



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 12 September 2017, at which your attendance is requested.

Deborah Mander
Town Clerk

A G E N D A

1. **APOLOGIES**
2. **DECLARATIONS OF INTEREST**
To receive any declarations of interest from Members on agenda items.
3. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 15 AUGUST 2017** Page 5
To approve the minutes of the Planning Committee meeting held on 15 August 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 20

6. **NEIGHBOUR CONSULTATION SCHEME**

To note application 172619

Location: 2 Haddon Drive, Woodley, RG5 4LU.

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 3.6m, for which the maximum height would be 3.5m and the height of the eaves 2.4m.

7. **OFFICE CONVERSION PRIOR NOTIFICATION**

To note application 172615

Location: 3 South Lake Parade, Kingfisher Drive, Woodley, RG5 3SJ.

Proposal: Application for prior approval for the proposed change of use of building from shop (Class A) to residential (Class C3).

8. **PLANNING APPEAL**

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

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.

9. **TREE PRESERVATION ORDERS**

TPO 3/1951: 80 Antrim Road, Woodley, RG5 3NY.

To note consent for the felling of a dead alder.

TPO 3/1951: 91 Antrim Road, Woodley, RG5 3NY.

To note consent for the felling of a cypress tree and a Corsican pine.

TPO 1438/2012: 77 Beechwood Avenue, Woodley, RG5 3DF.

Affected property: 68 Woodwaye, Woodley, RG5 3HB.

To note consent for the selective pruning of an oak, a hornbeam and two sweet chestnuts.

10. **STREET NAMING AND NUMBERING**

To note that the following street names have been chosen by Wokingham Borough Council for use in Phase 6 of the Sandford Farm development:

- Woodlands Close
- Hawthorn Crescent
- Fir Tree Road
- Yew Tree Way
- Oak Grove

11. **BUS SERVICE 12 (FORMERLY 19a/c)**

To note that Wokingham Borough Council is consulting Woodley and Earley Town Councils on the future of the Route 12 bus service from September 2018, as explained in the correspondence attached at **Appendix 11**.

Page 21

Members to consider setting up a working group to look at this matter and formulate a response. An extension to the response date of 18 September 2017 has been requested.

12. **CIVIL PARKING ENFORCEMENT**

Wokingham Borough Council is currently transferring powers from the Department for Transport to enable the Council to deliver Civil Parking Enforcement (CPE) with its newly appointed parking contractors, NSL, from early October 2017. Information on CPE received from Wokingham Borough Council is attached at **Appendix 12**.

A briefing session will be held in the Council Chamber at Shute End on Monday 25 September 2017, at 7:00pm, to inform Town and Parish Councils of the improved parking services CPE will deliver. Members are asked to consider sending up to 2 representatives to the briefing session.

13. **APPLICATION FOR A GOODS VEHICLE OPERATORS LICENCE: 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:	B D T Transport Ltd
Operating Centre:	Viscount Way, Woodley, RG5 4DZ
Authorisation:	10 vehicles, 12 trailers

Members to consider whether to raise objections to this application. Objections can only be made on environmental grounds (such as noise, fumes, pollution, vibration and visual intrusion).

14. **APPLICATION FOR A MINOR VARIATION OF PREMISES LICENCE UNDER THE LICENSING ACT 2003: WAITROSE LTD, 108 CROCKHAMWELL ROAD, WOODLEY**

To note that an application for a minor variation to the premises licence has been made by Waitrose Ltd, 108 Crockhamwell Road, Woodley.

The proposed variation is for alterations to the ground floor retail plan, as follows:

- Increase in size of the fixed merchandising stand inside the entrance to the store.
- Reconfiguration of the bakery counter.
- Fixtures to be updated and changed.
- Slight relocation of some of the self-scanning tills.
- Wines section to be updated.

The Town Council's comments were requested by Wokingham Borough Council and were required by 25 August 2017. Details of the proposed variation were therefore circulated to the Committee and Members' views sought prior to this meeting. A response was subsequently sent stating that the Town Council had no objections to the proposal.

15. **WOKINGHAM BOROUGH COUNCIL WINTER SERVICE PLAN 2017/18**

To note receipt of the Wokingham Borough Council Winter Service Plan 2017/18, which has been distributed to all Members electronically.

16. **PUBLICATIONS/INFORMATION**

To note receipt of the following:

- *Community Council for Berkshire Newsletter – August 2017*

17. **FUTURE AGENDA ITEMS**
To consider suggestions for future agenda items.
18. **PUBLICITY/WEBSITE**
To consider suggestions for items to be publicised.
19. **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 20 on the agenda.
20. **ENFORCEMENT ISSUES**
To note any enforcement issues.

