



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 27 March 2018, 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 27 FEBRUARY 2018** Page 5
To approve the minutes of the Planning Committee meeting held on 27 February 2018 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 18

6. **NEIGHBOUR CONSULTATION SCHEME**

To note application 180585

Location: 271 Headley Road East, Woodley, RG5 4SE.

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 2.49m and the height of the eaves 2.49m.

To note application 180732

Location: 113 Woodlands Avenue, Woodley, RG5 3HQ.

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 3.45m, for which the maximum height would be 2.90m and the height of the eaves 2.7m.

7. **OFFICE CONVERSION PRIOR NOTIFICATION**

To note application 180573

Location: Cockayne House, 116-128 Crockhamwell Road, Woodley, RG5 3JP.

Proposal: Prior approval submission for the conversion of first floor offices (Use Class B1 (a)) to 4 No. one bedroom apartments and 4 No. two bedroom apartments (Use Class C3).

8. **TREE PRESERVATION ORDERS**

To note that Wokingham Borough Council has made the following Tree Preservation Orders:

- a) TPO 1645/2018 - relating to an English oak tree located in the north-east corner of the front amenity area of 39 Crockhamwell Road, Woodley.
This order was served on 13 March 2018.
- b) TPO 1646/2018 - relating to trees on land at South Lake Primary School, Campbell Road, Woodley.
This order was served on 13 March 2018.
- c) TPO 1647/2018 – relating to an English oak and a Norway maple on land at Bulmershe Leisure Centre, Woodlands Avenue, Woodley.
This order takes effect, on a provisional basis, from 22 March 2018, and will continue in force for 6 months or until the order is confirmed by Wokingham Borough Council.

9. **HIGHWAYS**

Road Works/ Street Works Major Projects Co-ordination meeting

To note the details of items discussed at the Wokingham Borough Council Road Works/Street Works Major Project Co-ordination meeting held on 21 March 2018. **(Appendix 9)**

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10. **BUTTS HILL ROAD BRIDGE, WOODLEY**

To note correspondence received from Network Rail regarding work to the parapets of the Butts Hill Road bridge, which is scheduled to take place from April 2018 to October 2018. **(Appendix 10)**

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11. **COMMUNITY SPEED WATCH**

To receive an update from the Chairman on matters relating to Community Speed Watch.

12. **WOKINGHAM BOROUGH COUNCIL FIVE YEAR HOUSING LAND SUPPLY**

To note correspondence received from Councillor David Lee, Wokingham Borough Council Executive Member for Strategic Highways and Planning, attached at **Appendix 12**.

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To note receipt of the Wokingham Borough Five Year Housing Land Supply Statement. The document will be available to view at the meeting.

13. **NATIONAL PLANNING POLICY FRAMEWORK**

The draft revised National Planning Policy Framework has been published for consultation and is available to view at:

www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework

Members are asked to consider a response to the consultation. Comments are required by 10 May 2018.

14. **CAMPAIGN TO PROTECT RURAL ENGLAND - PLANNING WORKSHOP**

To note that Campaign to Protect Rural England is holding a Planning Workshop for town and parish councils on 18 April 2018. Information on the workshop is attached at **Appendix 14**.

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Members to consider sending a representative to attend the workshop.

15. **ALDERMASTON PARISH COUNCIL – RESILIENCE PLAN**

Aldermaston Parish Council are updating their Resilience Plan and have requested comments from other town and parish councils. The plan is **enclosed** for Committee members.

Members to consider a response.

16. **PUBLICATIONS/INFORMATION**

To note receipt of the following:

- *Launchpad Newsletter – March 2018*
- *WTCMI Newsletter – March 2018*

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.

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**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre
on Tuesday 27 February 2018 at 7:45 pm**

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

Also present: *1 member of the public
1 member of the press*

Officer present: *L. Matthews, Committee Officer*

179. **APOLOGIES**

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

180. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

181. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 30 JANUARY 2018**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 30 January 2018 be approved and signed by the Chairman as a true and accurate record.

182. **CURRENT PLANNING APPLICATIONS**

Notification had been received from the planning authority that the documentation for application No. 180319, 66 Bruce Road, was invalid and the application had been removed from the list of applications to be determined. The application would be considered at a future meeting, following resubmission.

