



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

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To: **Members of the Planning and Community Committee**  
Councillors J. Cheng (Chairman); K. Baker; D. Bragg; M. Doyle; M. Forrer; C. Jewell;  
J. MacNaught; D. Mills; 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 8 October 2019, at which your attendance is requested.**

Deborah Mander  
Town Clerk

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

1. **APOLOGIES**
2. **DECLARATIONS OF INTEREST**  
To receive any declarations of interest from Members on agenda items.
3. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 10 SEPTEMBER 2019**  
To approve the minutes of the Planning Committee meeting held on 10 September 2019 and for the Chairman to sign them as a true record. ***(These minutes were provided in the Full Council agenda of 1 October 2019.)***
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 7

6. **PLANNING APPEALS**

- a) To note that the following appeal against refusal of planning permission has been lodged with the Planning Inspectorate:

Application: 191006  
Location: 123 Loddon Bridge Road, Woodley, RG5 4AG.  
Proposal: Householder application for the proposed erection of boundary wall to front/side and new side access.  
(Woodley Town Council had concerns about site lines.)

- b) To note the following appeal decisions:

Application: 190056  
Location: 268 Kingfisher Drive, Woodley, RG5 3LH.  
Proposal: Proposed two storey side extension with front and rear dormers, front porch plus internal alterations.  
Details: Appeal against refusal of planning permission.  
(Woodley Town Council had no objections to the proposal.)  
Decision: The appeal was dismissed.

Application: 182335  
Location: 105 Colemans Moor Road, Woodley, RG5 4DA.  
Proposal: Proposed demolition of existing bungalow and construction of 4 x 2 bed flats and 2 x 1 bed flats with 6 No. parking spaces and associated external works.  
Details: Appeal against refusal of planning permission.  
(Woodley Town Council had concerns about insufficient parking provision.)  
Decision: The appeal was allowed.

7. **STREET NAMING**

To note that notification has been received from Wokingham Borough Council that the new road to be constructed at the former Pitts Works site, 101 Colemans Moor Road, Woodley, will be named Loddon Gardens.

8. **COMMUNITY SPEEDWATCH UPDATE**

To receive an update on matters relating to Community Speedwatch.

9. **CYCLING IN WOODLEY WORKING PARTY**

- a) To note that requests have been received from Councillors MacNaught and Bragg to be appointed to the Cycling in Woodley Working Party. Members to consider the requests.

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

10. **WOKINGHAM BOROUGH COUNCIL: LOCAL TRANSPORT PLAN 4 (LTP4)**

At the Planning and Community Committee meeting held on 10 September 2019 (minute number 83), it was resolved that Members would send their comments on LTP3 and suggestions for LTP4 to Councillor Doyle to be combined with the draft responses tabled by Councillor Doyle at that meeting.

The Committee was subsequently unable to reach a consensus of opinion on responses to the questions posed by the LTP4 team. Therefore a "no comment" response was submitted on behalf of the Town Council and all the

individual responses sent to the Committee Officer by Members were forwarded to Wokingham Borough Council. A request was also made for the LTP4 team to meet with the Committee.

11. **APPLICATION FOR A MINOR VARIATION OF PREMISES LICENCE UNDER THE LICENSING ACT 2003: GOOD COMPANIONS, 149 LODDON BRIDGE ROAD**

To note correspondence received from Wokingham Borough Council, attached at **Appendix 11**, regarding a minor variation of the premises licence for Good Companions, 149 Loddon Bridge Road, Woodley. The views of Members were sought prior to the meeting as responses were required by 26 September 2019 and a "no comment" response was subsequently submitted.

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

To note that, following a request for training on planning matters to be given to Committee members, Wokingham Borough Council have advised that training sessions for town and parish councillors will be held at Shute End later in the year.

13. **WOKINGHAM BOROUGH COUNCIL: HIGHWAY DESIGN GUIDE FOR DEVELOPERS IN WOKINGHAM**

To note correspondence received from Wokingham Borough Council regarding the publication of the new Highway Design Guide. (**Appendix 13**)

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14. **PUBLICATIONS/INFORMATION**

To note receipt of the following:

- *Connecting Communities in Berkshire E-Bulletin – September 2019*
- *Woodley Town Centre Newsletter – October 2019*

15. **FUTURE AGENDA ITEMS**

To consider suggestions for future agenda items.