**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre
on Tuesday 15 August 2017 at 7:45 pm**

Present: *Councillors: T. Barker (Chairman); S. Brindley; J. Cheng; R. Dolinski;
D. Fradley; B. Franklin; S. Rahmouni; M. Walker; P. Wicks*

Also present: *9 members of the public*

Officer present: *L. Matthews, Committee Officer*

51. **APOLOGIES**

Apologies for absence were received from Councillors M. Forrer, J. MacNaught and D. Mills.

52. **DECLARATIONS OF INTEREST**

Councillor M. Walker – Prejudicial interest: Agenda item 5, planning application 172082: 5 Dunbar Drive, as she knows the owner of the property.
Councillor Walker took no part in the discussion or decision on this application.

53. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 18 JULY 2017**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 18 July 2017 be approved and signed by the Chairman as a true and accurate record.

54. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

55. **PLANNING DECISIONS**

RESOLVED:

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

56. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 172171.
Location: Loddon Vale House, Hurricane Way, Woodley, RG5 4UX.
Proposal: Prior approval submission for the conversion of existing offices to 10 residential units.

57. **PLANNING APPEAL**

RESOLVED:

- ◆ To note that the following application had been lodged with the Planning Inspectorate:

Application: 163443

Location: Land to the Rear of The Willows, 9 Station Road, Earley.
(Adjoining parish consultation)

Proposal: Full application for the proposed erection of 2No. dwellings to land rear of The Willows, including vehicular access off Earley Station car park, parking and landscaping.

58. **HIGHWAYS**

Road Works/Street Works Major Projects Co-ordination meeting

Members noted the minutes of the Wokingham Borough Council Road Works/Street Works Major Project Co-ordination meeting held on 20 July 2017.

59. **CHANGES TO THE 19a/c BUS SERVICE**

Members noted that from 4 September 2017 the 19a/c bus service would be renumbered, rerouted and retimed. This service was operated by Reading Buses on behalf of Wokingham Borough Council and ran between Silverdale Road, Woodley and Royal Berkshire Hospital. The Borough Council had made the decision to increase funding for this service for the next year in order to retain an hourly off-peak service for residents of Silverdale Road and Woodley whilst a longer-term tender process was undertaken.

From 4 September 2017, this service would be known as Service 12 and the route of the service would be:

Central Reading – Royal Berkshire Hospital – Silverdale Road – Loddon Bridge Road – Drivers Way – Crockhamwell Road – Loddon Bridge Road – Vauxhall Drive – Colemansmoor Road – Miles Way – Comet Way – Hurricane Way – Headley Road – Woodlands Avenue – (extending to Culver Lane on some journeys). The bus would return to Reading by the reverse of this route.

Church Road would no longer be served and peak journeys to Woodley and Silverdale Road would also be withdrawn.

60. **ARBORFIELD CROSS RELIEF ROAD**

Members noted that Wokingham Borough Council had submitted a planning application for the Arborfield Cross relief road.

61. **PUBLICATIONS / INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Wokingham Borough Council News Release – Next Step for Carnival Regeneration*

62. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

63. **PUBLICITY / WEBSITE**

There were no suggestions for items to be publicised.

Information on the following item was received after the agenda had been published and was circulated to Committee members prior to the meeting:

64. **MINERALS AND WASTE PLANNING TRAINING SESSION**

Members noted that a training session on Minerals and Waste Planning would be run by Hampshire Services, the consultants producing the new Central and Eastern Berkshire Joint

Minerals and Waste Plan, on 19 October 2017 at the Wokingham Borough Council offices. The Town Council had been invited to send up to 3 representatives.

RESOLVED:

- ◆ That Councillor Barker would attend the Minerals and Waste Planning training session on 19 October 2017.

65. **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.

66. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of two ongoing enforcement matters.

