



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

---

To: **Members of the Planning Committee**

Councillors T. Barker (Chairman); S. Brindley; J. Cheng; R. Dolinski; M. Forrer;  
D. Fradley; B. Franklin; J. MacNaught; D. Mills; S. Rahmouni; M. Walker; P. Wicks;  
M. Willson

**NOTICE IS HEREBY GIVEN that a meeting of the Planning Committee will be held at The Oakwood Centre at 7:45 pm on Tuesday 5 December 2017, at which your attendance is requested.**

Kevin Murray  
Deputy 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 7 NOVEMBER 2017** Page 5  
To approve the minutes of the Planning Committee meeting held on 7 November 2017 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 15
5. **PLANNING DECISIONS**  
To note information on decision notices received from the planning authority since the last meeting. **(Appendix 5)** Page 17

6. **PLANNING APPEALS**

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

Application: 171451  
Location: 17 Anthian Close, Woodley, RG5 4XA.  
Proposal: Full application for the proposed change of use of amenity land to residential including replacement of garden wall with a 2m close boarded fence.

b) To note the following appeal decision:

Application: 170803  
Location: 20 Tippings Lane, Woodley, RG5 4RX.  
Proposal: Householder application for the proposed erection of a single storey front extension, following removal of existing single storey front extension.  
Details: The appeal was made against a refusal of planning permission.  
Decision: The appeal was dismissed.

7. **BUDGETARY CONTROL**

To note **Report No. PC 10/17**.

Page 19

8. **HIGHWAYS**

**Road Works/ Street Works Major Projects Co-ordination meeting**

To note the minutes of the Wokingham Borough Council Road Works/Street Works Major Project Co-ordination meeting held on 23 November 2017.

**(Appendix 8)**

Page 20

9. **COMMUNITY SPEED WATCH**

To consider the options set out in the report prepared by Councillor Barker.  
**(Appendix 9)**

Page 24

10. **APPLICATION FOR A GOODS VEHICLE OPERATORS LICENCE:  
29 VISCOUNT WAY, WOODLEY**

To note that notification has been received from Wokingham Borough Council of the following application for a Goods Vehicle Operators Licence:

Operator: Fanele Magudu  
Operating Centre: 29 Viscount Way, Woodley, RG5 4DZ  
Authorisation: 1 vehicle

The Town Council's comments were required prior to this meeting and details of the application were therefore circulated to the Committee and Members' views sought. No objections were raised.

11. **GOVERNMENT HOUSING POLICY**

To note that correspondence was sent from Barkham Parish Council to all towns and parishes in Wokingham Borough requesting expressions of support for a report they had prepared asking for changes to the Government's housing policy. As a response was requested urgently, the report, attached at **Appendix 11**, was circulated to the Committee prior to the meeting and Members' views sought. A letter of support was subsequently sent to Barkham Parish Council.

Page 28

12. **PUBLICATIONS/INFORMATION**

To note receipt of the following:

- *Community Council for Berkshire e-bulletin – November 2017*

13. **FUTURE AGENDA ITEMS**

To consider suggestions for future agenda items.

14. **PUBLICITY/WEBSITE**

To consider suggestions for items to be publicised.

15. **EXCLUSION OF PUBLIC AND PRESS**

**To resolve that, in view of the confidential nature of the business about to be transacted in relation to legal matters, it is advisable in the public interest that the public and press are temporarily excluded and they are asked to withdraw for item 16 on the agenda.**

16. **ENFORCEMENT ISSUES**

To note any enforcement issues.

**THIS PAGE IS INTENTIONALLY  
LEFT BLANK**

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre  
on Tuesday 7 November 2017 at 7:45 pm**

**Present:** *Councillors: T. Barker (Chairman); J. Cheng; D. Fradley; J. MacNaught;  
S. Rahmouni; M. Walker; P. Wicks*

**Also present:** *Councillor K. Baker  
2 members of the public*

**Officers present:** *L. Matthews, Committee Officer*

106. **APOLOGIES**

Apologies for absence were received from Councillors S. Brindley, R. Dolinski, M. Forrer and D. Mills

107. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

108. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 10 OCTOBER 2017**

**RESOLVED:**

- ◆ That the minutes of the Planning Committee meeting held on 10 October 2017 be approved and signed by the Chairman as a true and accurate record.

109. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

110. **PLANNING DECISIONS**

**RESOLVED:**

- ◆ To note information on decision notices received from the planning authority since the last meeting. (**Appendix B**)

111. **NEIGHBOUR CONSULTATION SCHEME**

**RESOLVED:**

- ◆ To note application 173044.  
Location: 39 Chequers Way, Woodley, RG5 3EH.  
Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5m, for which the maximum height would be 2.5m and the height of the eaves 3.4m.