RESOLVED:

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

183. **PLANNING DECISIONS**

RESOLVED:

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

184. **OFFICE CONVERSION PRIOR NOTIFICATION**

RESOLVED:

- ◆ To note application 180184.
Location: 81-109 Crockhamwell Road, Woodley, RG5 3JP.
Proposal: Prior approval submission for the conversion of part of first floor of existing offices (Use Class B1(a)) to 8 No. residential units (Use Class C3).

185. **PLANNING APPEAL**

RESOLVED:

- ◆ To note the following appeal decision:
 - Application: 170364
 - Location: Land known as 7-10 The Parade, Brecon Road, Woodley, RG5 4PR.
 - Appeal details: Appeal against the refusal of planning permission for the construction of two semi-detached houses with associated parking, drainage and access.
 - Decision: The appeal was allowed and planning permission granted.

186. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note that Wokingham Borough Council had made the following Tree Preservation Orders:
 - a) TPO 1624/2018 – relating to 2 English oak trees on land at The Bulmershe School, Woodlands Avenue, Woodley.
This order took effect, on a provisional basis, from 31 January 2018 and would continue in force for 6 months or until the order was confirmed by Wokingham Borough Council.
 - b) TPO 1635/2018 – relating to 5 broad leaf trees on land at Woodley Park Estate, Reading Road, Woodley.
This order took effect, on a provisional basis, from 9 February 2018 and would continue in force for 6 months or until the order was confirmed by Wokingham Borough Council.

187. **COMMUNITY SPEED WATCH**

The Chairman informed Members that an order had been placed for the Sentinel speed detection unit. He reported that he had investigated the possibility of purchasing a speed indication unit that could be fixed to lampposts, but had discovered that the Wokingham Borough Council Highways Department would not allow these units to be attached to road signs, as they distracted drivers' attention from the signs. Lamppost mounted units that measured speed but did not indicate to drivers were being investigated.

The Chairman reported that Finchampstead Parish Council had invited Woodley Members to join them at the roadside to observe their speed detection equipment in operation. The Chairman had also been in contact with Thames Valley Police to discuss training arrangements for speed watch volunteers and police requirements for the operation of the equipment.

188. **WOKINGHAM BOROUGH COUNCIL SCHOOL CROSSING PATROL CONSULTATION**

As requested at the Planning Committee meeting held on 30 January (minute number 171), the response of the Town Council when the matter of school crossing patrollers was considered previously had been circulated to the Committee.

Members considered the current proposal that the remaining school crossing patrols should cease at the end of the current academic year (July 2018).

RESOLVED:

- ◆ To respond to the consultation saying that the Town Council had concerns about the loss of the school crossing patrols in all three of the locations in Woodley and looked forward to seeing the Borough Council's proposals for new pedestrian crossings.

189. **APPLICATION FOR PREMISES LICENCE: 1 ENGLEFIELD PLACE**

Members noted that notification had been received from Wokingham Borough Council of an application under the Licensing Act 2003 for a premises licence to permit the sale of alcohol at 1 Englefield Place, Earley, RG6 1FR. Although this location had an Earley postcode, it was located within the Woodley parish boundary.

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

190. **APPLICATION FOR THE DESIGNATION OF ST NICHOLAS HURST PARISH AS A NEIGHBOURHOOD AREA**

Members noted that St Nicholas Hurst Parish Council had applied to have the area of St Nicholas Hurst Parish designated as a 'Neighbourhood Area' for the purposes of neighbourhood planning and that comments on the application had been requested by Wokingham Borough Council.

RESOLVED:

- ◆ To send a "no comment" response on the St Nicholas Hurst Parish Neighbourhood Area Designation application.

191. **CONTROLLED LOCALITY (RURALITY) DETERMINATION OF READING: NHS PHARMACEUTICAL REGULATIONS**

Members noted correspondence received from NHS England regarding a controlled locality determination for Reading and surrounding areas, in accordance with NHS pharmaceutical regulations, and seeking the views of the Town Council.

RESOLVED:

- ◆ To send a "no comment" response regarding the controlled locality determination for Reading and surrounding areas.