The meeting closed at 9:25 pm

Chairman

Woodley Town Council

Date :- 16/08/2017

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>
Approved on the following applications;				
171760	24/07/2017	Stefan Fludger	Mr John Burger	7 Bibury Close Bibury Close Woodley RG5 3PE
				Proposal : Householder application for the proposed erection of single storey rear and side extensions to the existing dwelling.
				Observations : No objections.
171880	14/07/2017	Nuno Fernandes	Mr Gary Robinson	45 Woodway Woodway Woodley RG5 3HB
				Proposal : Householder application for the conversion of loft space to habitable accommodation plus single storey rear extension to dwelling.
				Observations : One letter had been received regarding this application. The neighbour did not object to the extension, but requested variations to the proposal.
				The Committee had no objections to the application, but asked that the neighbour's comments, which had already been sent to the planning authority, be taken into account.
172038	14/07/2017	Rasha Khoja	Mr Richard Wilson	35 Nimrod Close Nimrod Close Woodley RG5 4UW
				Proposal : Householder application for proposed erection of single storey rear extension to dwelling.
				Observations : No objections.
172044	17/07/2017	Christine Phillips	Mr & Mrs Goodall	51 Addington Gardens Addington Gardens Woodley RG5 3EW
				Proposal : Householder application for the proposed erection of single storey rear extension to dwelling.
				Observations : No objections.
172082	17/07/2017	Nuno Fernandes	Mr & Mrs N M Price	5 Dunbar Drive Dunbar Drive Woodley RG5 4HA
				Proposal : Householder application for proposed erection of single storey rear extension to dwelling and conversion of garage to provide habitable accommodation.
				Observations : No objections.
172150	25/07/2017	Senjuti Manna	Mr J Singh	2 The Ridgeway The Ridgeway Woodley RG5 3QD
				Proposal : Householder application for proposed erection of single storey side/front extension to dwelling following conversion of existing garage to provide habitable accommodation.

Date :- 16/08/2017

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>
Observations : No objections.				
172205	04/08/2017	Simon Taylor	Mr Andrew Cook	Two span brick arched bridge Sandford Lane Woodley
Proposal : Listed building consent for proposed removal of carriageway surfacing, exposure of the entirety of both arches, installation of concrete strengthening 'saddle', reinstatement of carriageway to match the existing line, level and appearance plus undertaking of minor brickwork repairs to the arch barrels with brickwork and mortar to match the existing.				
Observations : The Committee had no objections to the proposals, but requested that the work be scheduled so that it does not take place at the same time as any work on adjacent roads. The amount of traffic on this road is very sensitive to roadworks in the surrounding area and work must be carried out as part of a considered highways plan.				
172216	26/07/2017	Ade Balogun	Ms M Kelly	38 Malone Road Malone Road Woodley RG5 3NJ
Proposal : Householder application for the proposed erection of two storey front and side extensions and single storey rear extension to dwelling.				
Observations : No objections.				
172217	01/08/2017	Christine Phillips	Mr T Grover	26 Marathon Close Marathon Close Woodley RG5 4UN
Proposal : Householder application for the proposed single storey front, side and rear extensions to dwelling.				
Observations : No objections.				
172245	08/08/2017	Ade Balogun	Mr & Mrs Vitto Mas-Gupta	48 Wilmington Close Wilmington Close Woodley RG5 4LR
Proposal : Householder application for the proposed erection of single storey rear/side extension to dwelling following conversion of the existing garage to study/playroom.				
Observations : Two residents were present at the meeting to voice their concerns regarding drainage problems, but did not object to the construction of an extension at this property.				
The Committee considered the application and had no objections to the proposal, but asked that the neighbour's concerns be taken into account to ensure that the already serious problem of occasional sewage flooding at No. 50 Wilmington Close will not be exacerbated.				
172264	08/08/2017	Ade Balogun	Unknown	134 Church Road Earley RG6 1HR
Proposal : ADJOINING PARISH CONSULTATION				
Householder application for the proposed erection of single storey rear/side extension to dwelling plus erection of front porch.				
Observations : No comment.				

Date :- 16/08/2017

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>
172265	08/08/2017	Stefan Fludger	Mrs Sara Humphries	140-142 Crockhamwell Road Crockhamwell Road Woodley RG5 3JH
Proposal : Full planning application for the proposed erection of new fascia signs, one projecting sign and three internal posters, one new timber shop front and two air conditioning condenser units.				
Observations : No objections.				
172266	08/08/2017	Stefan Fludger	Mrs Sara Humphries	140-142 Crockhamwell Road Crockhamwell Road Woodley RG5 3JH
Proposal : Application for advertisement consent for the proposed erection of new fascia signs, one projecting sign and three internal posters, one new timber shop front and two air conditioning condenser units.				
Observations : No objections.				
172267	09/08/2017	Dariusz Kusyk	Mr Andrew King	73 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4AR
Proposal : Householder application for proposed erection of single storey rear extension following demolition of existing conservatory and garage plus relocation of existing greenhouse.				
Observations : No objections.				
172269	08/08/2017	Senjuti Manna	Mr R Dinhton	92 Rochester Avenue Rochester Avenue Woodley RG5 4NB
Proposal : Householder application for proposed erection of two storey side extension to dwelling plus a new front porch.				
Observations : No objections.				
172315	08/08/2017	Rasha Khoja	Mr & Mrs Bennett	22 Walmer Road Walmer Road Woodley RG5 4PN
Proposal : Householder application for the proposed erection of single storey front and rear extension to dwelling.				
Observations : No objections.				
172339	08/08/2017	Senjuti Manna	Mr & Mrs Boonaert	13 Cornfield Road Cornfield Road Woodley RG5 4QA
Proposal : Householder application for the proposed erection of first floor side extension to create habitable accommodation plus erection of front porch.				
Observations : No objections.				