112. **PLANNING APPEALS**

**RESOLVED:**

- ◆ To note the following appeal decision:
  - Application: 171096
  - Location: 33 Campbell Road, Woodley, RG5 3NB.
  - Proposal: Householder application for the proposed erection of two single storey side extensions to dwelling, and conversion of existing garage to additional habitable accommodation.
  - Appeal details: The appeal was made against a refusal of planning permission.
  - Decision: The appeal was dismissed.

113. **TREE PRESERVATION ORDERS**

**RESOLVED:**

- ◆ To note the following:
  - TPO 256/1984: 8 Mollison Close, Woodley, RG5 4XG.  
Consent for the selective pruning of an oak and a silver birch.
  - TPO 1079/2005: West Warren, Warren Road, Woodley, RG5 3AR.  
Consent for the selective pruning of a sycamore.

114. **HIGHWAYS**

**Road Works/Street Works Major Projects Co-ordination meeting**

Members noted the minutes of the Wokingham Borough Council Road Works/Street Works Major Projects Co-ordination meetings held on 19 September and 26 October 2017.

115. **BUS SERVICE 12 WORKING PARTY**

The Chairman presented **Reports No. PC 7/17, PC 8/17 and PC 9/17** of the Bus Service 12 Working Party meetings held on 10 October, 25 October and 1 November 2017 and noted that there had been a very good response by councillors and residents to the request for volunteers to carry out the passenger survey on the No. 12 bus on the weeks commencing 9 October and 16 October.

The final report prepared jointly by the Woodley Town Council and Earley Town Council working parties in response to the Wokingham Borough Council consultation on the future of Bus Service 12 beyond August 2018 had been circulated to members of the Planning Committee for comment prior to the submission deadline of 3 November 2017.

**RESOLVED:**

- ◆ To note Reports No. PC 7/17, PC 8/17 and PC 9/17.

116. **COMMUNITY SPEED WATCH**

Members noted that Inspectors Alastair Lloyd and John Donachy, Thames Valley Police, had been notified of the Council's intention to join the Community Speed Watch scheme, subject to there being no cost to the Council, and that a reply was awaited.

117. **WOKINGHAM BOROUGH COUNCIL BUS STOP INFRASTRUCTURE IMPROVEMENT PROGRAMME**

Members noted that notification had been received from Wokingham Borough Council stating that improvements to bus stop infrastructure in Woodley, as listed in the agenda, would be carried out in the current financial year.

118. **LOCAL PLAN UPDATE**

Members noted correspondence received from Wokingham Borough Council giving an update on the Local Plan Update masterplanning process.

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

Members considered the following application to renew Street Trading Consent:

Application No: ST26

Applicant: Mr Jan Ratip – Adems Kebabs

Trading Site: Woodlands Avenue layby, Woodley (opposite Bulmershe Court)

Trading Times: Sunday to Thursday: 0700 to 0100 hours

Friday and Saturday: 0700 to 0300 hours)

**RESOLVED:**

- ◆ To respond to the West Berkshire and Wokingham Environmental Health and Licensing Service with no objections.

120. **POLICE AND CRIME PLAN 2017-2021**

**RESOLVED:**

- ◆ To note receipt of the summary version of the Thames Valley Police and Crime Commissioner's new Police and Crime Plan, detailing the five strategic priorities for policing and crime for the next five years.

121. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

- ◆ To note receipt of the following:
  - *Thames Valley Environmental Records Centre Newsletter – Summer 2017*
  - *Swan Lifeline Newsletter – Autumn 2017*
  - *Community Council for Berkshire e-bulletin – October 2017*
  - *Launchpad Reading Newsletter – November 2017*
  - *Comment on Government Housing Policy – Barkham Parish Council*
  - *WTCMI Newsletter – October 2017*

122. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

123. **PUBLICITY/WEBSITE**

**RESOLVED:**

- ◆ To display on the website the three documents forming the response to the Bus Service 12 consultation.

124. **EXCLUSION OF PUBLIC AND PRESS**

**RESOLVED:**

- ◆ That in view of the confidential nature of the business about to be transacted in relation to legal matters, it was advisable in the public interest that the public and press were temporarily excluded and asked to withdraw for the following agenda item.

125. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of nine ongoing enforcement matters and five enforcement investigation closure notice.

