



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 8 September 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 11 AUGUST 2020** Page 5
To approve the minutes of the Planning and Community Committee meeting held on 11 August 2020 and for the Chairman to sign them as a true record.
4. **CURRENT PLANNING APPLICATIONS**
To consider current planning applications and agree comments to be forwarded to the planning authority. **(Appendix 4)** Page 13
5. **PLANNING DECISIONS**
To note information on decision notices received from the planning authority since the last meeting. **(Appendix 5)** Page 15

6. **EXISTING LAWFUL DEVELOPMENT CERTIFICATE NOTIFICATION**

This type of application does not require consultation.

To note application 201893

Location: Bungalow at 72b Headley Road, Woodley, RG5 4JE.

Proposal: Application for a certificate of existing lawful development for an existing dwelling for Domestic Residential use (Use Class C3).

7. **TREE PRESERVATION ORDERS**

a) **Applications for works to trees**

This type of application does not require consultation.

To note application 201821

Location: TPO 3/1951, Woodland 3: 68 Antrim Road, Woodley.

Proposal: To selectively prune three trees.

To note application 201886

Location: TPO 3/1951, Woodland 3: 48 Fairwater Drive, Woodley.

Proposal: To selectively prune one Sycamore tree.

To note application 201995

Location: TPO 832/1996, G2: 10 Highcliffe Close, Woodley.

Proposal: To selectively prune one Horse Chestnut.

To note application 202001

Location: TPO 256/1984, Area 1: 24 Mannock Way, Woodley.

Proposal: To selectively prune one oak tree.

To fell one Ash tree which is obscuring a street light.

To note application 202198

Location: TPO 1732/2020: 27 Hudson Road, Woodley.

Proposal: To selectively prune one oak tree.

b) To note that Wokingham Borough Council has made Tree Preservation Order 1745/2020 – relating to a birch tree and a tulip tree on the rear boundary of 263 and 265 Loddon Bridge Road, Woodley. This order was made in response to a request that highlighted anticipated works to the trees. These trees make a contribution to the landscape character and the verdant amenity of the local area and offer public views from Loddon Bridge Road, Cobham Road and Caldbeck Drive. The order took effect, on a provisional basis, on 25 August 2020 and will continue in force on this basis for 6 months or until the order is confirmed by Wokingham Borough Council.

c) To note that Wokingham Borough Council has made Tree Preservation Order 1747/2020 – relating to trees on the rear boundary of 25 Tiggall Close, Earley and the railway embankment. This order was made in response to a request that highlighted anticipated works to the trees. These trees make a contribution to the landscape character and the verdant amenity of the local area and offer public views from the mainline railway, Tiggall Close and Little Horse Close in Earley and local roads on the other side of the railway line, in Woodley. The order took effect on a provisional basis on 28 August 2020 and will continue in force on this basis for 6 months or until the order is confirmed by Wokingham Borough Council.