Date :- 16/08/2017

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>
Refused on the following applications;				
172043	26/07/2017	Stefan Fludger	Mr G Bertram	29a Duncan Road Duncan Road Woodley RG5 4HR

Proposal : Full application for the erection of a two storey side and rear extension to be subdivided and used as a separate dwelling house with parking and amenity space.

Observations : Two letters of concern had been received for this application.

The Committee considered the proposals and recommended that the application be refused on the following grounds:

- This is a gross overdevelopment of the site.
- Out of character with the street scene.
- Terracing effect, which could set a precedent in this street.
- Visually unacceptable.
- Insufficient off-road parking for the size of the proposed properties.
- The access to the proposed parking spaces to the side/rear of No.29b is too narrow.
- The existing willow trees in the rear garden will be lost.
- The access to the front door of No.29 is over the parking spaces of No.29a.
- The drawings submitted with the application are inaccurate and need to be amended to correctly depict the existing property.

The Committee also commented that rights of access for each of the three proposed dwellings would need to be addressed.

Date :- 16/08/2017

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;				
172057	31/07/2017	Christine Phillips	Mr J Allen & Ms S Briggs	Land at 152 Colemans Moor Road Colemans Moor Road Woodley RG5 4BX

Proposal : Full application for proposed erection of one 4 bedroom dwelling plus annexe.

Observations : Two neighbours were present at the meeting to voice their concerns about this application and the applicants were present at the meeting.

Following discussions with the neighbours and the applicants, the Committee considered the proposals and had the following concerns:

- The access to the proposed property is very narrow and might not be wide enough for emergency vehicles.
 - The narrow access will present problems for construction vehicles.
 - The land is liable to flooding.
 - Risk to protected species and habitats.
 - There will be very little land remaining to the rear and front of No.152.
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NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 10 August 2017

' C ' Contrary to Borough

Page No : 1

' E ' Endorsed by Borough

GRANTED PLANNING PERMISSIONS

C 171085	Approved	192A Kingfisher Drive Local COMMENT The Committee's view was that conditions 8 and 9 of planning consent F/2008/0498 had been imposed to ensure that sufficient vehicle parking was provided at the property and therefore should be retained.
E 171362	Approved	10 Mulberry Close
171375	Approved	8 Armstrong Way
E 171489	Approved	64 Pitts Lane
E 171536	Approved	9 Renault Road
E 171596	Approved	46 Duffield Road
E 171623	Approved	73a Crockhamwell Road
E 171662	Approved	31 Comet Way
E 171677	Approved	120 Reading Road
E 171685	Approved	51 Haddon Drive
E 171811	Approved	74 Fairwater Drive
E 171823	Approved	43 Telford Crescent

REFUSED PLANNING PERMISSIONS

C 171451	Refused	17 Anthian Close Local COMMENT No objections.
C 171649	Refused	96 Redwood Avenue Local COMMENT No objections.
C 171725	Refused	84 Nightingale Road Local COMMENT No objections.

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New Applications Received Between 11/08/2017 and 07/09/2017

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
New Application				
162281	06/09/2017	Janeske Delport	Mrs Katie Claridge	45 Shelgate Walk Shelgate Walk Woodley RG5 3DP
Proposal : Application for change of use of amenity land to residential.				
Observations :				
171617	21/08/2017	Rasha Khoja	Mr Aaron Frost	7 Nimrod Close Nimrod Close Woodley RG5 4UW
Proposal : Householder application for conversion of existing garage space to provide habitable accommodation. (Retrospective)				
Observations :				
172142	22/08/2017	Christine Phillips	Mr Davis Allen	27 Bodmin Road Bodmin Road Woodley RG5 3RZ
Proposal : Householder application for proposed erection of single storey pitched roof side extension to dwelling plus roof lights.				
Observations :				
172258	21/08/2017	Stefan Fludger	Mr Stuart Hamblin	38 Wallace Close Wallace Close Woodley RG5 3HW
Proposal : Householder application for proposed erection of single storey rear extension to dwelling.				
Observations :				
172352	21/08/2017	Christine Phillips	Mrs Sue Smart	54 Ravensbourne Drive Ravensbourne Drive Woodley RG5 4LJ
Proposal : Householder application for proposed erection of single storey rear extension following demolition of existing garage plus part conversion of existing car port.				
Observations :				
172354	23/08/2017	Senjuti Manna	Mr Sam	14 Portrush Close Portrush Close Woodley RG5 3PB
Proposal : Householder application for proposed erection of single storey side/rear extension to dwelling and conversion of garage to provide habitable accommodation.				
Observations :				