The meeting closed at 8:45 pm

---

Chairman



## Woodley Town Council

Date :- 08/11/2017

**Observations on the following Planning Applications**

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
<b>Approved on the following applications;</b>				
<b>172730</b>	23/10/2017	Rasha Khoja	Mr Lakhotia	31 Faringdon Road Faringdon Road Earley RG6 1FP
<b>Proposal :</b> Householder application for the proposed erection of single storey rear extension to dwelling.				
<b>Observations :</b> No objections.				
<b>172888</b>	13/10/2017	Dariusz Kusyk	Dr Roope Singh Manhas	74 Woodlands Avenue Woodlands Avenue Woodley RG5 3HD
<b>Proposal :</b> Householder application for proposed erection of single storey front extension to dwelling.				
<b>Observations :</b> No objections.				
<b>172903</b>	23/10/2017	Senjuti Manna	Ms Sally Kerry	43 Ravensbourne Drive Ravensbourne Drive Woodley RG5 4LH
<b>Proposal :</b> Householder application for the erection of single storey side and rear extension.				
<b>Observations :</b> No objections.				
<b>172936</b>	27/10/2017	Dariusz Kusyk	Mr Alan Collins	20 Spruce Road Spruce Road Woodley RG5 4BB
<b>Proposal :</b> Householder application for the proposed erection of single storey rear extension to dwelling following the demolition of the existing garage.				
<b>Observations :</b> No objections.				
<b>172943</b>	23/10/2017	Ade Balogun	Mr Gavin Emmett	38 Austin Road Austin Road Woodley RG5 4EL
<b>Proposal :</b> Householder application for the erection of a single storey front extension.				
<b>Observations :</b> No objections.				
<b>172957</b>	23/10/2017	Janeske Delpont	Euro Car Parks Limited	406 - 412 London Road London Road Woodley RG6 1BG
<b>Proposal :</b> Full planning application for the proposed installation of two columns for automatic number plate recognition (ANPR) cameras.				
<b>Observations :</b> No objections.				

Date :- 08/11/2017

**Observations on the following Planning Applications**

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
<b>172958</b>	23/10/2017	Janeske Delport	Euro Car Parks Limited	406 - 412 London Road London Road Woodley RG6 1BG
<b>Proposal :</b> Application for advertisement consent for installation of eight non-illuminated car parking signs.				
<b>Observations :</b> No objections.				
<b>173011</b>	31/10/2017	Dariusz Kusyk	Mr & Mrs Andrew Way	21 Concorde Way Concorde Way Woodley RG5 4NF
<b>Proposal :</b> Householder application for the conversion of existing garage to create habitable accommodation.				
<b>Observations :</b> No objections.				
<b>173060</b>	23/10/2017	Dariusz Kusyk	Mr & Mrs Cox	2 Bibury Close Bibury Close Woodley RG5 3PE
<b>Proposal :</b> Householder application for the proposed single storey front extension to form porch, conversion of garage to habitable accommodation, plus pitched roof to existing single storey side elevation/garage and bay windows to the ground floor elevation.				
<b>Observations :</b> No objections.				
<b>173106</b>	26/10/2017	Senjuti Manna	Mr Mark Briggs	20 Cornfield Road Cornfield Road Woodley RG5 4QA
<b>Proposal :</b> Householder application for the proposed part single storey, part two storey rear extension to dwelling plus replacement of single storey front porch.				
<b>Observations :</b> No objections.				

Date :- 08/11/2017

**Observations on the following Planning Applications**

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

**Concerns on the following applications;****172731**

09/10/2017	Dariusz Kusyk	Mr & Mrs J Dunford	84 Nightingale Road Nightingale Road Woodley RG5 3LY
------------	---------------	--------------------	---

**Proposal :** Householder application for the proposed erection of a two storey side/rear extension to dwelling following demolition of the existing prefabricated garage and store.

**Observations :** The Committee considered this application and were concerned that the proposal provided insufficient parking for the property.

**172966**

23/10/2017	Dariusz Kusyk	Mr Cliff Wild	16 Mitchell Way Mitchell Way Woodley RG5 4NQ
------------	---------------	---------------	---

**Proposal :** Householder application for the proposed conversion of existing garage to study; erection of a single storey extension to existing shed plus relocation of fence back to original boundary line with provision of new pedestrian access gate.

**Observations :** The Committee felt that the drawings were unclear regarding the positioning of the fence to the side of the property, but assumed that the existing fence had been positioned incorrectly and would be repositioned back to the line of the original fence - in which case the Committee had no objections.

The Committee was concerned about the loss of parking provision if the garage was converted to habitable accommodation and was unsure whether there was room for two parking spaces on the drive.

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 2 November 2017

' C ' Contrary to Borough

Page No : 1

' E ' Endorsed by Borough

**GRANTED PLANNING PERMISSIONS**

E 171617	Approved	7 Nimrod Close
E 171973	Approved	53 Wyndham Crescent
E 172354	Approved	14 Portrush Close
E 172377	Approved	18 Munro Avenue
E 172400	Approved	5 Malvern Close
E 172435	Approved	96 Redwood Avenue
E 172436	Approved	62 Caldbeck Drive
E 172479	Approved	4 Lanark Close
E 172505	Approved	39 Chequers Way
E 172509	Approved	2 The Ridgeway
E 172585	Approved	94 Kingfisher Drive
E 172610	Approved	58 Caldbeck Drive
E 172612	Approved	34 Glendevon Road
E 172648	Approved	18 Concorde Way
E 172668	Approved	14 Colemans Moor Lane
E 172684	Approved	Crockhamwell Road
E 172711	Approved	11 Glendevon Road

**REFUSED PLANNING PERMISSIONS**

E 162281	Refused	45 Shelgate Walk
172368	Refused	16 Harris Close
C 172376	Refused	4 Wroxham Road Local COMMENT No objections.
C 172412	Refused	136 - 138 Crockhamwell Road Local COMMENT No objections.

**NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council**

**Thu 2 November 2017**

' C ' Contrary to Borough

Page No : 2

' E ' Endorsed by Borough

**REFUSED PLANNING PERMISSIONS**

<b>C</b> 172611	Refused	31 Woodwaye Local COMMENT One resident was present at the meeting to ask questions about this application.  The Committee considered the application and had no objections to the proposal.
<b>C</b> 172631	Refused	67 Malone Road Local COMMENT No objections.
<b>C</b> 172650	Refused	53 Loddon Bridge Road Local COMMENT No objections.
<b>C</b> 172784	Refused	191 Colemans Moor Road Local COMMENT No objections.

**OTHER PLANNING DETAILS**

172112	Withdrawn	10 Cottesmore Road
172460	Withdrawn	18 Glendevon Road

**THIS PAGE IS INTENTIONALLY  
LEFT BLANK**

## New Applications Received Between 03/11/2017 and 30/11/2017

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
<b>New Application</b>				
<b>172927</b>	20/11/2017	Andrew Parsons	Mr Peter Kitson	8 Tiger Close Tiger Close Woodley RG5 4UY
<b>Proposal :</b> Householder application for the proposed erection of a part two storey and part single storey rear extension to the existing dwelling.				
<b>Observations :</b>				
<b>173033</b>	24/11/2017	Mohammad Islam	Mrs Scales	24 Badgers Rise Badgers Rise Woodley RG5 3AJ
<b>Proposal :</b> Householder application for the proposed conversion of existing loft to additional habitable accommodation, to include a rear dormer extension and 2No. roof lights.				
<b>Observations :</b>				
<b>173234</b>	06/11/2017	Simon Taylor	D. Eyres	47 Crockhamwell Road Crockhamwell Road Woodley RG5 3JY
<b>Proposal :</b> Householder application for the proposed erection of single storey rear extension to dwelling.				
<b>Observations :</b>				
<b>173250</b>	29/11/2017	Andrew Parsons	Mr Khurram Mehmood	271 Headley Road East Headley Road East Woodley RG5 4SE
<b>Proposal :</b> Householder application for the proposed single storey side and rear extension to dwelling plus conversion of existing garage to habitable accommodation.				
<b>Observations :</b>				
<b>173281</b>	10/11/2017	Simon Taylor	Mr & Mrs A Keag	9 Sunderland Close Sunderland Close Woodley RG5 4XR
<b>Proposal :</b> Householder application for the proposed first floor side extension to dwelling plus conversion of loft space to habitable accommodation.				
<b>Observations :</b>				
<b>173308</b>	13/11/2017	Casey Virasami	Mr Brent Mooney	3 Steggles Close Steggles Close Woodley RG5 3AH
<b>Proposal :</b> Householder application for proposed loft conversion to create habitable accommodation with two side dormer extensions.				
<b>Observations :</b>				

## New Applications Received Between 03/11/2017 and 30/11/2017

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
<b>173338</b>	16/11/2017	Dariusz Kusyk	Mr M Harris	52 Austin Road Austin Road Woodley RG5 4EL
<b>Proposal :</b> Householder application for the proposed part two storey rear extension plus single storey front extension to dwelling.				
<b>Observations :</b>				
<b>173378</b>	21/11/2017	Dariusz Kusyk	Mr R Gilbert	6 Orville Close Orville Close Woodley RG5 4TZ
<b>Proposal :</b> Householder application for the proposed conversion of existing garage to additional habitable accommodation.				
<b>Observations :</b>				
<b>173380</b>	29/11/2017	Ade Balogun	Mr C Holmes	31 Woodway Woodway Woodley RG5 3HA
<b>Proposal :</b> Householder application for the proposed erection of a two storey rear extension to dwelling, to include two side dormer extensions.				
<b>Observations :</b>				
<b>173382</b>	24/11/2017	Andrew Parsons	A. Henham	18 The Ridgeway The Ridgeway Woodley RG5 3QD
<b>Proposal :</b> Householder application for the proposed erection of single storey rear extension to dwelling following part demolition of the existing garage, plus changes to fenestration.				
<b>Observations :</b>				
<b>173407</b>	24/11/2017	Stefan Fludger	Mr Mark Seagrove	3 Caldbeck Drive Caldbeck Drive Woodley RG5 4LA
<b>Proposal :</b> Householder application for the proposed erection of a first floor side extension and single storey rear extension to dwelling.				
<b>Observations :</b>				
<b>173417</b>	29/11/2017	Nuno Fernandes	Mr Syed Shamsi	Hawkhurst House 6 Headley Road East Woodley RG5 4SW
<b>Proposal :</b> Full application for the proposed change of use from B1 to B2 + B8 plus ancillary offices to taxi office (computers and phone line only).				
<b>Observations :</b>				