8. **READING BOROUGH COUNCIL: TRANSPORT STRATEGY CONSULTATION**
 As resolved at the Planning and Community Committee meeting held on 11 August 2020 (minute number 66), a response to the Reading Borough Council Transport Strategy consultation was agreed by email correspondence between Committee members and was submitted by the deadline of 30 August 2020. The agreed response is attached at **Appendix 8.** Page 17
9. **PLANNING APPLICATION 200951: SONNING GOLF CLUB, DUFFIELD ROAD**
 At the Planning and Community Committee meeting on 11 August 2020, the Committee resolved to write to Wokingham Borough Council asking why the Council had not been consulted on planning application 200951 as an adjoining parish (minute number 59). Planning application 200951 was a reserved matters application relating to a previously approved proposal to build 13 dwellings adjacent to Sonning Golf Club in Duffield Road.
 The response from Wokingham Borough Council is attached at **Appendix 9.** Page 18
10. **PLANNING APPLICATION 200996: ADDINGTON SCHOOL, WOODLANDS AVENUE**
 The Committee considered this full planning application for a proposed new vehicular access to Addington School on 19 May 2020. The Committee's comments were as follows:
 "The Committee had the following concerns regarding this application:
 - The site is located within the Bulmershe Site of Urban Landscape Value (SULV), but this is not mentioned in the application documents. The application should consider the impact of the proposal on the SULV.
 - The application should consider the impact of the proposal on cyclists and pedestrians.
 - Traffic waiting to turn right into the site will cause queues on the westbound carriageway of Woodlands Avenue.
 The Committee recommended that consideration be given to staggering the start times at the local schools in order to reduce the traffic density at peak times."
 The application was granted planning permission on 25 June 2020. The decision notice is attached at **Appendix 10.** Page 19
 At the Extraordinary Council Meeting held on 25 August 2020 a question was asked regarding whether the impact of the proposal on the SULV had been considered when determining the application (minute number 25.5). Members are asked to consider whether any further action is required.
11. **TERMS OF REFERENCE OF WORKING PARTIES AND SUB COMMITTEES**
 To approve the terms of reference of the Cycling in Woodley Working Party, attached at **Appendix 11.** Page 22
12. **PROPOSED CHANGES TO THE PLANNING SYSTEM**
 To note the press release from Wokingham Borough Council regarding the Government's proposed changes to the planning system, attached at **Appendix 12,** and to consider any action to be taken by the Town Council. Page 23

13. **PUBLICATIONS/INFORMATION**

To note receipt of the following:

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

14. **FUTURE AGENDA ITEMS**

To consider suggestions for future agenda items.

15. **PUBLICITY/WEBSITE**

To consider suggestions for items to be publicised.

16. **ENFORCEMENT ISSUES**

To note the enforcement notifications listed in **Appendix 16a** and the Page 26
enforcement case closures listed in **Appendix 16b**. Page 27

**Minutes of a Meeting of the Planning and Community Committee held remotely
on Tuesday 11 August 2020 at 7:45 pm**

Present: *Councillors: P. Wicks (Chairman); K. Baker; D. Bragg; C. Jewell; R. Skegg*

Officers present: *L. Matthews, Committee Officer; K. Murray, Deputy Town Clerk*

56. **APOLOGIES**

Apologies for absence were received from Councillors J. Cheng, M. Forrer, K. Gilder, J. MacNaught and S. Rahmouni.

57. **DECLARATIONS OF INTEREST**

Councillor R. Skegg – Disclosable pecuniary interest: Agenda item 4, planning application 201807: 44 Malone Road, as he owns an adjacent property.

Councillor Skegg took no part in the discussion or decision on planning application 201807.

58. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON
14 JULY 2020**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 14 July 2020 be approved and be signed by the Chairman as a true and accurate record.

59. **CURRENT PLANNING APPLICATIONS**

Under this item, it was noted that the Council had not been notified of the recent planning application (number 200951) regarding reserved matters relating to the previously approved proposal to build 13 dwellings adjacent to Sonning Golf Club in Duffield Road.

RESOLVED:

- ◆ To forward comments to the planning authority as detailed in **Appendix A**.
- ◆ To write to Wokingham Borough Council asking why the Council had not been consulted on planning application 200951 as an adjoining parish.

60. **PLANNING DECISIONS**

RESOLVED:

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

61. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 201647
Location: 37 Carrick Gardens, Woodley, RG5 3JD.
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 5m, for which the maximum height would be 2.85m and the height of the eaves 2.7m.

- ◆ To note application 201917
 Location: Sandford Croft, Sandford Lane, Woodley, RG5 4TA.
 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 3.5m, for which the maximum height would be 3.5m and the height of the eaves 2.8m.

62. **TELECOMMUNICATIONS NOTIFICATIONS**

RESOLVED:

- ◆ To note application 201834
 Location: Land north 329M Winnersh slip road west, RG6 4DL.
 Proposal: Prior approval application for the erection of 1 No. 17m high telecommunications mast housing 6 No. antennas and 3 No. equipment cabinets.