New Applications Received Between 11/08/2017 and 07/09/2017

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
172368	30/08/2017	Rasha Khoja	Mr & Mrs Neville Holborn	16 Harris Close Harris Close Woodley RG5 4XH
Proposal : Householder application for the erection of single storey rear extension to dwelling plus erection of new side shed and rear raised decking. (Retrospective)				
Observations :				
172369	30/08/2017	Gregory Smart	Marks and Spencer	406 - 412 London Road London Road Woodley RG6 1BG
Proposal : Full application for the installation of 2 No. ambient storage containers, 3048mm (l) x 2438mm (w) x 2591mm (h), from 1 October to 28 February (for 5 months only) to provide temporary additional storage space.				
Observations :				
172371	14/08/2017	Ade Balogun	Mr & Mrs Charles Payne	54 Hazel Drive Hazel Drive Woodley RG5 3SA
Proposal : Householder application for proposed erection of single storey side extension to dwelling following conversion of existing garage to create habitable accommodation.				
Observations :				
172376	11/08/2017	Stefan Fludger	Mr & Mrs Walker	4 Wroxham Road Wroxham Road Woodley RG5 3AT
Proposal : Householder application for the proposed erection of two storey side extension to dwelling, and erection of single storey rear extension to dwelling, plus erection of rear dormer to convert loft space to habitable accommodation.				
Observations :				
172377	17/08/2017	Ade Balogun	Clair Dawson Brent	18 Munro Avenue Munro Avenue Woodley RG5 3QY
Proposal : Householder application for the conversion of existing garage to habitable accommodation with new roof and over existing rear elevation plus installation of 1 x window and 3 x roof lights.				
Observations :				
172400	14/08/2017	Dariusz Kusyk	Ms Ying Zhang	5 Malvern Close Malvern Close Woodley RG5 4HW
Proposal : Householder application for the proposed erection of two storey side and rear extension to dwelling following the demolition of the existing car port, single storey rear extension to dwelling, erection of single storey front porch, internal alterations and external landscaping works plus relocation of existing shed.				

New Applications Received Between 11/08/2017 and 07/09/2017

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
Observations :				
172412	30/08/2017	Omar Sharif	Greggs plc	136 - 138 Crockhamwell Road Crockhamwell Road Woodley RG5 3JH
Proposal : Full planning application for the change of use to retail / food and drink.				
Observations :				
172423	23/08/2017	Christine Phillips	Mr Bindi Monon	8 Copse Mead Copse Mead Woodley RG5 4RP
Proposal : Householder application for the proposed single storey side extension, single storey rear extension to dwelling plus hip to gable roof conversion and dormer extensions to create habitable accommodation.				
Observations :				
172429	15/08/2017	Senjuti Manna	Mr A Stewart	18 Glendevon Road Glendevon Road Woodley RG5 4PJ
Proposal : Householder application for the proposed erection of a single storey side extension to dwelling.				
Observations :				
172435	23/08/2017	Rasha Khoja	Mr Mark Redman	96 Redwood Avenue Redwood Avenue Woodley RG5 4DR
Proposal : Householder application for the proposed erection of a single storey rear extension to dwelling.				
Observations :				
172436	15/08/2017	Christine Phillips	Mr S Dowdine & Ms K Preston	62 Caldbeck Drive Caldbeck Drive Woodley RG5 4JX
Proposal : Householder application for the proposed erection of single storey front and rear extensions, part single, part two storey side extensions to dwelling.				
Observations :				
172453	22/08/2017	Gregory Smart	Marks & Spencer	406 - 412 London Road London Road Woodley RG6 1BG
Proposal : Application for advertisement consent for the proposed erection of 1No. non-illuminated sign.				
Observations :				

New Applications Received Between 11/08/2017 and 07/09/2017

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
172456	18/08/2017	Gregory Smart	Mr & Mrs T Humphreys	56 Roslyn Road Roslyn Road Woodley RG5 3HS
Proposal : Householder application for the proposed erection of a single storey rear extension to the existing dwelling.				
Observations :				
172460	15/08/2017	Senjuti Manna	Mr A Stewart	18 Glendevon Road Glendevon Road Woodley RG5 4PJ
Proposal : Householder application for the proposed erection of a single storey side extension to create habitable accommodation.				
Observations :				
172479	01/09/2017	Rasha Khoja	Mr Kevin Duffy	4 Lanark Close Lanark Close Woodley RG5 4DF
Proposal : Householder application for proposed erection of two storey rear extension and first floor side extension plus internal alterations.				
Observations :				
172505	24/08/2017	Ade Balogun	Mr & Mrs Aamer Nawaz	39 Chequers Way Chequers Way Woodley RG5 3EH
Proposal : Householder application for the proposed erection of part single storey rear extension and two storey side extension to dwelling. Relocation of front door and new dropped curb access.				
Observations :				
172509	22/08/2017	Dariusz Kusyk	Mr J Singh	2 The Ridgeway The Ridgeway Woodley RG5 3QD
Proposal : Householder application for proposed erection of single storey rear extension following demolition of existing shed, replacement pitched roof including front and rear dormers plus velux roof windows.				
Observations :				
172585	31/08/2017	Stefan Fludger	Mr James Hartley	94 Kingfisher Drive Kingfisher Drive Woodley RG5 3LG
Proposal : Householder application for proposed erection of single storey rear extension to dwelling.				
Observations :				