Applications Received :- 12



NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 30 November 2017

' C ' Contrary to District

Page No : 1

' E ' Endorsed by District

**GRANTED PLANNING PERMISSIONS**

E 172310	Approved	17 Buckden Close
172731	Approved	84 Nightingale Road
E 172761	Approved	14 Caldbeck Drive
E 172888	Approved	74 Woodlands Avenue
172966	Approved	16 Mitchell Way

**REFUSED PLANNING PERMISSIONS**

172057	Refused	Land at 152 Colemans Moor Road
--------	---------	--------------------------------

**THIS PAGE IS INTENTIONALLY  
LEFT BLANK**

**PLANNING COMMITTEE**

**BUDGETARY CONTROL 2017/18**

**Report No. PC 10/17**

<b>EXPENDITURE</b>	<b>Budget 2017/18</b>	<b>Actual Exp as at 31/10/16</b>	<b>Actual Exp as at 31/10/17</b>	<b>Actual Exp as % of Budget</b>	
Annual grants	31498	30481	31498	100.0	Grant payments made in May and October
<b>Total</b>	<b>31498</b>	<b>30481</b>	<b>31498</b>	<b>100.0</b>	
<b>INCOME</b>	<b>Budget 2017/18</b>	<b>Actual Inc as at 31/10/16</b>	<b>Actual Inc as at 31/10/17</b>	<b>Actual Inc as % of Budget</b>	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Net</b>	<b>31498</b>	<b>30481</b>	<b>31498</b>	<b>100.0</b>	

**WOKINGHAM BOROUGH COUNCIL**

Major Projects Stakeholder Engagement Meeting  
Held on the 23 November 2017 in the Council Chamber

Attendees:

Leigh Lovatt-Elliott	Courtney Buses	Edward Day (Chair)	WBC
Neil Scott	Reading Buses	David Green	WSP/WBC
Hanif Price	Instalcom	Ionelia Neagu	WSP/WBC
Glenn Beard	SSE	Jane Hunnisett	WBC
Marcus Oates	Thames Water	Leon Scholtz	WBC
Mohamed Amin	Virgin Media	Patrick McElroy	WBC
Richard Garley	Virgin Media	Francesca Hobson	WBC
		Cllr Shepherd-Dubey	WBC
		David McIntosh	Arborfield Parish Council
		Steve Bromley	Finchampstead Parish Council
		Katy Hughes	Shinfield Parish Council

As per sign in sheet

Streetworks
<ul style="list-style-type: none"> <li>• ED to add up and coming events to Events Calendar</li> </ul>
SGN
<ul style="list-style-type: none"> <li>• No Action</li> </ul>
SSE
<ul style="list-style-type: none"> <li>• No Action</li> </ul>
BT Openreach
<ul style="list-style-type: none"> <li>• Mark Hingston to send diversion plan for Park Lane to Neil Scott</li> </ul>
Virgin Media
<ul style="list-style-type: none"> <li>• No actions</li> </ul>
South East Water
<ul style="list-style-type: none"> <li>• No actions</li> </ul>
Thames Water
<ul style="list-style-type: none"> <li>• MW to liaise with WBC regarding the proposed main replacement in Grazeley</li> <li>• MW to keep Shinfield Parish Council informed of works undertaken on Hyde End Road</li> </ul>
Wokingham Highways Alliance
<ul style="list-style-type: none"> <li>• DP To liaise with the drainage team when undertaking works (with road closure) on Robin Hood Lane</li> <li>• Francesca Hobson to send information regarding the drainage works on Reading Road Winnersh to Winnersh Parish Council</li> </ul>