- ◆ To note application 201835
 Location: Land at Mohawk Way adjacent to Sandford Manor Cottage.
 Proposal: Prior approval application for the erection of 1 No. 17m high telecommunications mast housing 6 No. antennas and 3 No. equipment cabinets

63. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note application 201378
 Location: TPO 756/1984, Area 1: 7 Mollison Close, Woodley.
 Proposal: To selectively prune one Oak tree.
 To fell two dead hawthorns and replace with one apple tree

- ◆ To note application 201788
 Location: TPO 832/1996: 3 Highcliffe Close, Woodley.
 Proposal: To selectively prune one False Acacia.

- ◆ To note that Wokingham Borough Council had confirmed the following Tree Preservation Order:
 TPO 1715/2020 – relating to the trees to the east of Wheble Drive, Woodley.

- ◆ To note that Wokingham Borough Council had varied the following Tree Preservation Order:
 TPO 3/1951 – relating to trees located on land at "South Lake Estate and Bulmershe Court Estate", Woodley.
 Area 2 had been removed from the order and trees of amenity that were extant in the area had been included in confirmed TPO 1715/2020.

64. **CYCLING IN WOODLEY WORKING PARTY**

The Cycling in Woodley Working Party had not met since the last meeting of the Planning and Community Committee.

Councillor Jewell informed Members that the bridge over the river from the Loddon Park estate was currently closed off because it was unsafe and Wokingham Borough Council was seeking funding to enable repairs to be undertaken.

RESOLVED:

- ◆ To write to Wokingham Borough Council asking for the repairs to the bridge over the river at the Loddon Park estate to be carried out as soon as possible.

65. **WOKINGHAM BOROUGH COUNCIL: CONSULTATION FOR REMOVAL OF PAYPHONES**

Members considered correspondence received from Wokingham Borough Council regarding a consultation by BT for the removal of nine telephone boxes within the Wokingham area, three of which were located in Woodley.

RESOLVED:

- ◆ To make the following recommendations to Wokingham Borough Council:
 - The phone box located at the junction of Hearn Road and Drovers Way (not used in the past year) should be fully removed.
 - The phone box in Crockhamwell Road (used 46 times in the past year) should stay as it is.
 - The phone box at the junction of Welford Road and Headley Road (used 5 times in the past year) should be fully removed.

66. **READING BOROUGH COUNCIL: TRANSPORT STRATEGY CONSULTATION**

This item had been deferred from the Planning and Community Committee meeting held on 14 July 2020 (minute number 47).

Councillor Skegg informed Members that he had read through the consultation document and had made some notes for the Committee to consider,

RESOLVED:

- ◆ That Councillor Skegg's notes would be circulated to all Committee members and a response to the consultation would be agreed by email. The response would be reported in the agenda for the next meeting of the Planning and Community Committee, on 8 September 2020.

67. **READING BOROUGH COUNCIL: HOUSE EXTENSION DESIGN GUIDE CONSULTATION**

Members noted that Reading Borough Council had produced a Draft Design Guide for House Extensions for consultation.

68. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Connecting Communities in Berkshire E-Bulletin – July 2020*
 - *Me2 Club Newsletter – July 2020*

69. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

70. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

71. **ENFORCEMENT ISSUES**

RESOLVED:

- ◆ To note the information on enforcement issues received from the planning authority, as given in the agenda.

The meeting closed at 8:40 pm

11 August 2020

Woodley Town Council

Observations on the following Planning Applications

Application No. & Address	Proposal
201525 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.
Observations: No comment.	
201567 3 Copse Mead, Woodley, RG5 4RP	Householder application for the proposed erection of a part single part two storey front extension, plus 3 No. dormers to front of dwelling, part single part two storey rear extension, partial conversion of existing garage to form habitable accommodation.
Observations: No objections.	
201594 16 Mitchell way, Woodley, RG5 4NQ	Householder application for the re-alignment of fence and driveway and shed. (Retrospective)
Observations: No objections.	
201605 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.
Observations: No objections.	
201648 37 Carrick Gardens, Woodley, RG5 3JD	Householder application for proposed garage conversion to create habitable accommodation, single storey rear extension including the insertion of 2 No. rooflights, plus a single storey front extension to form a porch.
Observations: The Committee did not object to the proposal, but had concerns about the adequacy of the proposed parking provision.	