New Applications Received Between 11/08/2017 and 07/09/2017

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
172610	05/09/2017	Senjuti Manna	Mr & Mrs Alistair Chalmers	58 Caldbeck Drive Caldbeck Drive Woodley RG5 4JX
Proposal : Householder application for the proposed erection of a single storey rear extension to dwelling.				
Observations :				
172612	04/09/2017	Ade Balogun	Mr Mark Simpkin	34 Glendevon Road Glendevon Road Woodley RG5 4PL
Proposal : Householder application for the proposed erection of a part one storey, part two storey side and rear extension to dwelling, following demolition of existing attached garage.				
Observations :				
172650	06/09/2017	Stefan Fludger	Mr M Wheeler	53 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4AR
Proposal : Application to vary condition 4 of planning consent 160213 for the proposed single storey rear and front extension to dwelling plus extension of garage. Condition 4 relates to ground floor windows.				
Observations :				

Applications Received :- 27

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 7 September 2017

' C ' Contrary to Borough

Page No : 1

' E ' Endorsed by Borough

GRANTED PLANNING PERMISSIONS

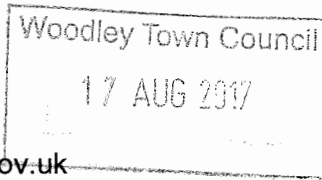
E 171032	Approved	46 Loddon Bridge Road
E 171310	Approved	7-8 Ashwood
E 171588	Approved	5 Corbett Gardens
E 171760	Approved	7 Bibury Close
E 171779	Approved	3 Marathon Close
E 171833	Approved	15 Butts Hill Road
E 171865	Approved	4 Glendevon Road
E 171875	Approved	16 Butts Hill Road
E 171877	Approved	8 Radcot Close
E 171966	Approved	1 Frimley Close
E 171983	Approved	8 Brecon Road
E 172038	Approved	35 Nimrod Close
E 172044	Approved	51 Addington Gardens
E 172205	Approved	Two span brick arched bridge

REFUSED PLANNING PERMISSIONS

171913	Refused	Land adj to 25 Henley Wood Roa
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OTHER PLANNING DETAILS

171482	Withdrawn	37 Lismore Close
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Customer Services Tel: 0118 974 6000
 Email: transport.planning@wokingham.gov.uk
 Date: 15th August 2017
 My ref:
 Your ref:
 File ref:



**WOKINGHAM
BOROUGH COUNCIL**

Woodley Town Council,
 The Oakwood Centre,
 Headley Road
 Woodley
 Berkshire
 RG5 4JZ

Environment

P.O. Box 153

Shute End, Wokingham

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Tel: (0118) 974 6000

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Dear Clerk

RE: Bus service 12 (formally 19a/c)

Wokingham Borough Council will continue to provide funding towards a bus route along Silverdale Road, which will be known as service 12, (currently known as service 19a/c), from September 2017. Bus route 12 will run from Central Reading to the Royal Berkshire Hospital, along Silverdale Road and into Woodley, Monday to Saturday during the off-peak period. The service will be operated by Reading buses under contract to Wokingham Borough Council. Please find attached a route map and timetable for service 12.

Service 12 is due to operate until September 2018, at which time a new contract will potentially come into place for the continuation of a service for a further 5 years with an option to extend for 3 additional years. The purpose of this letter is to formally request the views of Woodley Town Council in respect of the level of service which should be provided.

The views of both Woodley and Earley Town Councils will be considered alongside an updated social analysis, the views of local residents and existing passenger numbers when preparing the parameters for the tender documents.

The Borough Council is supportive of public transport provision and the benefits which it brings to communities. However, the Council also has to be mindful that budgets are limited and good value for public funding must be achieved. The Council is to provide £99,000 of funding towards the operation of route 12 between September 2017 and August 2018. The Council is also satisfied that the routing detailed above more than meets the Council's statutory duty for social need when previously analysed.