192. **BUS SERVICE 12**

Members noted the update from Wokingham Borough Council on the current situation regarding Bus Service 12, as given in the agenda. The Executive Council had approved funding for the service and the key principles for the service had been agreed, including the requirement that future tenders must include morning peak journeys. The tender documents would be sent out shortly, allowing bids to be assessed and an operator to be appointed to run the service from September 2018.

193. **WOODLEY AND NORTH EARLEY COMMUNITY FORUM**

Members noted the report of the Woodley and North Earley Community Forum held on 29 January 2018.

194. **INTRODUCTION OF FOOD WASTE COLLECTION**

Members noted the press release from Wokingham Borough Council regarding plans to introduce weekly food waste collections the following year.

195. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *Thames Valley Environmental Records Office Newsletter – January 2018*
 - *JAC Newsletter – Autumn 2017*
 - *Launchpad Newsletter – February 2018*
 - *Community Council for Berkshire e-bulletin - February 2018*

196. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

197. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

198. **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.

199. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of six ongoing enforcement matters and two enforcement investigation closure notices.

The meeting closed at 8:55 pm

Chairman

Woodley Town Council

Date :- 28/02/2018

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;				
180143	26/01/2018	Ade Balogun	Mr & Mrs Riley	214 Colemans Moor Road Colemans Moor Road Woodley RG5 4DW
	Proposal : Householder application for the proposed erection of single storey rear extension to form conservatory.			
	Observations : No objections.			
180161	12/02/2018	Christine Phillips	Mr Jonathan Cawthorn	172 Crockhamwell Road Crockhamwell Road Woodley RG5 3JH
	Proposal : Advertisement consent for the proposed erection of 1No. internally illuminated fascia sign and 1No. internally illuminated projecting sign.			
	Observations : The Committee had no objections to this application and were pleased to note that there would be a new retail outlet moving into the premises.			
180176	01/02/2018	Senjuti Manna	Mr A Stewart	18 Glendevon Road Glendevon Road Woodley RG5 4PJ
	Proposal : Application to vary condition 2 (approved plans) of planning consent 172429 for the erection of a single storey side extension to existing dwelling. The new plans propose change in the roof design.			
	Observations : No objections.			
180205	01/02/2018	Ade Balogun	Mr Mark Green	2 Gainsborough Close Gainsborough Close Woodley RG5 4HD
	Proposal : Householder application for proposed erection of single storey rear extension to dwelling and part conversion of existing garage to provide habitable accommodation.			
	Observations : No objections.			
180231	06/02/2018	Christine Phillips	Mr Mark Seagrove	53 Haddon Drive Haddon Drive Woodley RG5 4LX
	Proposal : Householder application for the proposed erection of single storey side extension.			
	Observations : No objections.			
180277	22/02/2018	Katie Herrington	Mr Arun Gill	3 Southlake Parade Kingfisher Drive Woodley RG5 3SJ
	Proposal : Full application for the proposed change of use from Office to 1No. two bedroom residential dwelling.			
	Observations : The Committee had no objection to the proposed change of use for this property, but			

Date :- 28/02/2018

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>
				commented that the plans were poor.
				The Committee made the following comments: - It is unclear what is depicted by the enclosed L-shaped space adjacent to the kitchen. - The access to the bathroom is directly off the living accommodation.
180287	12/02/2018	Christine Phillips	Mr Daniel Smith	45 Haddon Drive Haddon Drive Woodley RG5 4LX
				Proposal : Householder application for the proposed erection of single storey side and rear extensions to dwelling following the demolition of existing conservatory and existing garage plus internal alterations on the ground floor.
				Observations : No objections.
180296	06/02/2018	Ade Balogun	Mr & Mrs Syam Nair	67 Woodlands Avenue Woodlands Avenue Woodley RG5 3HF
				Proposal : Householder application for the proposed erection of single storey rear, single storey side extension to form porch, hip to gable rear roof extension plus changes to fenestration.
				Observations : No objections.
180362	15/02/2018	Rosie Rogers	Mr & Mrs Tyler	3 Haddon Drive Haddon Drive Woodley RG5 4LX
				Proposal : Householder application for the proposed erection of single storey side and rear extension to dwelling following the demolition of existing garage plus single storey front extension to form porch and internal alterations.
				Observations : No objections.
180364	16/02/2018	Ade Balogun	Mr Stuart Simpkins	41 Reading Road Reading Road Woodley RG5 3DA
				Proposal : Householder application for the proposed erection of single storey front extension to extend existing porch plus erection of gazebo to the rear of the dwelling.
				Observations : No objections.
180382	16/02/2018	Nuno Fernandes	Mr Balaradjou Anandhakrishnan	10 Cottesmore Road Cottesmore Road Woodley RG5 3NX
				Proposal : Householder application for the proposed erection of single storey rear extension following the demolition of the existing conservatory, erection of single storey front to form porch, garage conversion to create habitable accommodation, plus changes to fenestration.
				Observations : No objections.