16. **PUBLICITY/WEBSITE**

To consider suggestions for items to be publicised.

17. **ENFORCEMENT ISSUES**

To note any enforcement issues.

## New Applications Received Between 06/09/2019 and 03/10/2019

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
<b>New Application</b>			
<b>192261</b>	25/09/2019	Hearten UK Ltd	25 Rivermead Road Rivermead Road Woodley RG5 4DH
<b>Proposal :</b> Full application for the proposed change of use of the property from House in Multiple Occupation (HMO - Use Class C4) to residential institution (Use Class C2).			
<b>Observations :</b>			
<b>192283</b>	11/09/2019	Mr Hopskins	3 Triumph Close Triumph Close Woodley RG5 4AQ
<b>Proposal :</b> Householder application for proposed erection of a single storey rear extension and first floor front dormer enlargement.			
<b>Observations :</b>			
<b>192307</b>	24/09/2019	T Donald & L Alder	10 Mollison Close Mollison Close Woodley RG5 4XG
<b>Proposal :</b> Householder application for the erection of a proposed single storey rear extension to dwellinghouse.			
<b>Observations :</b>			
<b>192347</b>	16/09/2019	Mrs Twine	6 Duncan Road Duncan Road Woodley RG5 4HR
<b>Proposal :</b> Householder application for the erection of a proposed single storey side extension to dwellinghouse.			
<b>Observations :</b>			
<b>192351</b>	18/09/2019	Mr & Mrs Froud	7 Selsdon Avenue Selsdon Avenue Woodley RG5 4PQ
<b>Proposal :</b> Householder application for the proposed erection of a single storey rear extension to dwellinghouse, part conversion of the existing garage to create habitable accommodation and conversion of loft space to create habitable accommodation including erection of side dormer and raising the roof by 600mm.			
<b>Observations :</b>			
<b>192356</b>	16/09/2019	Mr Sabar	128 Reading Road Reading Road Woodley RG5 3AD
<b>Proposal :</b> Householder application for the proposed erection of a single storey front extension to form a porch and a loft conversion with rear dormer, plus insertion of 2 No. rooflights to front elevation.			

## New Applications Received Between 06/09/2019 and 03/10/2019

<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
		(Retrospective)	
<b>Observations :</b>			
<b>192358</b>	03/10/2019	Unknown	15 Triumph Close Triumph Close Woodley RG5 4AQ
<b>Proposal :</b> Householder application for the erection of a proposed sunroom to the side elevation following removal of existing conservatory.			
<b>Observations :</b>			
<b>192374</b>	19/09/2019	Mr Gilardoni	The Good Companions 149 Loddon Bridge Road Woodley RG5 4AG
<b>Proposal :</b> Full planning application for the proposed new disabled access ramp/handrails to front elevation, 3m high timber post with festoon light to rear garden plus 1m high pallisade fence to rear garden and children's play area.			
<b>Observations :</b>			
<b>192381</b>	18/09/2019	Ms Lampey	19 Beechwood Avenue Beechwood Avenue Woodley RG5 3DE
<b>Proposal :</b> Householder application for the erection of proposed two storey side and single storey front and rear extensions.			
<b>Observations :</b>			
<b>192395</b>	18/09/2019	Mr Craker	Pitts Works Colemans Moor Road Woodley RG5 4DA
<b>Proposal :</b> Application to vary condition number 11 of planning consent 180988 for the proposed erection of 17 dwellings together with associated vehicular accesses, car parking and landscaping following demolition of the existing dwelling and outbuildings once associated with a former scrapyards use. Condition 11 refers to the provision of a Construction Environmental Management Plan.			
<b>Observations :</b>			
<b>192405</b>	25/09/2019	Mr & Mrs Taelman	130 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4AW
<b>Proposal :</b> Householder application for the proposed two storey rear extension including insertion of 4 No. rooflights to rear, proposed lower ground extension to form basement, internal alterations and changes to fenestration to existing dwelling.			
<b>Observations :</b>			
<b>192408</b>	18/09/2019	Ms Treverton	37 Crockhamwell Road Crockhamwell Road Woodley