As has been discussed previously, the Borough Council asks that Woodley Town Council is mindful of the need to demonstrate that any requests put forward for inclusion within a forthcoming tender are either financially viable, are clearly demonstrated to be required in accordance with the 1985 Transport Act or are accompanied by a funding

source which is in principle willing to fund the proposals, depending on the costs received through the tender process.

Given the length of time that is required to undertake an EU tender and the need to undertake a public consultation, the borough Council would be grateful if the Town Council would formally respond to this letter with a consensus view of the Town Council by 18th September 2017.

Yours sincerely,

Rebecca Brooks
Senior Transport Planner

Enclosures: Service 12 Timetable
Service 12 Route Map

Civil Parking Enforcement for Wokingham Borough Council from October 2017
 Frequently Asked Questions
 20 August 2017

What is CPE?

- A process to transfer the responsibility for enforcement of on-street parking restrictions from Thames Valley Police (TVP) to Wokingham Borough Council (WBC)
- Instead of Traffic Wardens or Police Officers, it will now be Council Parking Officers enforcing yellow lines, loading restrictions, time-limited parking bays, residents parking bays, disabled bays, etc.
- There have been many legal/technical ‘hoops’ over the past 18 months and we have made our application to DfT , consulted with emergency services and other concerned agencies. The process for consolidating TROs is well in hand and we have appointed our contractor.
- The Police will still retain some Powers to allow them to deal with dangerous parking and obstruction for example.

Why are we doing CPE?

- Inconsistent and limited enforcement of on-street parking by the Police due to pressures on their resources and changes in crime reduction priorities.
- Motorists and residents are often left frustrated when parking issues are not resolved and the Council is powerless to help in these cases, despite being the authority responsible for introducing waiting restrictions.
- The Chief Constable of TVP has previously recommended that WBC consider CPE, as a solution to the problems of illegal and unsafe parking. In discussions with us, the police have been unable to commit resources to enforcement in the long term, even with support funding from the Council.
- Changes in national legislation have encouraged the transfer, with well over 90% of Local Authorities in England and Wales having already introduced CPE, including all of the other Berkshire Councils many years ago.
- There is an increasing likelihood CPE may be forced upon those remaining councils by the Department for Transport (DfT), with little control over how/when/who/what.
- The lack of enforcement affects the viability of current and future Traffic Regulation Orders (TROs) implemented by the Council. Requests to enforce new TROs would inevitably dilute an already diminished police enforcement resource.
- Improved and more consistent on-street parking management helps tackle congestion, prevents unsafe parking and assists the council’s role in managing travel demand and increased utilisation of both car parks and public transport.
- Poor parking management adversely impacts on the aims of the Wokingham Town Centre Regeneration.

What are the benefits of CPE?

- More focussed parking enforcement and management of the limited supply of on-street parking spaces.
- Better turnover of short-term parking spaces in town centres or neighbourhood shops.
- Better able to respond to unsafe or indiscriminate illegal parking as resources are solely focussed on parking enforcement rather than other crime prevention activity.
- Improved compliance with waiting restrictions generally. Surveys undertaken in March 2015 covering the town centres of Wokingham, Twyford and Woodley show that, over the 6 days, approximately 1 in 4 vehicles were parking illegally in and around the town centres in the Borough.
- CPE would support introducing new restrictions aimed at deterring commuters using residential streets near stations, or town centres, from taking up short term parking spaces to the detriment of shoppers.

What about changing restrictions or adding new ones

- The council will be better able to respond to unsafe or indiscriminate illegal parking as resources are solely focussed on parking enforcement rather than the police who have to also deal with other crime prevention activity
- CPE would support introducing new restrictions aimed at deterring commuters using residential streets near stations, or town centres, from taking up short term parking spaces to the detriment of shoppers.
- Wokingham has a number of residents parking schemes that unfortunately suffer from a lack of police enforcement at present. As a result residents are deprived of the benefits that the scheme originally set out to achieve and all-day parking occurs in these streets as there is little likelihood of enforcement.
- There may very well be changes in parking patterns, and behaviours, with the changed enforcement arrangements, and the council will need to respond to these. Our focus would be on safety issues and/or congestion problems, but other aspects such as local access difficulties and residents experiencing the commuter parking problems can also now be looked at within the context of the council not having to moderate its proposed restrictions given police priorities elsewhere.
- As now with any new restrictions, the public generally and local residents and parish councils will continue to be consulted by the Council to help determine appropriate solutions to local parking issues.
- The Council will start looking at solutions to local parking issues in late 2017, although there will not be any formal decisions until operating experience under CPE has been reviewed. Any restrictions will still have to adhere to the usual legal process for Traffic Regulation Orders (TROs), but it is hoped that a better focus on looking at wider areas and a common strategy across the Borough will help streamline these processes in the future.
- There will be more information about those policies and procedures later in 2017.