Date of next meeting – Wednesday 10 January

## Road/Street Works Major Projects Update - Woodley - 23 November 2017

Works Promoter	Street Name	Start	Finish	Description	Location
SSE	Nightingale Road	16/10/2017	24/11/2017	Installation Of Ducts For 33Kv Cable.	OPP S/S TO JCN WITH DARTINGTON
SSE	Nightingale Road	16/10/2017	24/11/2017	Installation Of Ducts For 33Kv Cable.	FROM JCT LINDEN ROAD TO JCT SCHOOL DRIVE
SSE	Loddon Bridge Road	17/10/2017	24/11/2017	Installation Of 11Kv & 33Kv Cables, Associated Jointing Works & Reinstatement	ADJ 1 COPPICE ROAD
SSE	Coppice Road	25/08/2017	04/12/2017	Installation Of Ducts For Future 33Kv Cable	FROM JCT LODDON BRIDGE ROAD TO JCT CLIVEDALE ROAD
Thames Water	Austin Road	23/10/2017	18/12/2017	Water Main Replacement	Carriageway and footway between Fitzroy Crescent entrances
WBC - Capital Schemes	Miles Way	09/10/2017	17/01/2018	Constructing New Traffic Islands, Installing Tactile Crossings	Junction with Mohawk way, Colemoors road and Bader Way.
Network Rail	Butts Hill Road	11/08/2017	09/02/2018	Works To Ensure Compliance With The Overhead Line Electrification Requirements	At Road Over Railbridge NAMED: BUTTS HILL ROAD
SGN	Fairwater Drive	01/04/2017	31/03/2018	Forward Planning - Gas Main Replacement	Full scope to follow when known or the 3 month application is submitted

SGN	Hanwood Close	01/04/2017	31/03/2018	Forward Planning - Gas Main Replacement	Full scope to follow when known or the 3 month application is submitted
SGN	Highgate Road	01/04/2017	31/03/2018	Forward Planning - Gas Main Replacement	Full scope to follow when known or the 3 month application is submitted
SGN	London Road	01/04/2017	31/03/2018	Forward Planning - Gas Main Replacement	Full scope to follow when known or the 3 month application is submitted
SGN	Shepherds Hill	01/04/2017	31/03/2018	Forward Planning - Gas Main Replacement	Full scope to follow when known or the 3 month application is submitted
SGN	Wallace Close	01/04/2017	31/03/2018	Forward Planning - Gas Main Replacement	Full scope to follow when known or the 3 month application is submitted
SSE	Woodlands Avenue	16/01/2018	16/04/2018	Installation Of Hv Main Cable	From near SSE Pole 149 to approximately 185m east towards Highwood Primary School
SGN	Fairwater Drive	01/04/2018	31/03/2019	Forward Planning - Gas Main Replacement	Full scope to follow when known or the 3 month application is submitted

SGN	Fairwater Drive	01/04/2018	31/03/2019	Forward Planning - Gas Main Replacement	Full scope to follow when known or the 3 month application is submitted
SGN	Kingfisher Drive	01/04/2018	31/03/2019	Forward Planning - Gas Main Replacement	Full scope to follow when known or the 3 month application is submitted
SGN	Plymouth Avenue	01/04/2018	31/03/2019	Forward Planning - Gas Main Replacement	Full scope to follow when known or the 3 month application is submitted
SGN	Rickman Close	01/04/2018	31/03/2019	Forward Planning - Gas Main Replacement	Full scope to follow when known or the 3 month application is submitted

# WOODLEY TOWN COUNCIL PLANNING COMMITTEE

## SPEEDWATCH REPORT

### BACKGROUND

A large number of Woodley residents regard speeding vehicles on the town's roads as a notable problem due to the additional danger to road users and pedestrians as well as the additional noise generated. There are a number of fixed Gatso speed cameras on some of the town's major routes and these undoubtedly help to curb excessive speed in the vicinity of the camera. Elsewhere on Woodley's roads, it is not known if speeding is a real problem because there have been little or no focused speed checks conducted in recent years.

There are undoubtedly a number of drivers who excessively break the official speed limit and it is those who are most complained about. The majority of drivers on Woodley's roads do appear to drive within the speed limit and in many places, it is difficult to drive quickly due to the road width restrictions and the number of parked cars. Speeding is seen by many to be a notable problem so it is necessary to conduct some type of ongoing speed checks in areas where speeding is reported to be an issue.

Woodley Town Councillors have been made aware of a Thames Valley Police (TVP) initiative to involve the Town and Parish councillors and residents in the Wokingham Borough in a voluntary shared scheme called Speedwatch. This scheme has been implemented by Finchampstead Parish Council for some years and is regarded as a success by both the council and TVP. A team consisting of councillors and officers from Woodley Town Council visited Finchampstead to learn more about the scheme and how it operates. The team was impressed by what the Finchampstead PC has achieved and recommended that WTC investigate deploying a similar Speedwatch scheme in Woodley.

For information, Finchampstead PC conducted 38 Speedwatch deployments last year and nearly 900 letters were sent out to speeding motorists.

The Planning Committee has discussed various options for a Speedwatch project during 2017 but determined that the scheme as understood did not meet the requirements of a much larger town council such as Woodley. Inspector John Donachy from TVP has recently provided more information about the Speedwatch scheme which has evolved over time and he has now cleared up some of the misconceptions as well as providing additional suggestions on how to proceed. The two options shown below provide details of a shared scheme run by TVP and a more private scheme which would be under WTC control.



## OPTION 1 – SHARED SPEEDWATCH

In this option, WTC would adopt the Speedwatch scheme run by TVP where the speed detection equipment is shared with all the other Parish and Town Councils in the WBC area.

