



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; 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 7 January 2020, 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 3 DECEMBER 2019**
To approve the minutes of the Planning Committee meeting held on 3 December 2019 and for the Chairman to sign them as a true record. ***(These minutes were provided in the Full Council agenda of 10 December 2019.)***
4. **COMMITTEE MEMBERSHIP**
To note that Councillor Nagra has resigned from the Conservative Group and is therefore no longer a member of the Planning and Community Committee. The vacant place on the committee will be filled by Full Council at its meeting on 4 February 2020.
5. **CURRENT PLANNING APPLICATIONS**
To consider current planning applications and agree comments to be forwarded to the planning authority. ***(Appendix 5)*** Page 4
6. **PLANNING DECISIONS**
To note information on decision notices received from the planning authority since the last meeting. ***(Appendix 6)*** Page 7

7. **NEIGHBOUR CONSULTATION SCHEME**

This type of application only requires consultation with adjoining neighbours of the site.

To note application 193331

Location: 78 Antrim Road, Woodley, RG5 3NY.

Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.0m, for which the maximum height would be 3.2m and the height of the eaves 2.9m.

8. **ADVERTISEMENT CONSENT NOTIFICATION**

This type of application does not require consultation.

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.

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

To consider the Revised Estimates 2019/20, the Budget Estimates 2020/21 and the Annual Grant applications. **Report No. PC 1/20.**

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10. **COMMUNITY SPEEDWATCH UPDATE**

To receive an update on matters relating to Community Speedwatch.

11. **CYCLING IN WOODLEY WORKING PARTY**

To receive **Report No. PC 2/20** of the Cycling in Woodley Working Party meeting held on 5 December 2019.

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

Following a meeting of the Bulmershe SULV Joint Working Party in July 2019, reported to Full Council on 1 October 2019, Woodley Town Council and Earley Town Council jointly commissioned a report by J M Spurling, Planning Consultants Limited, to provide advice on the best mechanism for protecting the area presently designated as a Site of Urban Landscape Value within the Wokingham Borough Local Plan (Full Council, 1 October 2019, minute number 44). The report produced by J M Spurling is **confidential** and is enclosed separately for Members' information. (**Appendix 12**)

Members are asked to consider whether to seek a redesignation of the SULV as a Local Green Space (LGS).

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

To note correspondence received from GallifordTry Planning Consultants, attached at **Appendix 13**, regarding the proposed upgrade of the existing base station at The St Johns Ambulance Centre, Church Road, Woodley, RG5 4PQ. This consultation was notified to Committee members ahead of the meeting, and comments requested, as a response was required by GallifordTry by 2 January 2020. A response was subsequently sent stating that the Town Council had no objections to the proposal.

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

To note that a referendum relating to the Arborfield and Barkham Neighbourhood Plan will be held on 6 February 2020. Wokingham Borough Council have published an Information Statement which explains and supports the referendum. The Information Statement and the other specified documents relating to the referendum process can be viewed at:
www.wokingham.gov.uk/neighbourhoodplanning

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

To note that Reading Borough Council is consulting on an updated Russell Street/Castle Hill Conservation Area Appraisal. This includes a proposed extension to the boundary of the conservation area. Responses are required by 7 February 2020. The full updated appraisal can be viewed at:
<https://consult.reading.gov.uk/dens/draft-russell-street-castle-hill-conservation-area/>

16. **PUBLICATIONS/INFORMATION**

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*

17. **FUTURE AGENDA ITEMS**

To consider suggestions for future agenda items.

18. **PUBLICITY/WEBSITE**

To consider suggestions for items to be publicised.

19. **ENFORCEMENT ISSUES**

To note any enforcement issues.

New Applications Received Between 29/11/2019 and 02/01/2020

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
New Application			
192734	03/12/2019	Mr Toby Paice	10 Norton Road Norton Road Woodley RG5 4AH
Proposal : 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.			
Observations :			
192969	02/12/2019	Mr Davies	7 Lanark Close Lanark Close Woodley RG5 4DF
Proposal : 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.			
Observations :			
193012	06/12/2019	Jasvir Singh	2 The Ridgeway The Ridgeway Woodley RG5 3QD
Proposal : Full application for the proposed erection of a five bedroom detached dwelling following demolition of existing house and garage.			
Observations :			
193090	05/12/2019	Unknown	19-24 Mannock Way Mannock Way Woodley RG5 4XW
Proposal : Full planning application for the proposed changes to fenestration to existing building.			
Observations :			
193105	10/12/2019	Unknown	107 Ground Floor Crockhamwell Road Woodley RG5 3JP
Proposal : 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).			
Observations :			
193115	09/12/2019	Mr M Kennedy	5 Woodwaye Woodwaye Woodley RG5 3HA
Proposal : 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			