<p>201749 39 Lunds Farm Road, Woodley, RG5 4PZ</p>	<p>Householder application for proposed erection of a single storey front extension to form a porch following removal of existing canopy roof.</p>
<p>Observations: No objections.</p>	
<p>201771 4 Harrier Close, Woodley, RG5 4PE</p>	<p>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.</p>
<p>Observations: No objections.</p>	
<p>201781 11 Caldbeck Drive, Woodley, RG5 4LA</p>	<p>Householder application for the proposed erection of a first floor side and rear extension and a single storey rear extension with 2 No. rooflights.</p>
<p>Observations: No objections.</p>	
<p>201782 13 Enstone Road. Woodley, RG5 4QU</p>	<p>Householder application for proposed erection of a single storey rear extension including the insertion of 2 No. rooflights, following the demolition of existing conservatory.</p>
<p>Observations: No objections.</p>	
<p>201799 Cedar Rise, Glendevon Road, Woodley, RG5 4PL</p>	<p>Householder application for the proposed single storey side/rear extension and first floor front extension to existing dwelling.</p>
<p>Observations: No objections.</p>	
<p>201807 44 Malone Road, Woodley, RG5 3NJ</p>	<p>Householder application for proposed erection of a part single part two storey rear extension to existing dwelling, plus changes to fenestration.</p>
<p>Observations: The Committee had concerns about the massing effect and overbearing nature of the proposed extension.</p>	

<p>201853 41 Howth Drive, Woodley, RG5 3EE</p>	<p>Householder application for proposed erection of a single storey rear extension following the demolition of existing rear extension, plus insertion of 3 No. rooflights at rear elevation.</p>
<p>Observations: No objections.</p>	
<p>201885 45 Millbank Crescent, Woodley, RG5 4EP</p>	<p>Householder application for the proposed erection of a part single, part two storey side extension following demolition of existing garage and rear conservatory.</p>
<p>Observations: No objections.</p>	

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Woodley Town Council

PLANNING APPLICATIONS

Application No. & Address	Proposal
201804 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.
201876 17 Lytham Road, Woodley, RG5 3BT	Householder application for proposed erection of single storey rear extension to form a conservatory.
201894 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.
201929 1 Tamarisk Gardens, Woodley, RG5 3BW	Householder application for the proposed erection of a single storey side extension with 1 No. rooflight.
201972 Sonning Cutting Filling Station, 709 London Road, Woodley, RG6 1BG	Full application for the installation of 2 No. electric vehicle charging bays plus associated works including installation of new service bay, power infrastructure, fencing and 2 No. floodlights. (Retrospective)
201974 7 Tiverton Close, Woodley, RG5 3BE	Householder application for the proposed conversion of existing garage to create habitable accommodation.
202031 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.
202050 312 Kingfisher Drive, Woodley, RG5 3LH	Householder application for the proposed erection of a two storey side extension following demolition of existing conservatory.
202060 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.
202106 Paddicks Patch, Waingels Road, Charvil, RG10 0UA	ADJOINING PARISH CONSULTATION Full planning application for the proposed erection of new meeting hall following demolition of existing meeting hall, relocation of three metal storage containers, plus car park improvements with the installation of a cycle stand.
202108 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.
202147 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.

202151 77 Fairwater Drive, Woodley, RG5 3JG	Householder application for the proposed erection of a single storey front extension.
202152 75 Fairwater Drive, Woodley, RG5 3JG	Householder application for the proposed erection of a single storey front extension.
202172 9 Caldbeck Drive, Woodley, RG5 4LA	Householder application for proposed first floor side extension and ground floor rear extension.
202195 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.