Date :- 28/02/2018

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>
180388	21/02/2018	Dariusz Kusyk	Mr & Mrs Thompson	1 Lindberg Way Lindberg Way Woodley RG5 4XE
Proposal : Householder application for the proposed erection of single storey rear extension to dwelling following the demolition of existing conservatory.				
Observations : No objections.				
180393	22/02/2018	Senjuti Manna	Mr & Mrs M Smith	45 Coppice Road Coppice Road Woodley RG5 3RA
Proposal : Householder application for the proposed erection of a single storey rear extension following demolition of existing conservatory.				
Observations : No objections.				
180404	16/02/2018	Ade Balogun	Mrs Seymour	18 Roslyn Road Roslyn Road Woodley RG5 3HR
Proposal : Householder application for the proposed erection of single storey rear extension to dwelling plus demolition of existing detached garage.				
Observations : No objections.				
180435	21/02/2018	Senjuti Manna	Mr & Mrs Morgan & B Brennan	77 Western Avenue Western Avenue Woodley RG5 3BL
Proposal : Householder application for the proposed extension of a new side dormer to dwelling.				
Observations : No objections.				
180444	21/02/2018	Ade Balogun	Mr & Mrs Paul Bell	84 Butts Hill Road Butts Hill Road Woodley RG5 4NR
Proposal : Householder application for the proposed erection of single storey rear extension to dwelling.				
Observations : No objections.				
180449	21/02/2018	Ade Balogun	Mr V Pitambaran	15 Concorde Way Concorde Way Woodley RG5 4NF
Proposal : Householder application for the proposed conversion of existing garage to habitable accommodation.				
Observations : No objections.				

Date :- 28/02/2018

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>
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Concerns on the following applications;**180178**

31/01/2018	Rasha Khoja	Mr E Claus	27 Dowding Close Dowding Close Woodley RG5 4NL
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Proposal : Householder application for the proposed part conversion of existing garage to habitable accommodation, single storey front and rear extension, first floor extension over existing garage.

Observations : The Committee were concerned about the reduction in parking provision for this property with the loss of the garage, as there is only room for one car on the driveway.

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Wed 28 February 2018

' C ' Contrary to District

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' E ' Endorsed by District

GRANTED PLANNING PERMISSIONS

E 172423	Approved	8 Copse Mead
C 173033	Approved	24 Badgers Rise Local COMMENT The Committee recommended that this application be refused on the following grounds: - The extension is not subservient to the existing building. - The proposed dormer extension is the same height as the roof ridge. - Visually unacceptable. - Out of keeping with neighbouring properties. - This extension would set a precedent.
173377	Approved	29 Duncan Road
E 173417	Approved	Hawkhurst House
E 173470	Approved	74 Millbank Crescent
E 173496	Approved	30 Redwood Avenue
E 173525	Approved	42 Highgate Road
E 173573	Approved	5 Herald Way
E 173581	Approved	118 Kingfisher Drive
E 173591	Approved	4 Quentin Road
E 173597	Approved	38 Cypress Road
E 173697	Approved	7 Bingley Grove

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New Applications Received Between 23/02/2018 and 22/03/2018