New Applications Received Between 29/11/2019 and 02/01/2020

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
			chimney and changes to fenestration.
Observations :			
193129	29/11/2019	Mr & Mrs J Simmons	31 Haddon Drive Haddon Drive Woodley RG5 4LX
			Proposal : 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.
Observations :			
193155	29/11/2019	Mr & Mrs Ward	1 Constable Close Constable Close Woodley RG5 4US
			Proposal : 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.
Observations :			
193158	29/11/2019	Mr & Mrs Paul Adu	26 Lavenham Drive Lavenham Drive Woodley RG5 4PP
			Proposal : Householder application for the erection of a part single storey rear extension including 1 No. rooflight after demolition of existing conservatory.
Observations :			
193171	02/12/2019	Mr Abdul Kerim Nas	15 Manners Road Manners Road Woodley RG5 3EA
			Proposal : Householder application for proposed erection of a single storey front extension to existing dwelling.
Observations :			
193172	02/12/2019	Mr & Mrs J Khalsi	314 Kingfisher Drive Kingfisher Drive Woodley RG5 3LH
			Proposal : Householder application for the proposed erection of a two storey side extension and new driveway following changes to fenestration.
Observations :			
193202	06/12/2019	Mr K Tollman	32 Marathon Close Marathon Close Woodley RG5 4UN
			Proposal : Householder application for proposed erection of a single storey rear extension including 3 No.

New Applications Received Between 29/11/2019 and 02/01/2020

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
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rooflights, plus part garage conversion to create habitable accommodation.

Observations :**193291**

18/12/2019

Mr Zahid Shafi

53 Rochester Avenue
Rochester Avenue
Woodley
RG5 4NB

Proposal : 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.

Observations :**193313**

17/12/2019

Mr Glyn Jones

11 Manners Road
Manners Road
Woodley
RG5 3EA

Proposal : Householder application for proposed erection of a single storey front extension to existing dwelling, including the formation of a new porch entrance.

Observations :**193419**

30/12/2019

Mr & Mrs J Froud

7 Selsdon Avenue
Selsdon Avenue
Woodley
RG5 4PQ

Proposal : 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.

Observations :

Applications Received :- 15

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 2 January 2020

' C ' Contrary to Borough

Page No : 1

' E ' Endorsed by Borough

GRANTED PLANNING PERMISSIONS

E 191823	Approved	West Warren
E 191890	Approved	26 Western Avenue
E 192586	Approved	65 Norton Road
E 192648	Approved	The Homestead
E 192696	Approved	38 Wallace Close
E 192713	Approved	The Homestead
C 192820	Approved	57 Beechwood Avenue Local COMMENT Four residents were present at the meeting to voice their concerns and one letter of concern had been received. After listening to the residents' concerns, the Committee considered the proposal and recommended that the application be refused on the following grounds: - Overdevelopment of the site, as the proposed extension nearly doubles the area of the existing dwelling. - Massing effect. - Unneighbourly. - Out of character with the street scene. If the planning authority is minded to approve this application, the Committee asked that the permitted development rights for the loft be removed.
E 192859	Approved	35 Comet Way
E 192943	Approved	86 Bruce Road
E 192981	Approved	101 Howth Drive
E 193085	Approved	3 Portrush Close

REFUSED PLANNING PERMISSIONS

E 192825	Refused	Edgefield
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REVISED ESTIMATES 2019/20, BUDGET ESTIMATES 2020/21 AND ANNUAL GRANT APPLICATIONS

REPORT OF THE TOWN CLERK

PURPOSE OF REPORT

To inform and advise Members of the Planning Committee's Revised Estimates for the 2019/20 financial year and to provide information on the applications for Annual Grants in respect of the Budget Estimates for 2020/21 in order to make recommendations to the Strategy and Resources Committee.

REVISED ESTIMATES 2019/20

The Revised Estimates for 2019/20, **Budget Appendix A**, show that there have been no revisions in the year to the budget estimates that were set this time last year. Members will note that since 2017/18 the former Annual Grant to Readibus is provided under a Service Level Agreement linked to the Retail Price Index.

BUDGET ESTIMATES 2020/21

The Budget Estimates for 2020/21, **Budget Appendix A**, set out the list of Annual Grant applications received along with the sum requested. A summary of the applications is provided below and the full applications are provided separately for Members' information.