The main points of this option are:

- TVP own the equipment for speed monitoring
- TVP determine where and when the speed detection equipment will be deployed following discussion with residents groups
- A voluntary charge of £200 is requested from each participating council when new capital equipment is required (This is not an annual charge)
- Volunteers, including community members and councillors, participate in the operation of Speedwatch
- Insurance – All volunteers have to register and be accepted as a Police Support Volunteer in order to be covered by the Police insurance.
- A minimum of two volunteers are required to operate Speedwatch safely
- The current speed detection equipment which costs between £2k-£3k does not include a camera or ANPR (Automatic Number Plate Recognition) capability
- The output of any Speedwatch campaign is a list of speeding car registration numbers which is sent to a separate TVP volunteer team to determine the car owners name + address and send a letter.

The Pros and Cons of this option are as follows:

Pros	Cons
Use existing TVP equipment and process	Volunteers have to sign up as official Police Support Volunteers
Low cost for WTC	Volunteers can be asked to work outside of the Woodley area
Little or no management of Speedwatch required from WTC	No photographic evidence – rely on vision and correctly recording the number plate data
	No ANPR data – volunteers required to manually record number plates
	Little or no WTC involvement
	WTC would be in competition with other neighbouring councils for use of the equipment

## OPTION 2 – PRIVATE SPEEDWATCH

In this option, WTC would purchase and own the Speedwatch equipment as well as locate and secure the volunteer team. The volunteer team would be insured via WTC's insurance scheme. WTC in conjunction with residents groups and TVP would determine where and when the speed detection equipment is deployed within the town.

The main points of this option are:

- WTC own the equipment for speed monitoring
- WTC determine where and when the speed detection equipment will be deployed following discussion with residents groups and TVP
- WTC would not be in competition with other neighbouring councils for use of the equipment
- The capital cost of the speed detection equipment would be met by WTC
- Community members (including councillors) participate in the operation of Speedwatch
- Insurance – All volunteers have to register and be accepted by WTC in order to be covered by WTC's insurance.
- A minimum of two volunteers are required to operate Speedwatch safely
- WTC can purchase appropriate speed detection equipment which should include as a minimum a camera. ANPR functionality would be appreciated but the added cost may be prohibitive.
- The output of any Speedwatch campaign is a list of speeding car registration numbers for a separate TVP volunteer team to determine the car owners name + address and send a letter.

Pros	Cons
Use existing TVP back end process to locate the car owner and send a letter	Volunteers will operate in the Woodley area only
WTC can purchase speed detection equipment which includes a camera (and possibly ANPR)	Capital cost to WTC of approx. £5k for Sentinel equipment which includes a camera
WTC has an autonomous Speedwatch capability which is appropriate for a large town	More onus on WTC and the volunteers to manage the Speedwatch deployments
Volunteers will only have to fulfil WTC's criteria for inclusion on the Insurance scheme	No ANPR data unless affordable equipment sourced – volunteers required to manually record number plates

## RECOMMENDATION

The Planning Committee to consider the two main options and decide on which provides the best solution for a Speedwatch deployment for Woodley.

End of Document

**The Government’s housing policy: a new approach is needed**

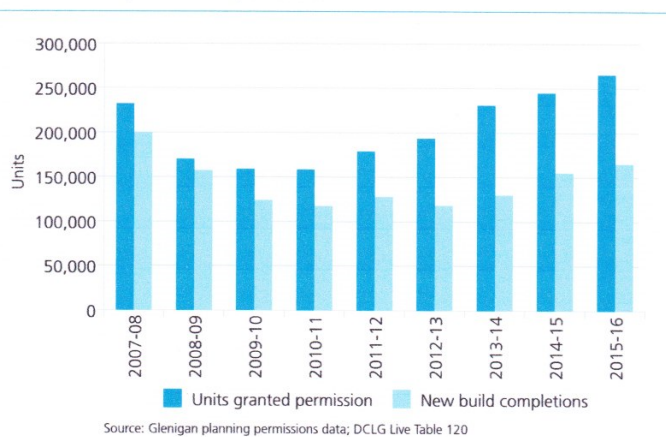
This Government, like many that have gone before, has a housing policy which is in failing. There is justifiable pressure from the Government to increase the number of houses being built and to build them more quickly. Unfortunately ministers are still under the illusion that the problem is the planning system and a shortage of building land. This is in spite of their own figures showing that planning approvals for new housing are far outstripping the number of houses being built and has been for the last ten years. At the same time, the building of affordable housing is at a 20 year low,

The development lobby has been very successful over many years in convincing governments that all that is needed is to allocate more land, and then the problems will be solved. Sadly developers have also failed to deliver on their promises and there is every risk that in a soft market, building rates will actually decline. Meanwhile the current policies are also failing to deliver low cost housing for first time buyers, meaning that the Government is unlikely to attract younger people, whose votes they are desperately seeking.