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
New Application				
180319	05/03/2018	Rosie Rogers	Mrs H Gennace	66 Bruce Road Bruce Road Woodley RG5 3DZ
Proposal : Householder application for the proposed erection of single storey side extension to dwelling.				
Observations :				
180361	05/03/2018	Dariusz Kusyk	Mr & Mrs Lewis	5 Lanark Close Lanark Close Woodley RG5 4DF
Proposal : Householder application for the proposed part single storey, part two storey side extension, conversion of existing garage to habitable accommodation and single storey front extension to form porch.				
Observations :				
180380	07/03/2018	Ade Balogun	Mr Mark Redman	67 Malone Road Malone Road Woodley RG5 3NL
Proposal : Householder application for the proposed erection of single storey front, side and rear extensions to dwelling.				
Observations :				
180408	19/03/2018	Christine Phillips	Papa John's (GB) Ltd	172 Crockhamwell Road Crockhamwell Road Woodley RG5 3JH
Proposal : Full application for the proposed refurbishment of existing shop front, retention and overhaul of existing extraction flue, new opening on rear wall, installation of steel entrance door, erection of a single storey rear extension and installation of a condensing unit, erection of a timber fence and gate.				
Observations :				
180416	19/03/2018	Nesha Burnham	Mr Barry Keen	36 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4AS
Proposal : Householder application for proposed erection of part single, part first floor side and rear extensions plus two storey rear extension to dwelling.				
Observations :				
180463	19/03/2018	Stefan Fludger	Mr & Mrs Smillie	1 Oak Way Oak Way Woodley RG5 3QS
Proposal : Householder application for the proposed erection of single storey front extension to form porch.				

New Applications Received Between 23/02/2018 and 22/03/2018

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
Observations :				
180492	07/03/2018	Nesha Burnham	Mr John Eighteen	3 Seaford Gardens Seaford Gardens Woodley RG5 3LN
Proposal : Householder application for the proposed erection of first floor side extension to dwelling.				
Observations :				
180499	20/03/2018	Rosie Rogers	Mr & Mrs Ewer	200 Hurricane Way Hurricane Way Woodley RG5 4UH
Proposal : Householder application for the proposed conversion of loft space to create habitable accommodation.				
Observations :				
180521	23/02/2018	Fiona Sullivan	Mr Aktar	185 Colemans Moor Road Colemans Moor Road Woodley RG5 4DD
Proposal : Application for conversion of existing garage to additional habitable accommodation, to include change of existing flat roof to pitched roof. (Retrospective)				
Observations :				
180549	19/03/2018	Stefan Fludger	Dr Shazia Sheikh	269 Headley Road East Headley Road East Woodley RG5 4SE
Proposal : Full application for the proposed erection of a new dwelling to the side of 269 Headley Road East.				
Observations :				
180563	07/03/2018	Nesha Burnham	Mrs Scales	24 Badgers Rise Badgers Rise Woodley RG5 3AJ
Proposal : Householder application for the proposed conversion of loft space to habitable accommodation with rear dormer extension.				
Observations :				
180570	05/03/2018	Nesha Burnham	Mrs A Plaistow	45 Malvern Close Malvern Close Woodley RG5 4HL
Proposal : Householder application for the proposed erection of single storey side extension to dwelling.				
Observations :				

New Applications Received Between 23/02/2018 and 22/03/2018

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
180595	05/03/2018	Simon Taylor	Unknown	Land adjacent to 25 Henley Wood Road Earley RG6 7EE
Proposal : ADJOINING PARISH CONSULTATION Full planning application for the proposed erection of 1No. dwelling with lockable cycle store.				
Observations :				
180608	19/03/2018	Nesha Burnham	Diana Mason	2 Chard Close Chard Close Woodley RG5 4HU
Proposal : Householder application for the proposed erection of single storey front extension to dwelling.				
Observations :				
180613	05/03/2018	Charenjit Braich	Mr Kevin Booth	34 Constable Close Constable Close Woodley RG5 4US
Proposal : Householder application for the proposed erection of a single storey side extension including conversion of existing garage to habitable accommodation plus a single storey rear extension following demolition of existing conservatory.				
Observations :				
180628	19/03/2018	Stefan Fludger	Mr Adie Davis	11 Pitford Road Pitford Road Woodley RG5 4QF
Proposal : Householder application for the proposed erection of single storey rear and side extension to dwelling, plus erection of single storey front extension to form porch.				
Observations :				
180639	19/03/2018	Stefan Fludger	Mr G Robinson	16 Millers Grove Millers Grove Woodley RG5 4AF
Proposal : Householder application for the proposed erection of single storey side extension to dwelling.				
Observations :				
180663	19/03/2018	Nesha Burnham	Mr A Kendejuhasz	40 Hazel Drive Hazel Drive Woodley RG5 3SA
Proposal : Householder application for the proposed erection of single storey side/rear extension to dwelling following the demolition of existing conservatory plus part conversion of existing garage to create habitable accommodation.				
Observations :				