INFORMATION

The Council has received four Annual Grant applications;

Citizens Advice Wokingham (CAW) - provides a free, confidential, impartial and independent service of problem solving information, advice, mediation, representation and support for the community - regardless of race, gender, age, sexuality or disability. The organisation helps people with problems in welfare benefits, debt, consumer issues, employment, housing, legal, relationship, tax utilities, community care health and immigration. CAW has one full time and ten part time paid staff and 75 regular volunteers. The estimated running cost for the whole of CAW services in 2020/21 is £184,126.

CAW has requested a grant of £7,000 towards the costs of providing Citizens Advice services from the office in Woodley. The service in Woodley helped 441 people last year, who visited the office with 1,220 new problems. Income gains of £118,153 and debts of £53,243 were written off in the year. The number of people helped by the Woodley office represents just over 20% of CAW's client base. In 2019/20 the Woodley office has been open for an extra day a week as part of the Universal Credit Help to Claim project. The Woodley office is managed by a paid part time supervisor and staffed by volunteers. In the last quarter the service received a client feedback response rate of 70% and 80% of those rated the service as good/excellent. In the coming year CAW hopes to maintain the high level of professional service it provides in Woodley where the top issues are helping people with initial benefits claims, council tax arrears, employment law matters and relationships. They also want to enter into discussions with Woodley and Earley Town Councils to see if the service offer can be increased. CAW will also be delivering at least two pop-up advice stalls in Woodley and they also want to increase engagement with local councillors and the Town Council.

Keep Mobile - provides a Dial a Ride service, shopping trips, as well as day excursions and contract work for other voluntary organisations. The service helps people socialise, providing a sense of inclusion and helping clients maintain a good level of health. Keep Mobile has one full

time and 18 part time paid staff as well as 26 volunteers. The annual running costs as at 31 December 2018 were £357,376 and the charity holds sufficient reserves to enable it to function for 6 months in the event of losing income/grants.

Keep Mobile has requested a grant of £1,000 towards its services for Woodley residents, including Dial a Ride, shopping trips and day excursions. In the last year Keep Mobile has provided services to 260 members - Dial a Ride, 1,203 trips and 378 day trips - with 301 trips refused because of insufficient funds. Keep Mobile support the Campaign to End Loneliness.

ARC - provides a free and confidential youth counselling service to Woodley residents and a low cost adult counselling service to parents and families (at the Oakwood Centre, Parkside surgery, Waingels College and in their main office at Wokingham). Counsellors are fully qualified, insured and experienced. The charity provides an early intervention service to young people and their families who are struggling to cope with emotional and mental health problems and who are normally referred by their GP, parent, or school. This can stop problems escalating into more serious conditions. ARC sees young people with anxiety, depression, self harm, family breakdown, bullying, suicidal thoughts etc. ARC has 25 part time paid staff and 75 volunteers. Its estimated income, including reserves and charges received, 2020/21 is £200,877.

ARC has requested a grant of £5,500 towards the costs of providing its services at the Oakwood Centre three evenings a week; ARC estimates that running the service in Woodley costs £11,000 Last year the service provided over 2,000 counselling sessions to 300 young people (100 more young people than the previous year) and has recorded an average 50% improvement in symptoms as well as a 50% improvement in general well being. It has also run several workshops on anxiety for parents. ARC is part of the Woodley young people partnership and has also worked with other statutory and voluntary organisations. In the coming year ARC aims to continue at least the same service levels in Woodley.

Revitalise

Revitalise is a charity and Limited Company. It provides vital respite breaks for disabled people and carers at their centres in Essex, Southampton and Southport. This not only gives disabled people the independence and opportunity to access a break but also gives their carers a much needed break too. Revitalise caters for every disability at their centres and has all the equipment that makes the break possible for their clients. Centres are fully accessible, with 24 hour nurse led care and an army of young volunteers who help provide a warm social atmosphere. Revitalise provides entertainment and excursions, including accessible cycling and day trips to France. Their breaks boost wellbeing, reduce social isolation and improve relationships.

Revitalise are seeking £382 to directly fund the provision of one break for a disabled person and their carer from Woodley; this is the subsidy required to make the breaks affordable. In 2018 they provided 6 essential respite breaks for disabled people and carers from Woodley (see page 3 of the application) and currently have 4 more booked in for later this year. Revitalise are hoping to receive the Town Council's help in providing respite for disabled people year on year.