**The evidence – planning approvals have outstripped the building rate for 10 years**

The Government’s own figures demonstrate that, at the national level, planning applications are being granted well in excess of the rate of building. This is shown in the following table from the Government White Paper of Feb 20 (Figure 4 on page 14).

Figure 4: Annual completions versus permissions



There are a number of reasons why this happens. The massive uplift in value of land with planning permission means that it is treated as an investment opportunity, with developers slowing build rates if the market shows signs of weakening. Additionally there is a shortage of skilled workers which makes it difficult to increase the build rate even when demand is strong.

Lobbyists for the development sector have persuaded the Government that the planning system is the main obstacle to an expanded house building, and that if only more land could be made available, then the housing crisis could be resolved. For the last ten years at least, the developers have failed to deliver on this promise.

**Five year land supply – a flawed methodology**

The current methodology to assess land supply is counter-productive and arguably results in fewer, not more, houses being delivered.

In spite of the huge amount of building taking place around Wokingham, a number of planning appeals have been lost on the grounds that the Borough does not have an adequate 5 year land

supply. This has resulted in additional dwellings on unsuitable sites. This is because a flawed system is used to assess land supply which is based on developers (who have a vested interest in the outcome) advising what they expect to build. If the Borough does not meet its housing target (over which it has no control), then the developers are rewarded with yet more allocations.

In Wokingham alone, planning approvals have been granted which should provide some 13,000 dwellings but which have not yet been built. Where are they? In developers' land banks, it seems.

Meanwhile, the same developers and their advisors continue to acquire and put forward new applications for housing in totally inappropriate and unsustainable locations, often without any infrastructure to support them. To add further insult to injury, Planning Inspectors, at appeal, appear to be giving undue weight to the 5 year land supply which, as explained above, is a flawed methodology.

### **Outlook – building rate in danger of slowing as house prices soften**

House prices are currently flat or even falling. There are widespread tales of new-build houses being sold at discounts of £30,000, £50,000 or even £70,000. This may help to improve affordability, but it is likely that the rate of building will slow if developers have made commitments based on high land values. Many will find themselves in the situation that it is better financially to sit on land banks, waiting for a hoped for rise in land values, rather than to build houses and sell them at a loss.

Expansion of the Help to Buy programme sounds like a step in the right direction. Sadly it is the complete reverse and is the house purchase equivalent of housing benefit. The effect of both schemes is to pump money into the housing market, helping to keep prices high and beyond the reach especially of the younger people.

The housing target for Wokingham is being increased somewhat arbitrarily. However the reality is that over the next few years, the rate of building is likely to decline. If the current 5 year land supply policy continues, it will do nothing to remedy this situation but will just provide additional opportunities for land speculators.

### **Solutions – strengthen the role of local government, not weaken it**

Current Government housing policy allows land owners and their agents to make money out of land, while failing to address the key issues of providing the right kind of houses in the right places at the right prices.

It is recommended that attention should be devoted to incentivise developers and/or to penalise them to encourage timely build out of planning applications. There are various ways this could be done, for example agreeing to lower CIL payments if houses are completed within an agreed timescale and higher CIL payments if delivery is behind schedule.

The Government needs to be exploring ways for local authorities to purchase land cheaply, with or without compulsory purchase intervention. This would allow local authorities to contract builders to build within predetermined time scales. They will be forced to consider more efficient ways of building such as modular construction. Meanwhile landowners would still be able to make a profit, but not the jackpots they currently receive.

Developers do not like affordable housing and complain that they cannot make a profit and lose money on the 35% affordable housing they are required to provide. The land designated for this purpose should be appropriated by the authority to allow them to build their own housing stock, for the less well off.

The Department for Communities should provide guidance to Planning Inspectors to allow responsible authorities such as Wokingham to continue with their strategy of delivering housing according to its sustainable plan, without the additional burden of fighting unreasonable planning appeals that rely on the fiction that the Borough has not provided adequate land for development..

## **Conclusions**

Providing more land will not solve the housing crisis. Current Government housing allows land owners and their advisors to make money out of land, while failing to address the key issues of providing the right kind of houses in the right places at the right prices.

The Government must urgently put in place measures to ensure that the current exploitation of land prices ceases.

The current flawed system of assessing land supply should be scrapped as soon as possible.

Local authorities should be given a more active role in procuring land. This would also mean that any uplift in land values – which is based on planning decisions, would mainly accrue to the authority and not developers, or better still allow affordable housing to be truly affordable at much lower prices.

Guidance to Planning Inspectors should give much less weight to the flawed 5 year land supply process. Instead responsible authorities such as Wokingham should be allowed to continue with their strategy of delivering the housing according to its sustainable plan, without the additional and wasteful burden of fighting unreasonable planning appeals.

6 Nov 2017