Debunking some myths

Isn't it just a revenue-raising exercise?

No. On-street parking revenue is ring-fenced under s.55 of the Road Traffic Regulation Act 1984, and there are various strict rules for how we can increase parking charges and fines in the future. However, there are costs associated with parking management and there are similar rules and regulations aimed at ensuring that council parking is at least self-financing. Similarly, our service provider is not paid by the number of penalties issued; they are paid by compliance to deployed hours as per an agreed enforcement plan. The main focus of CPE is to have a presence on street to ensure people can travel as effectively as possible.

Won't the new enforcement officers be given quotas to issue as many tickets as they can?

No. As mentioned before, the council has undertaken compliance surveys in certain locations to provide a baseline for future comparison. This is the basis upon which enforcement priorities will be prioritised rather than purely how many tickets have been issued.

Won't we just see lots more yellow lines and motorists being forced to park further out from town centres etc.?

No. Or at least if there is a 'displacement' effect due to increased enforcement, it is hoped that this can be managed either by encouraging better use of off-street car parks, or by undertaking more reviews of waiting restrictions to see whether existing ones are still needed, or new ones may be required.

Operations

How will enforcement staff protect themselves from angry customers?

Officers from our service provider will wear body cameras to ensure both their safety and that of road users. Our service provider will be consulting with the borough in due course to ensure people are informed of this security feature. In addition, officers will wear badges that inform customers of this equipment.

What communications can we expect before CPE goes live?

Members, followed by Town and Parish councils, will receive this information during the summer holidays. Aside from providing information, the service is seeking feedback from our key partners, as to areas of parking concern. In September, leaflets about the service will be available and issued to residents and be sent home with children to inform parents that park around our schools. Residents in a parking permit zone will also receive letters at this time. Additional temporary signs along roads with significant parking restriction, such as schools and permit zones, will be put up, informing customers of the start of CPE.

Do members, clerks, head teachers or other public facing officers have to get involved in appeals against parking penalties?

Under CPE, the appeals procedure, while complex, is highly regulated. All drivers who receive a penalty have a right to consideration under this process, which is governed by a specific parking tribunal called the Traffic Penalty Tribunal (TPT). An important part of this legislation is that once a penalty has been issued, external influences including elected Members and Town & Parish Councils cannot be involved in the appeals process. In fact, involvement from such influences would jeopardize cases heard by the TPT. Conversely, the TPT also protects drivers against penalties that have been issued nefariously or without due regard for the context of the issue at hand. Our service provider (parking contractor) are an experienced company who are mindful of the legislation and the council's main aim to ensure customers can safely and effectively travel through the borough in the way designed by our highway network.

How will customers interact with the new service?

Our service provider will handle all challenges against parking penalties and will host an online system where challenges and Representations can be made and evidence submitted. The TPT operate in a similar way and most appeals considered by this tribunal are conducted online. If customers have difficulty with online services, our service provider's call centre staff will be on hand to assist customers. Similarly, parking permits will also be a predominately online service. As our service provider is taking on this service, members of the public won't be able to discuss these matters in the council offices. While this is a change for customers, processes will be more transparent and efficient. Council reception staff will also be briefed about this change and will be able to inform customers of many of the additional benefits as outline in the document.

What about off-street car parks?

Our service provider will be patrolling off-street car parks. Similar to the approach for on-street, the main focus of their activity will be ensuring that customers are able to park safely and make payments. As with on-street issues, officers will be qualified and equipped to make first line repairs and will have a reporting mechanism to escalate more complex matters to the council's other services. For example, if overgrown vegetation appears to be an issue, the officer will inform the council's Cleaner and Greener team to ensure the matter is resolved.

If a vehicle drives away before a penalty is issued, will it still be valid?

Under CPE legislation, a vehicle will still receive a penalty even when the penalty isn't affixed to the vehicle. This is accomplished through a regulated process with the DVLA. The owner of the vehicle will receive the penalty initially and has the option to refer the penalty to the driver at the time of the offense. The appeals process then reverts to normal with the driver retaining the same rights of appeal.

How do we contact the council about additional enforcement needs after the service starts?

A specific CPE for members inbox will be set-up and circulated to Member once live (for use by Elected Members only) to look into these matters, as the council's generic parking e-mail addresses will be covered by our service provider. Town & Parish Councils are residents will be directed to a CPE inbox to cater for estimated demand. The Authorising Officer will consider all such requests a month in advance as they work through deployment plans with our service provider. This approach will ensure consistency in the council's enforcement approach and adherence to the contract. Our service provider is an experienced provider in the region who will work in partnership with us to be flexible in their enforcement approach. Extra resources for events and reviews of staffing levels will be carried out by the authorised officer throughout the contract to make sure the Borough has an efficient service.

End.