The charity's aim is to provide as many breaks as possible for disabled people and their carers. The subsidy of £382 sought helps cover the cost of items such as recruitment and training of staff, meals and catering, centre maintenance and volunteer costs. The organisation has 138 full time and 152 part time staff along with 1,500 volunteers and provides breaks for 2,422 each year. Revitalise has a total income of over £9M and spends a similar sum on the services it provides.

Copies of the Annual Grant applications are provided with this report - these are **confidential** and for Members' information only.

Grant requests:	£
Citizens Advice Wokingham (CAW)	7,000
Keep Mobile	1,000
ARC	5,500
Revitalise	382
Total	<u>13,882</u>

RESOURCES

In 2019/20 the Council allocated £12,820 to provide Annual Grants to Citizens Advice Wokingham (£6,620), Keep Mobile (£1,000) and ARC (£5,000).

This year's applications total £13,882 which, if all the applications were agreed, would increase the Annual Grants' budget costs by £1,062 over last year's budget allocation.

RECOMMENDATIONS

- ◆ **That Members note the contents of the report.**
- ◆ **That Members recommend approval of the Revised Budget Estimates for the 2019/20 financial year, as set out in the Budget Appendix.**
- ◆ **That Members recommend the grants to be allocated to the Annual Grant applicants and to be included in the Committee's Budget for 2020/21.**
- ◆ **That Members recommend the Budget Estimates for 2020/21 to the Strategy and Resources Committee.**

PLANNING & COMMUNITY COMMITTEE BUDGET SUMMARY 2020/21					
Expenditure		Actual	Estimate	Revised Est	Estimate
Code	Description	2018/19	2019/20	2019/20	2020/21
	Grants and Service Level	31662	31581	31581	33093
	Agreements				
Total		31662	31581	31581	33093
Income		Actual	Estimate	Revised Est	Estimate
Code	Description	2018/19	2019/20	2019/20	2020/21
Total		0	0	0	0
Net		31662	31581	31581	33093

Report of a Meeting of the Cycling in Woodley Working Party held at The Oakwood Centre on Wednesday 5 December 2019 at 6:00 pm

Present: *Councillors C. Jewell (Chairman); D. Bragg; A. Chadwick; J. MacNaught*

Officer Present: *L. Matthews, Committee Officer*

1. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor A. Heap.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by members of the working party.

3. **MINUTES OF THE MEETING HELD ON 23 OCTOBER 2019**

The minutes of the Cycling in Woodley Working Party meeting held on 23 October 2019 were noted and agreed.

4. **CYCLING STRATEGY**

Following the brainstorming session at the previous meeting, Councillor Jewell had produced a draft Action Plan/Strategy, listing the suggested actions to be taken to improve, facilitate and encourage cycling in Woodley. This was circulated at the meeting and the working party discussed each suggested action and identified which actions could be undertaken in the short, medium or long term. The ranking of each action – i.e. which would be undertaken first, second and third etc – was briefly discussed and it was agreed that all the actions that could be undertaken in the short term would be ranked as “1st priority”. The draft Action Plan/Strategy is attached at **Appendix A.**

Councillor Jewell reported that Councillor Baker had set up a Facebook page to provide a single point of contact where cycles that had been lost, stolen or found could be reported.

As requested at the previous meeting, the Committee Officer had contacted Rebecca Brooks at Wokingham Borough Council and a representative from Thames Valley Police, inviting them to attend a future meeting, but no responses had been received. The Committee Officer agreed to contact both again and Councillor MacNaught said that he would contact PC Karen Bird, the School Liaison Officer, to ask whether she could help with educating school children about safe and considerate cycling. The Committee Officer said that she would again ask Wokingham Borough Council whether a map was available showing the cycle routes in Woodley.

Councillor Jewell said that, for the next meeting, she would compile a list of people who might like to join a focus group and asked for other Members to suggest names, if they knew of anyone who would be interested. The importance of including a range of ages, including children, was noted.

7. **DATE OF NEXT MEETING**

The date of the next meeting would be set when a response to the invitations to attend had been received from Wokingham Borough Council and/or Thames Valley Police.