Applications Received :- 18

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 22 March 2018

' C ' Contrary to District

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' E ' Endorsed by District

GRANTED PLANNING PERMISSIONS

E 171232	Approved	66 Crockhamwell Road
E 173414	Approved	1 Gemini Road
C 173687	Approved	191 Colemans Moor Road Local COMMENT The Committee recommended that this application be refused on the following grounds: - Visual appearance. - Out of character with the street scene. The committee commented that no other properties in this vicinity of Colemans Moor Road have dormers in the roof, so this proposal would set a precedent and change the appearance of the road.
E 173763	Approved	3 Vickers Close
E 180015	Approved	53a Rowan Drive
E 180018	Approved	59 Malone Road
E 180100	Approved	19 Concorde Way
E 180110	Approved	55 Butts Hill Road
E 180111	Approved	7 Warren Road
E 180142	Approved	406-412 London Road
E 180161	Approved	172 Crockhamwell Road
E 180176	Approved	18 Glendevon Road
180178	Approved	27 Dowding Close
E 180205	Approved	2 Gainsborough Close
E 180231	Approved	53 Haddon Drive
E 180287	Approved	45 Haddon Drive
E 180364	Approved	41 Reading Road
E 180404	Approved	18 Roslyn Road

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 22 March 2018

' C ' Contrary to District

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' E ' Endorsed by District

REFUSED PLANNING PERMISSIONS

C 173196 Refused

3 Copse Mead

Local COMMENT No objections.

C 173614 Refused

21 Duffield Road

Local COMMENT Five residents were present at the meeting to voice their concerns and four letters of concern had been received.

After listening to the residents' concerns, the Committee considered the application and had no objections to the proposed development. However, the Committee asked that the neighbours concerns be taken into consideration regarding the proposed demolition of one of the oldest properties in Woodley and the presence of an ancient well and spring, as well as concerns about the additional traffic on Duffield Road. The proposed development is very close to Willowbank School and Duffield Road already suffers from well known parking and traffic movement problems during the day.

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Road/Street Works Major Projects Update - Woodley - 21 March 2018

Works Promoter	Street Name	Start	Finish	Description	Location
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
Network Rail	BUTTS HILL ROAD	11/08/2017	10/04/2018	Parapet Raising to comply with Electrification Project	At Road Over Railbridge NAMED: BUTTS HILL ROAD
SSE	LODDON BRIDGE ROAD	30/03/2018	17/04/2018	Installation of new SSE HV Circuits.	JUNC WITH COPPICE ROAD TO MOTORWAY AND RAILWAY BRIDGES
SSE	COPPICE ROAD	23/03/2018	23/04/2018	Installation of new SSE HV Circuits.	AT JUNCTION OF LODDON BRIDGE ROAD & COPPICE ROAD - IN VERGE
Network Rail	BATH ROAD	16/05/2018	30/05/2018	Parapet Raising to comply with Electrification Project	ROAD OVER RAIL BRIDGE
Thames Water Utilities	DUFFIELD ROAD	28/05/2018	31/05/2018	Water Main Replacement	Keepers Cottage
SGN	HANWOOD CLOSE	07/05/2018	02/07/2018	Forward Planning - Gas Main Replacement	Full scope to follow when known or the 3 month application is submitted
SGN	SHEPHERDS HILL	04/06/2018	16/07/2018	Forward Planning - Gas Main Replacement	Full scope to follow when known or the 3 month application is submitted
SGN	SHEPHERDS HILL	04/06/2018	16/07/2018	Gas Main Replacement	From Jct with London Road to O/S Frankie and Bennies c/w f/w verge
SGN	FAIRWATER DRIVE	15/06/2018	07/09/2018	Forward Planning - Gas Main Replacement	Full scope to follow when known or the 3 month application is submitted
SGN	KINGFISHER DRIVE	15/06/2018	07/09/2018	Forward Planning - Gas Main Replacement	Full scope to follow when known or the 3 month application is submitted
					continued