Woodley Town Council

PLANNING DECISIONS

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

Application No. & Address	Proposal	Decision
201113 123 Loddon Bridge Road, Woodley, RG5 4AG	Householder application for the proposed erection of boundary wall to front/side and new side access.	Refused <i>[WTC: concerns]</i>
201384 2 Penrose Avenue, Woodley, RG5 3PA	Full application for the proposed erection of 2 No. three bedroom semi-detached dwellings with associated parking and gardens, and extended parking area to the front of the existing dwelling.	Approved E
201484 23 Copse Mead, Woodley, RG5 4RP	Householder application for proposed erection of a single storey rear extension, first floor rear extension including the insertion of 2 No. rooflights, insertion of 1 No. rooflight at front elevation and 1 No. rooflight at side elevation, plus changes to fenestration.	Approved E
201492 5 Fairwater Drive, Woodley, RG5 3JG	Householder application for proposed erection of a single storey front extension to form a porch, two storey side extension including the insertion of 4 No. rooflights, plus changes to fenestration.	Refused E
201495 299 Loddon Bridge Road, Woodley, RG5 4BE	Householder application for the proposed erection of single storey front extensions, part single storey part two storey rear extension, loft conversion to create habitable accommodation, the insertion of 8 No. rooflights, plus internal alterations and changes to fenestration.	Refused <i>[WTC: concerns]</i>
201497 54 Radcot Close, Woodley, RG5 3BG	Householder application for the proposed erection of a first floor front extension.	Approved E
201563 53 Rochester Avenue, Woodley, RG5 4NB	Application to vary condition 2 of planning consent 193291 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. Condition 2 refers to approved details and the variation is to amend the approved ground floor rear extension to align alongside the boundary line.	Approved E
201594 16 Mitchell way, Woodley, RG5 4NQ	Householder application for the re-alignment of fence and driveway and shed. (Retrospective)	Withdrawn
201598 330 Headley Road East, Woodley, RG5 4SJ	Householder application for the proposed erection of a two storey side extension with 3 No. rooflights.	Approved E

201624 30 Radcot Close, Woodley, RG5 3BG	Householder application for the proposed erection of a single storey side extension and part garage conversion, plus changes to fenestration.	Approved E
201648 37 Carrick Gardens, Woodley, RG5 3JD	Householder application for proposed garage conversion to create habitable accommodation, single storey rear extension including the insertion of 2 No. rooflights, plus a single storey front extension to form a porch.	Approved E
201799 Cedar Rise, Glendevon Road, Woodley, RG5 4PL	Householder application for the proposed single storey side/rear extension and first floor front extension to existing dwelling.	Approved E
201807 44 Malone Road, Woodley, RG5 3NJ	Householder application for proposed erection of a part single part two storey rear extension to existing dwelling, plus changes to fenestration.	Approved <i>[WTC: concerns]</i>
201853 41 Howth Drive, Woodley, RG5 3EE	Householder application for proposed erection of a single storey rear extension following the demolition of existing rear extension, plus insertion of 3 No. rooflights at rear elevation.	Approved E
201885 45 Millbank Crescent, Woodley, RG5 4EP	Householder application for the proposed erection of a part single, part two storey side extension following demolition of existing garage and rear conservatory.	Approved E

Woodley Town Council

Response to Reading Borough Council Transport Strategy consultation

Highway, Network Management & Parking

The Committee are supportive of the road safety schemes, especially where they benefit Woodley residents travelling to and from Reading

Section Headings & Comments:

Road safety schemes: Should be supportive, not much for Woodley here but these initiatives will benefit our residents to work and travel in Reading

EV charging points: The need for more EV charging points is identified but these are only identified for the town's park and rides.

Intelligent transport management: If the traffic management to improve the situation and air quality in the town centre goes ahead, will this increase the burden on the suburbs and surrounding towns like Woodley. What will be the scope of this traffic management and how will any out-of-town impact be measured? The Town Council would seek assurances that this problem will not just be moved into our town from Reading.