Meeting closed at 7:15 pm

Cycling in Woodley Working Party – Draft Action Plan/Strategy

A strategy to communicate, collaborate and educate our local community to improve, facilitate and encourage cycling in Woodley

Action	Partners/Stakeholders	Short/medium/long term	Ranking
Conduct an audit of cycle parking provision.	Businesses + WBC	Short	1st
Identify and provide signs for 'safe' cycle routes using existing infrastructure.	WBC	Short	1st
Establish better signage and road/pavement markings for cyclists.	WBC, RBC	Short/medium	1st
Develop a Local Walking and Cycling Infrastructure Plan for Woodley (and Earley?).	WBC, ETC	Medium/long	
Consider the setting up of a cycle hire scheme (including e-bikes) in conjunction with WBC's Bike Hut.	WBC + cycle suppliers	Medium	
Set up a cycling focus group to 'test' ideas for changes/improvements.		Short	1st
Liaise with other Councils/organisations to establish partnerships that will help to reduce gaps in provision beyond Woodley's boundaries – inter-urban routes.	WBC, ETC, RBC, Charvil PC Sustrans	Short/medium/ongoing	1st
Consider ways of increasing education for all ages to reduce accidents, improve cycling proficiency and to avoid conflicts between pedestrians and cyclists.	WBC, Police, Sustrans	Medium/long/ongoing	
Establish a central depository for data on cycle thefts and accidents.	Police	Medium	

Our Ref: CTIL 122018 / TEF 2742/ VF86768

Woodley Parish Councillors

6th 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)**

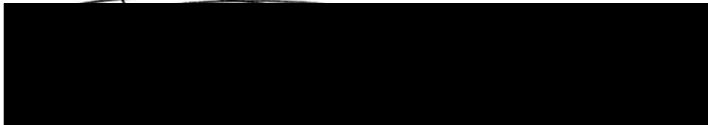
- **Following a thorough review, the proposed upgrade works at this extant electronic communications site as detailed within this letter and appended plans has been chosen to provide the improved levels of network services required from this existing base station whilst minimising the upgrade developments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



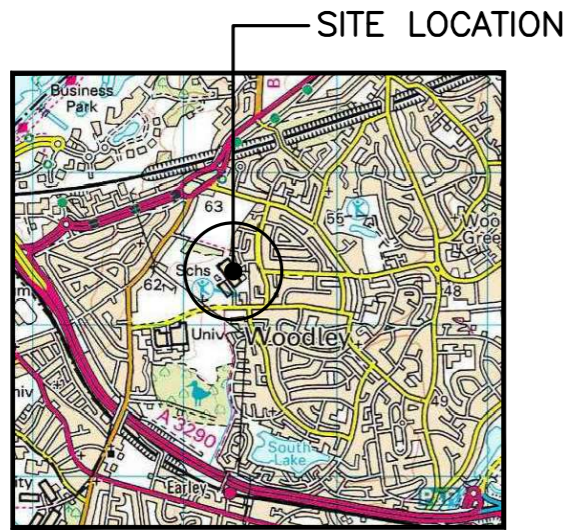
John-Paul Robertson

Consultant Planner

John-Paul.Robertson@gallifordtry.co.uk

Mob: 07775910135

(for and on behalf of CTIL and Vodafone Ltd)