Works Promoter	Street Name	Start	Finish	Description	Location
SGN	PLYMOUTH AVENUE	15/06/2018	07/09/2018	Forward Planning - Gas Main Replacement	Full scope to follow when known or the 3 month application is submitted
SGN	RICKMAN CLOSE	15/06/2018	07/09/2018	Forward Planning - Gas Main Replacement	Full scope to follow when known or the 3 month application is submitted
SGN	FAIRWATER DRIVE	18/06/2018	10/09/2018	Forward Planning - Gas Main Replacement	Full scope to follow when known or the 3 month application is submitted
SGN	HIGHGATE ROAD	18/06/2018	10/09/2018	Forward Planning - Gas Main Replacement	Full scope to follow when known or the 3 month application is submitted
SGN	WALLACE CLOSE	18/06/2018	10/09/2018	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



The Occupier
 Woodley Town Council
 Woodford Park Leisure Centre
 Haddon Drive, Woodley
 READING
 RG5 4LY

Community Relations
 Western House
 1 Holbrook Way
 Swindon
 SN1 1BD

**24 hour National Helpline
 03457 11 41 41**

23 February 2018

Our reference: **GWRM MLN1 432m 72ch**

Dear Neighbour

Butts Hill Road Bridge, Woodley

As part of our Railway Upgrade Plan, we are electrifying the railway from London, via Bristol, to Cardiff and down to Newbury. This will enable GWR to introduce new electric trains which are quieter and greener; making them better for the environment and lineside neighbours.

What work needs to take place?

Making sure the public are safe is a key priority of ours and requires us to make a number of changes to the existing railway and infrastructure. At Butts Hill Road, the sides of the bridge (parapets) need to be strengthened and increased in height.

Why do we need to undertake this work?

This work will help protect members of the public from coming into contact with the electric wires; as well as preventing vehicles from being able to drive through the bridge parapets, falling onto the railway.

When will the work take place?

We have designed bespoke parapets for Butts Hill Road Bridge and received planning consent in January 2018. Following procurement, we will be on site **from April 2018**. A full plan of our proposed work is attached to this letter.

How will we manage the impact for those using the bridge?

While designing this bespoke solution for Butts Hill Road we had to put in place a temporary safety solution, in the form of fencing, to minimise the risk of a vehicle going through the side of the bridge. This has reduced the road to single lane traffic requiring management by traffic lights, which have been in place since August last year when the overhead electric lines went live.

Safety – Electric railway lines carry 24,000 volts.

We have been working with Wokingham Council over these plans. We explored all of the options, including temporary closures spread over a longer period. It was agreed that a shorter, more intensive period of work would be less disruptive to members of the public.

As the project progresses, the bridge will be shut on midweek and Saturday nights for preparation work. We will be doing this work at night to limit disruption for those using the bridge.

In August and September the bridge will need to be fully closed for eight weeks to install the new parapets and a diversion route (attached to this letter) will be in place. Please bear in mind that the temporary traffic lights will remain in place until the project is finished. On completion of the project the road will return to two way traffic.

How will we manage the impact on our neighbours?

We recognise that engineering work on the railway can be disruptive to those living or working nearby. The nature of our work often means some disturbance is unavoidable, but please be assured that every effort is made to minimise any unnecessary noise and we have reminded all staff to be considerate to our neighbours.

Public drop-in session

If you would like to find out more about this project and speak to a member of our team, please come along to the **Oakwood Centre, Headley Road, Woodley RG5 4JZ** on **13 March 2018** between **16:30 and 19:00**.

Contact us

I hope this information is helpful and we apologise for any inconvenience these essential works may cause. If you have any additional questions or concerns about the work taking place in your area please call our dedicated 24-hour National Helpline on: 03457 11 41 41, visit networkrail.co.uk/contactus or email crwest@networkrail.co.uk.