Smart City initiatives: This section identifies the need for cross-council co-operation but has rather vague objectives and seems weak compared to other sections.

Multi Modal: The strategies are clear and identifies, amongst other things:

- That the network is poor for non-car transport
- The pinch points at peak times where encouraging alternative means of transport would alleviate the problem

Comments on solutions:

- **Pavement clutter:** Removal of pavement clutter, especially along the A329 and areas around Reading College/Reading University
- **Upgrade of cycle and pedestrian routes:** Whilst there is planned improvement to the A329, we would encourage cross-council debate on improvement to areas on the Woodley/Earley borders that form a link to the wider network.
- **Improved public transport provision:** Bus travel in Woodley is inadequate; it is unreliable on some routes, the Sunday services are poor, and more needs to be done to encourage use. People want cheaper, more reliable buses.
- **IDR enhancements:** The reference to Inner Distribution Road (IDR) Multi-Modal enhancements mentions a reallocation of road space to cycling and pedestrians. The IDR is the main thoroughfare for Heavy Traffic serving Reading Town Centre commercial Properties and direct route to Oxford and beyond. We feel that given the congestion and pinch points identified in this network, this proposal would present an undue danger to life. We propose that the Council consider using existing infrastructure to provide the necessary routes, skirting around the IDR for the use of pedestrians and cyclists.
- **Automated traffic management:** If there is to be more reliance on automated traffic management, how does this affect neighbouring boroughs?

3.64: Traffic signal upgrades

- Whilst generally supportive of these proposals, it is unclear how the filters will work at key junctions, e.g. Pepper Lane.
- The Junction 11 roundabout is dangerous due to poor filtering and timing.

Dear Linda,

The reason Woodley TC weren't consulted was because the red site outline does not adjoin the parish boundary. However, if you go by the blue site outline for the whole Golf Club (which is much larger) then it does, which may be why they have been consulted in the past – although to my knowledge we go by the red site boundary not the ownership boundary for consultations. You can see the site position relative to the parish boundary (the blue/green line) here:



Additionally, I have checked if Woodley TC were consulted on the original outline application (ref: 161529) and I can confirm that they were not part of the consultation list. Notwithstanding, planning application 200951 is a reserved matter application to finalise details of an outline permission that has already been approved by a planning inspector. Woodley TC's main concerns relating to traffic have been addressed at the outline stage. As such, in my opinion the registration officer followed the correct procedure since Woodley is not an adjoining parish per se. However, if you do not agree with my explanation then please let Marcia/ Justin know about it. I have copied them in this email.

Thanks a lot.
Best regards,
Senjuti

Senjuti Manna
Senior Specialist

Place and Growth
Wokingham Borough Council, Civic Offices, Shute End, Wokingham, RG40 1WR



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING (ENGLAND) 1990

Mrs Sara Mardle
Thames Valley Surveying
Greenbank
University Of Reading
London Road Campus,
London Roa
RG1 5AQ

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 200996
Applicant Name: Mr Sam Warwick
Site Address: Addington School, Woodlands Avenue, Woodley,
Wokingham, RG5 3EU
Proposal: Full planning application for the proposed new
vehicular access to Addington School.

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants permission** for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and Reasons

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered Proposed Block Plan 200041- A003, Existing Site Plan 200041-A002 recieved by local planning authority on 23/04/2020, Location Plan 200041-A001b recieved by the local planning authority on 05/05/2020, Proposed Parking Area H-13 Rev P7 received by the local planning authority on 26/05/2020, Tree Protection Plan R2 received by the local planning authority on 28/05/2020, Gates and Fencing Plan 200041-6-101a received by the local planning authority on 24/06/2020, Hard and Soft Landscaping Plan 200041-3-106 and Construction Details 200041-5-102 received by the local planning authority on 25/06/2020. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Materials

The materials to be used in the construction of the vehicular access are to be as specified on the approved drawings and application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the access is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

4. Landscaping

All hard and soft landscape works are to be carried out in accordance with the approved plan Hard and Soft Landscaping 200041-3-106.

