, part first floor side and part two storey, part single storey rear extensions.	Approved <b>E</b>
<b>202151</b> 77 Fairwater Drive, Woodley, RG5 3JG	Householder application for the proposed erection of a single storey front extension.	Approved <b>E</b>
<b>202152</b> 75 Fairwater Drive, Woodley, RG5 3JG	Householder application for the proposed erection of a single storey front extension.	Approved <b>E</b>
<b>202195</b> 41 Buccaneer Close, Woodley, RG5 4XP	Householder application for the proposed erection of a two storey side extension to dwelling following demolition of existing garage conversion.	Approved <b>E</b>



1 October 2020

Rt Hon Robert Jenrick MP  
Minister of Housing, Communities & Local Government  
House of Commons  
London SW1A 0AA

Dear Sir,

This is a collective response by the Parish and Town Councils within Wokingham Borough Council (WBC) to the Government's white paper "Planning for the Future" published in August 2020. This sets out potential new planning rules which have mixed benefits although the emphasis on the quality of the design of new houses and the adaptation of designs that blend with local tradition is to be welcomed.

Accompanying the main white paper and issued at the same time is the document "Changes to the Current Planning System". This covers many issues of the planning process but the issue that most concerns our parishioners relates to the number of dwellings that Wokingham would be mandated to accommodate in the future.

In past years Wokingham has risen to the challenge and provided a steady stream of new homes commensurate with the Five Year Land Supply requirement; in spite of developers, in some instances, dragging their feet in commencing house building after planning permission has been granted. The on going development at the current Strategic Development Locations in Wokingham will ensure that this building will continue for the foreseeable future. This volume of building has reduces the availability of green spaces and put severe stress on the local infrastructure particularly roads. This continued local development has been seen by local residents as excessive and WBC have in the past approached the Ministry for Housing Communities & Local Government to request that the required housing numbers be reduced. In 2019 WBC consulted their residents in a house to house poll and 47,000 said that the then proposed 800 homes per annum were too many. Consider the horror therefore that the number of dwellings to be built in Wokingham per annum required by the new proposed formula is 1600. This is wholly unacceptable as it would mean that two towns the size of Wokingham town would have to be built every 15 years.

**We, the parishes of Wokingham, strongly request that the Secretary of State for Housing Communities & Local Government reconsiders the methodology for calculating the Local Housing Need so these horrendous proposed numbers are not inflicted on the residents of the Wokingham Borough.**

Yours faithfully,

Chair, Finchampstead Parish Council

On behalf of:

cc. James Sunderland MP; John Redwood MP;



# NEWS RELEASE



APPENDIX 9

**WOKINGHAM  
BOROUGH COUNCIL**

Date: 3 September 2020

Issue No: 173/20

Version: 0.1

## **JOINT MINERALS AND WASTE PLAN CONSULTATION BEGINS**

No gravel or mineral extraction or waste management sites are being proposed for Wokingham Borough in a long-term plan now out for consultation.

Wokingham Borough Council is consulting on the next stage of its Joint Minerals and Waste Plan which will guide future locations for sand and gravel extraction as well as waste management, such as recycling plants and waste treatment facilities. The council is working in partnership with Bracknell Forest Council, Reading Borough Council and The Royal Borough of Windsor and Maidenhead on the joint plan.

The consultation will consider the proposed submission version of the plan and supporting evidence, which is intended to be submitted to the Secretary of State for an independent examination, which is planned to take place early next year.

The Joint Plan will provide greater certainty over where future sites for mineral extraction and waste management will be located across central and eastern Berkshire. The joint plan does not propose allocating any sites in Wokingham Borough for either minerals extraction or waste management.

The draft plan identifies a broad 'area of search' for mineral extraction where geological data suggests minerals may be present. Any development proposals in this area would require planning permission. Similarly, a number of industrial sites have been identified that may be suitable for specific types of waste management uses (for example sorting or segregating waste). Any development proposals on these sites would also require planning permission.

**- MORE -**

Cllr Wayne Smith, executive member for planning and enforcement, said “This consultation is an important milestone for our borough. The joint plan helps to ensure we will have the minerals we need to build important infrastructure in the borough, such as new roads and schools. It also identifies how we will deal with the waste we produce.”

### **Get involved**

To get involved and share your thoughts on the future of minerals and waste planning in Wokingham borough, please visit the [Central & Eastern Berkshire Authorities Joint Minerals & Waste Plan consultation webpage](#).

The consultation will run for six weeks, beginning on 3 September 2020 and ending 15 October 2020. All comments must be received by 5pm on Thursday 15 October 2020.

To find out more about the Joint Minerals and Waste Plan visit [www.wokingham.gov.uk](http://www.wokingham.gov.uk) and search ‘minerals and waste’ or look at our [recent news article](#).

**- ENDS -**