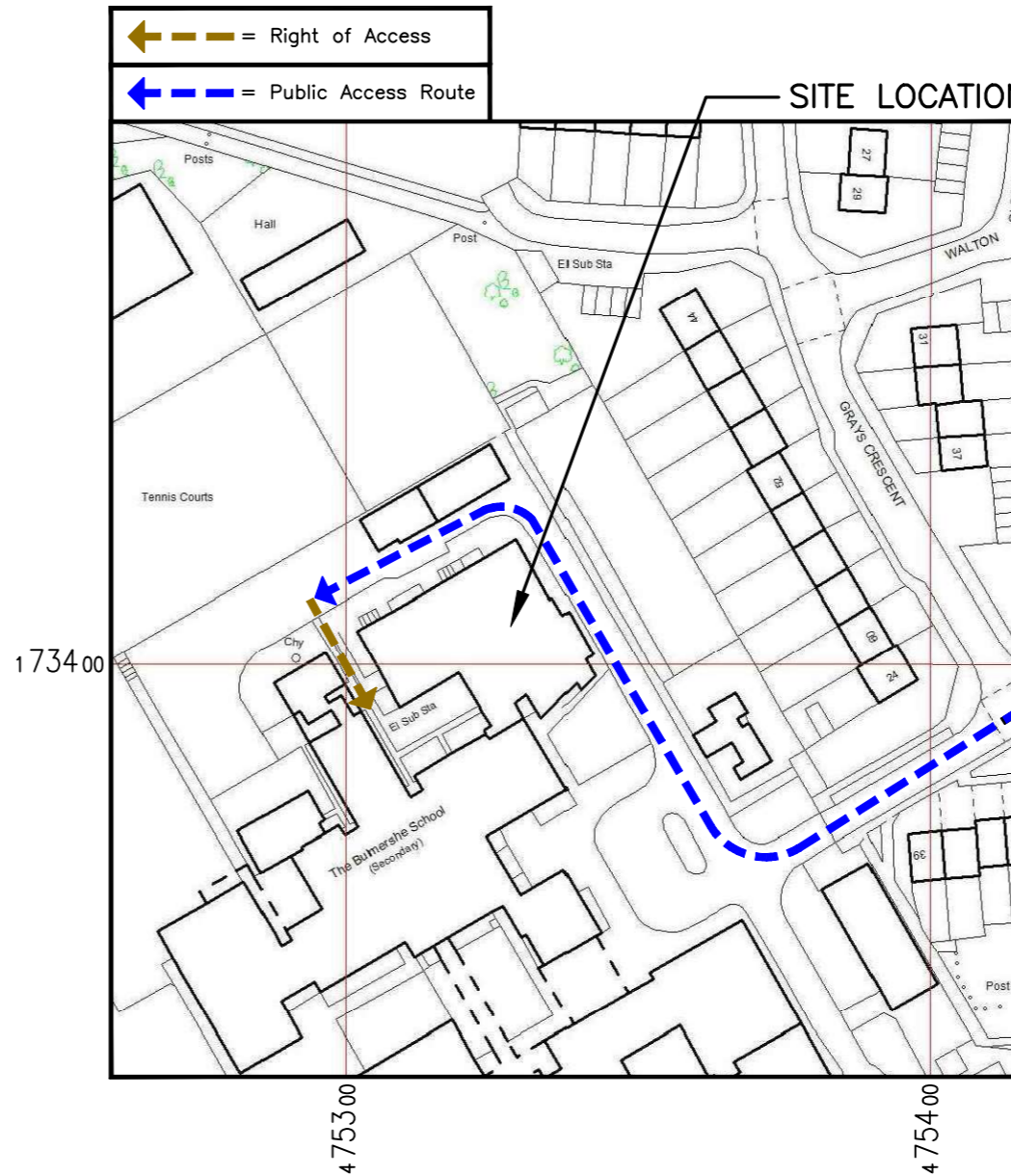
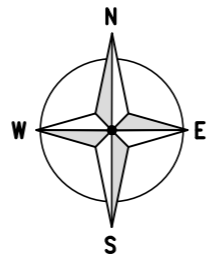


SITE LOCATION

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.



0 12.5 25 37.5 50 62.5m
1:1250

DETAILED SITE LOCATION
(Scale 1:1250)

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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

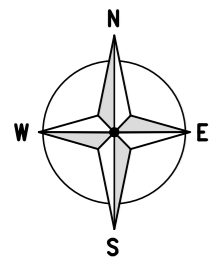
WHP Telecoms Ltd
Faraday Court
401 Faraday Street
Birchwood Park
Warrington WA3 6GA
Tel: 01925 424100 Fax: 01925 424101
e-mail: info@whptelecoms.com

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

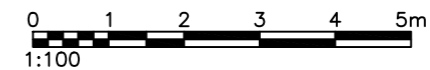
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ON STAND-OFF BRACKET FIXED TO
WALL MOUNTED POLE

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:

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

WHP Telecoms Ltd
Faraday Court
401 Faraday Street
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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

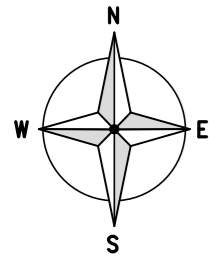
Drawing Title:
EXISTING SITE PLAN

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

Drawing Number: **200** 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 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
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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

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

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REV	MODIFICATION	BY	CH	DATE

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vodafone
CTIL - LONDON

Cell Name	Opt.
BULMERSHE SCHOOL	-

Cell ID No		
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122018	N/A	86768

Site Address / Contact Details
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WOODLEY, READING
BERKSHIRE
RG5 3EL

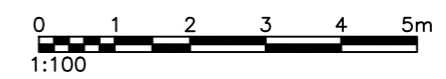
Drawing Title:
PROPOSED SITE PLAN

Purpose of issue:	PLANNING	Dwg Rev:
Drawing Number:	201	A

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

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

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:

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

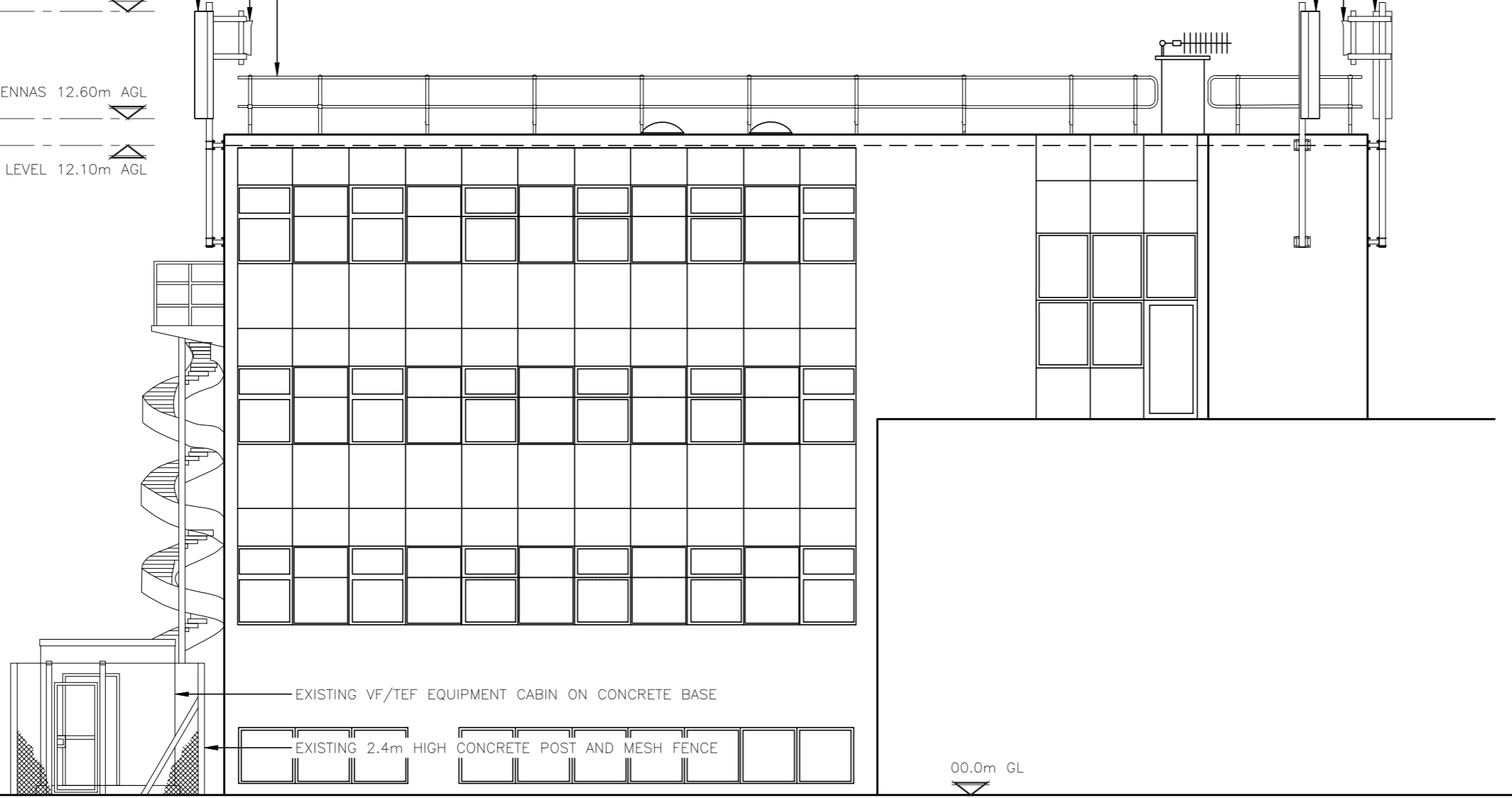
U/S OF ANTENNAS 12.60m AGL

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

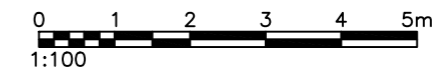


EXISTING VF/TEF EQUIPMENT CABIN ON CONCRETE BASE

EXISTING 2.4m HIGH CONCRETE POST AND MESH FENCE

00.0m GL

EXISTING SOUTH EAST ELEVATION
(SCALE 1:100)



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

ERICSSON

WHP Telecoms Ltd
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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:	Dwg Rev:
PLANNING	A