Any trees or plants shall be permanently retained. If within a period of five years after planting, any of the trees or plants are removed, die or become seriously damaged or defective, they shall be replaced in the next planting season with others of the same species, size and number as originally approved

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

5. Parking and turning space to be provided

The car park shall not be used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

6. Visibility splay provision

The car park shall not be used until the proposed vehicular access has been formed and provided with visibility splays as shown on the approved drawing numbered H-13 Rev P7. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

7. Access surfacing

The car park shall not be used until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 10 metres measured from the carriageway edge as shown on the approved drawing numbered Construction Details 200041-6-102 and Hard and Soft Landscaping Plan 200041-3-106.

Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.

Informatives

1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

2. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

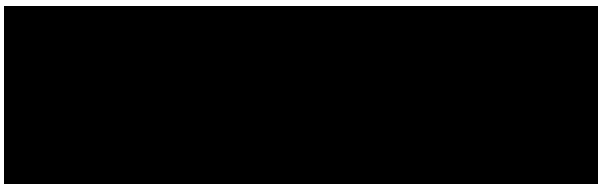
3. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

4. For yellow box junction - The Traffic signs manual states in Chapter 5 that Traffic Regulation Orders are not needed in order to install yellow box markings, although the police should always be consulted. The marking is subject to section 36 of the Road Traffic Act 1988 (S9 8 1). Please contact the WBC highway team for more information.

5. If the school keep clear sign is advisory no TRO would be required. The KEEP CLEAR marking is legally enforceable only when used in conjunction with an upright sign to diagram 642.2A and backed by a traffic regulation order. However, without regular enforcement action, the mandatory version is unlikely to be any better respected than the advisory marking. Please contact the WBC highway team for more information.

6. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Signed

A large black rectangular redaction box covering the signature area.

Clare Lawrence
Assistant Director - Place
Date: 25 June 2020

Cycling in Woodley Working Party - Terms of Reference

Parent Committee: Planning and Community Committee

Overall purpose

1. To develop a Woodley Town Council Cycling Strategy in order to identify, prioritise and optimise actions to:
 - a) Improve Woodley's cycling environment; and
 - b) Provide better facilities for cyclists in Woodley
2. To work with local authorities/cycling groups/experts to achieve the aims of the cycling strategy.

Membership of the working party

There shall be at least 4 members of the Council and no more than 3 interested parties (such as a highways engineer, a cycling expert and cyclists) appointed to the working party. Others may attend by invitation to give expert advice.

Non-councillor members of the working party have no right to vote at the working party's meetings.

Meetings

Meetings of the working party should take place at least quarterly.

Terms of operation

- To review the Vision 2020 document published by the Woodley Community Partnership in 2009, with regard to cycling provision.
- To define the aims and objectives of a WTC cycling strategy.
- To publish and publicise the strategy.
- To discuss how the objectives of the Cycling Strategy may be met.
- To produce a roadmap of the Working Party's planned future.

NEWS RELEASE



APPENDIX 12

**WOKINGHAM
BOROUGH COUNCIL**

Date: 1 September 2020

Issue No: 171/20

Version: 0.1

COUNCIL STUNNED BY MASSIVE PROPOSED INCREASE IN HOUSING NUMBERS

The latest Government proposals would impose over 1,600 new homes a year on Wokingham Borough. That's more than double the current number that 47,000 Wokingham Borough residents objected to last year.

Wokingham Borough Council is outraged by the proposed increase and, as well as objecting to the Government's plans itself, is asking residents to make their feelings known as well. Wokingham Borough Council is asking borough residents to speak up now, as if the proposed new formula is adopted it would have a dramatic impact on the special character of Wokingham Borough. The government consultation is open to all and runs until 1 October.

Leader of the council John Halsall said: "This has come completely out of the blue and is horribly unfair to Wokingham Borough.