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**New Applications Received Between 06/09/2019 and 03/10/2019**


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<u>Application No</u>	<u>Date Recd</u>	<u>Applicant Name</u>	<u>Location</u>
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RG5 3LE

**Proposal :** Householder application for the proposed single storey detached rear outbuilding and 1.8 metre fencing with 0.6m trellis to side of existing dwelling. (Part retrospective)

**Observations :**

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**192424**

18/09/2019

Mr Venkateshwar Reddy Patel

2 Hurricane Way  
Hurricane Way  
Woodley  
RG5 4UX

**Proposal :** Householder application for the erection of a proposed part side extension and a front porch extension.

**Observations :**

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**192507**

26/09/2019

Mr & Mrs Humphreys

14 Stonehaven Drive  
Stonehaven Drive  
Woodley  
RG5 4DE

**Proposal :** Householder application for the proposed first floor side extension plus internal alterations to ground floor side to existing dwelling.

**Observations :**

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**Applications Received :- 14**

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 3 October 2019

' C ' Contrary to Borough

Page No : 1

' E ' Endorsed by Borough

**GRANTED PLANNING PERMISSIONS**

E 191787	Approved	81 Ravensbourne Drive
191796	Approved	21 Denmark Avenue
E 191988	Approved	27 Enstone Road
E 191989	Approved	Emmanuel Church Centre
E 192009	Approved	38 Gemini Road
E 192091	Approved	150 Reading Road
E 192113	Approved	21 Wallace Close
E 192151	Approved	8 Frampton Close
E 192221	Approved	35 Tiger Close

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12 SEP 2019

RECEIVED

Wokingham Borough Council, Shute End, Wokingham, Berkshire, RG40 1WW

**Application for a minor variation to a premises licence or club premises certificate under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the Guidance Notes at the end of the form, especially Note 1.

If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and in black ink. Use additional sheets if necessary.

Once completed please send your application to the relevant licensing authority. You may wish to keep a copy of the completed form for your records.

Spirit Pub Company (Services) Limited

(Insert name(s) of applicant)

being the premises licence holder(s)/club holding a club premises certificate, apply to vary a premises licence under section 41A/club premises certificate under section 86A of the Licensing Act 2003 for the premises described in Part 1 below.

**Part 1 – Premises details**

Postal address of premises (or, if none, ordnance survey map reference, or description) Good Companions 149 Loddon Bridge Road Woodley Berkshire	
Post town Woodley	Postcode RG5 4AG

Telephone number at premises (if any)

[Redacted telephone number]

Premises licence number/club premises certificate number

PR0224

Brief description of premises (Please see Guidance Note 2)  
Public House

**Part 2 – Applicant Details**

I am/we are the premises licence holder/club premises certificate holder. (Please delete as appropriate)

Contact phone number in working hours (if any)

Applicant Postal address IF DIFFERENT FROM PREMISES ADDRESS Spirit Pub Company (Services) Limited Westgate Brewery	
Post town Bury St Edmunds	Postcode IP33 1QT
Please provide email address if you would prefer us to contact you by email (optional) licensing@greeneking.co.uk	

**Part 3 – Proposed variation(s)**

Please tick

Do you want the proposed variation to have effect as soon as possible?  Yes  No

DDMMYYYY

If not, from what date do you want the variation to take effect?

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see Guidance Note 3)  Yes  No

**Please describe the proposed variation(s) in detail in the box below and explain why you consider that they could not have an adverse effect on the promotion of any of the licensing objectives (See Guidance Note 1). This should include whether new or increased levels of licensable activities will be taking place indoors or outdoors (indoors may include a tent):**

<p><b>Details of proposed variation(s)</b> (Please see Guidance Note 4) To vary the licensing plans to include the following:</p> <p>Refurbishment works including new bar back-fitting. New disabled toilet and DDA compliant access lobby with ramp.</p> <p>For full and further details please view the application and licensing plan.</p> <p>Any part of the variation application that changes the plan/layout at the premises to be of no effect until the work has been completed.</p>
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Reasons why you have not enclosed the premises licence/club premises certificate or relevant parts.