Drawing Number:	Pack Issue:
300	A

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

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

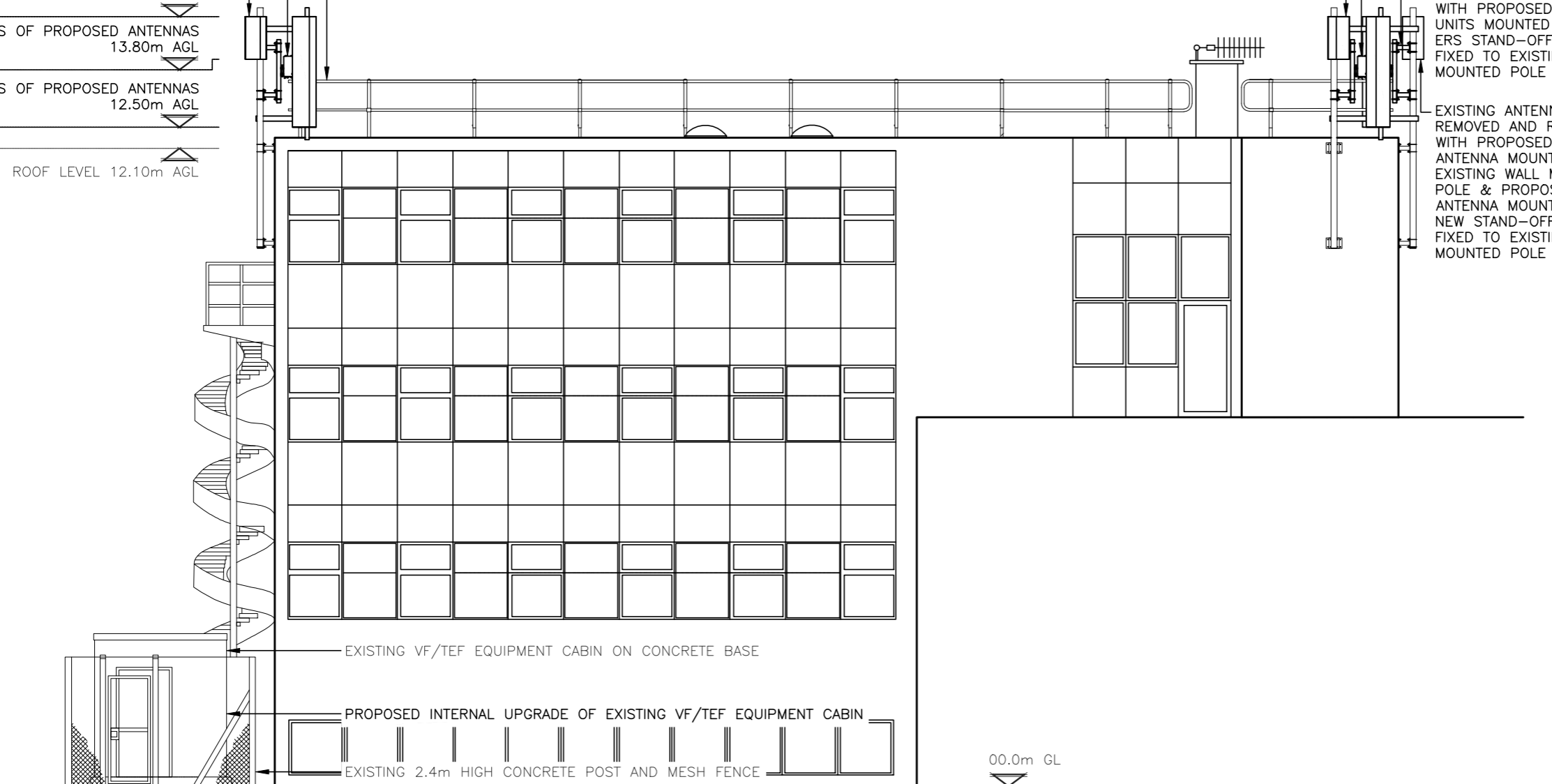
TOP OF PROPOSED ANTENNAS 14.60m AGL
 U/S OF PROPOSED ANTENNAS 13.80m AGL
 U/S OF PROPOSED ANTENNAS 12.50m AGL
 ROOF LEVEL 12.10m AGL

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

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 BERKSHIRE
 RG5 3EL

Drawing Title:
 PROPOSED SITE ELEVATION

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

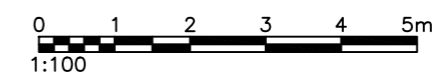
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Surveyed By: SD Original Sheet Size: A3 Pack Issue: A

Drawn: SAH Date: 17.10.19 Checked: JAV Date: 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
 22 (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 kilometre¹, 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 19th 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.

¹ 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.