"We have put up with Government imposed housing targets for too long. I have gone to Westminster, as have previous council leaders, to ask for a fairer allocation on housing and got nothing back. Last year we asked our residents if they thought the then Government imposed housing target of 800 new homes per year was too many and had an overwhelming response – 47,000 residents told us 800 was too many. We thought that would strengthen our hand, but now the Government is proposing to more than double that!"

John Halsall continued: "We need our residents to step up and tell the Government that they need to rethink this. Adding a new town the size of Woodley and Earley combined into the borough every 15 years is just incomprehensible. We have created a petition to sign and are asking everyone to write to their MPs and to the Secretary of State. We all need to speak up to make our voices heard."

- MORE -

In 2017, the Government committed itself to ensuring a housing market that would build 300,000 new homes per year across England. After falling short of this last year, the Government is now proposing a new formula to calculate housing need that will pick up the shortfall.

When the Government proposed this new formula, it knew there would be some outliers. The council believes Wokingham Borough to be an outlier and will be formally objecting to the proposed formula in the consultation, which runs until 1 October.

Since 2006, nearly 10,000 new homes have been built in Wokingham Borough, an average of 700 new homes each year. The council believes it is building the homes and infrastructure local people need, by building the right homes in the right places.

“I am outraged at how the Government are trying to pull the wool over our eyes,” added Cllr Wayne Smith, executive member for planning. “They are launching two consultations at the same time, but giving much greater coverage to the consultation that doesn’t include housing numbers. Under the umbrella of a major reform to an out of date planning system, they have slipped an attempt at some short term ‘wins’ under the radar – which will have a massive, detrimental impact on Wokingham Borough, as well as many other areas around the country.”

The petition on change.org, created by leader of the council John Halsall but with cross party support, had over 1400 signatures as of 1 September. The council is also hoping to get 100,000 signatures on a parliamentary petition, which would trigger a debate in parliament on the proposed changes to the housing numbers formula.

For more information and to learn more about how to respond, visit www.wokingham.gov.uk/fairplayinhousing.

What can you do?

1. Contact your MP:
 - Theresa May MP theresa.may.mp@parliament.uk
 - John Redwood MP john.redwood.mp@parliament.uk
 - Matt Rodda MP matt.rodde.mp@parliament.uk
 - James Sunderland MP james.sunderland.mp@parliament.uk
2. Contact the Secretary of State for Housing, Communities and Local Government, Robert Jenrick using the online form at <https://forms.communities.gov.uk/>

- MORE -

3. Visit the council's website at <http://www.wokingham.gov.uk/fairplayinhousing> for more information and a copy of the Council's draft response (when available). More information and an online petition is available at www.enough-is-enough.org.uk
4. Take part in the Government consultation at:
<https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

- ENDS -

ENFORCEMENT NOTIFICATIONS - 8 September 2020

Lily May Court, Millers Grove

Breach of Condition 9 of planning permission 142042 - Noise & ventilation

181 Headley Road East

Unauthorised fence and tree works

46 Woodlands Avenue

Roof not in accordance with approved plans 192257

ENFORCEMENT CLOSURES - 8 September 2020

72 Headley Road

Breach of Condition 6 of appeal F/2010/2142 - Office being used as separate dwelling
Application submitted

Goals Soccer Centre, Woodlands Avenue

Pitch lighting very bright and intrusive to neighbouring residents
No breach

Sandford Farm Development, Mohawk Way

Hedgerow being removed
No breach

10 Penrose Avenue

Rear extension over hanging neighbours property - possibly too big
Not expedient

4 Keane Close

Extension on boundary line not built in accordance with approved plan
No breach

8 Carlton Close

Chimney breast removed without planning permission
No breach

16 Mitchell Way

Breach of Condition relating to driveway
Voluntary compliance

The Parade, Coppice Road

Untidy land leading to the Parade and stairways
No breach

46 Woodlands Avenue

Building work out of working hours
No breach