Any further information to support your application. (See Guidance Note 6)

**CHECKLIST:**

Please tick to indicate agreement

- I have made or enclose payment of the fee. *call to pay by cc*
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy.
- I have enclosed the plan, if appropriate, of the premises in scale [1mm to 100mm], unless otherwise agreed with the licensing authority.
- I have enclosed the premises licence/club premises certificate or relevant part of it or provided an explanation.
- I understand that if I do not comply with the above requirements my application will be rejected.

I understand that I must now advertise my application for a continuous period beginning on the first working day after the day on which the application was given to the relevant licensing authority and ending at the expiry of the ninth consecutive working day after that day.

**IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.**

**Details of proposed variation(s) (Continued)**

**Part 4 – Operating Schedule**

Please tick those parts of the Operating Schedule which would be subject to change if this application to vary were successful.

**Provision of regulated entertainment (please read guidance note 5)**

Please tick all that apply

- a. plays
- b. films
- c. indoor sporting events
- d. boxing or wrestling entertainment
- e. live music
- f. recorded music
- g. performances of dance
- h. anything of a similar description to that falling within (e), (f) or (g)

**Provision of late night refreshment**

**Supply of alcohol**

(Note that this can only relate to reducing licensed hours, or moving them without any overall increase between 7am and 11pm)

Please tick to indicate you have enclosed the following:

I have enclosed the premises licence/club premises certificate

I have enclosed the relevant part of the premises licence/  
club premises certificate

I have included a copy of the plan  
(this is necessary if the proposed variation will affect the layout)

If you have not ticked one of the previous three boxes, please explain why in the box below.

**Part 5 – Signatures and Contact Details**  
(See Guidance Note 7)

**Premises Licence:** Signature of applicant (the current premises licence holder) or applicant’s solicitor or other duly authorised agent (see Guidance Note 8). If signing on behalf of the applicant, please state your name and in what capacity you are authorised to sign:

Signature	[Redacted]
Date	12 <sup>th</sup> September 2019
Capacity	Licensing Assistant

Where the premises licence is jointly held, signature of 2<sup>nd</sup> applicant (the current premises licence holder) or 2<sup>nd</sup> applicant’s solicitor or other authorised agent (See Guidance Note 9). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	
Capacity	

**Where the premises are a club**

I (insert full name) \_\_\_\_\_ make this application on behalf of the club and have authority to bind the club.

Signature	
Date	
Capacity	

Contact name (where not previously given) and address for correspondence associated with this application. (See Guidance Note 10) Hannah Loynds Spirit Pub Company (Services) Limited Westgate Brewery Bury St Edmunds Suffolk	
Post town Bury St Edmunds	Postcode IP33 1QT
Telephone number (if any) 01284 714140	If you would prefer us to correspond with you by email your email address (optional) licensing@greeneking.co.uk



**Subject: Updated highway design guide for developers**

**Date:** 1 October 2019

Dear town and parish clerks,

*'Living Streets: A Highway Design Guide for Developers in Wokingham'* is now published on a new section of the council's website dedicated to highways development advice.

The new Highway Design Guide is the result of extensive work and internal consultation within planning, policy and highway teams over recent years.

It incorporates latest government policy and guidance, such as the National Planning Policy Framework, Manual for Streets and Healthy Streets, sets key design principles for new development layouts and replaces the previous 2006 Highway Design Guide.

We hope the new guide will provide clear direction to developers on matters including electric vehicle charging requirements, highway materials palette and highway adoption processes. This document helps the council towards its goal of ensuring strong, sustainable communities that are vibrant and supported by well-designed development.

The new webpage also contains a link to the council's parking standards and residential parking calculator, application forms for highway agreements and advice on fees for future maintenance of new highways and estates.

The availability of all highways development advice in one accessible location will help developers, their consultants and other interested parties, streamlining discussions at all stages of the planning process.

View the new Highways Development advice webpage here:  
[www.wokingham.gov.uk/planning-policy/advice-for-developers/highways-development-advice/](http://www.wokingham.gov.uk/planning-policy/advice-for-developers/highways-development-advice/)

Kind regards,

**Rebecca Bird**

Senior Specialist, Communications Engagement & Marketing

**Wokingham Borough Council**