Yours sincerely,

Elisabeth Exton
Community Relations Manager

Enc Project schedule and proposed diversionary route

Butts Hill Road Bridge, Woodley

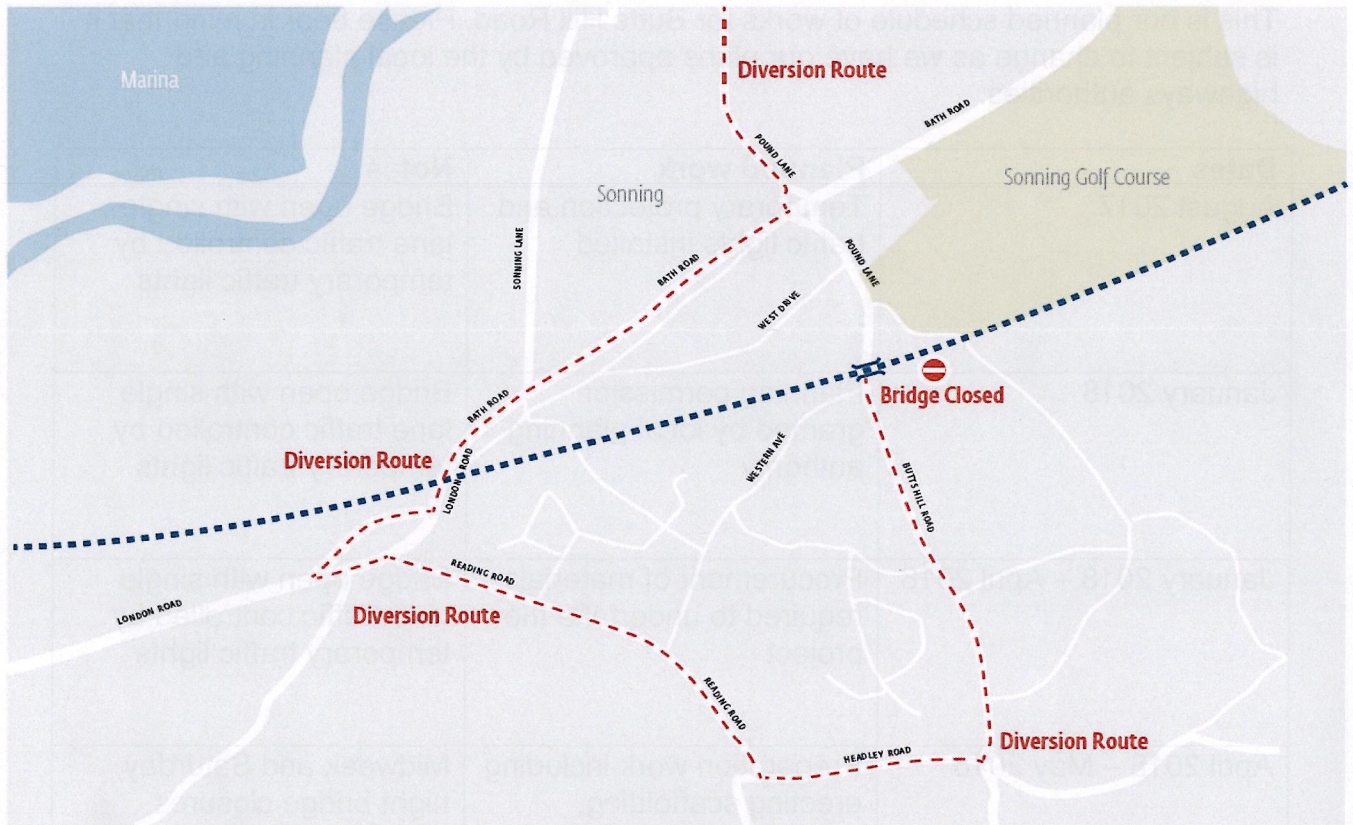
Planned schedule of works

This is our planned schedule of works for Butts Hill Road. Please bear in mind that it is subject to change as we have our plans approved by the local planning and highways authorities.

Dates	Planned work	Notes
August 2017	Temporary protection and traffic lights installed	Bridge open with single lane traffic controlled by temporary traffic lights
January 2018	Planning permission granted by local planning authority	Bridge open with single lane traffic controlled by temporary traffic lights
January 2018 – April 2018	Procurement of materials required to undertake the project	Bridge open with single lane traffic controlled by temporary traffic lights
April 2018 – May 2018	Preparation work including erecting scaffolding, detailed survey, blast cleaning and painting the structure	Midweek and Saturday night bridge closures. Temporary traffic lights at all other times
June 2018 – August 2018	Off-site construction of the bespoke bridge parapets	Bridge open with single lane traffic controlled by temporary traffic lights
August 2018 – September 2018	Installation of the brand new bridge parapets; as well as steel strengthening of the structure	Bridge will be fully closed with official diversionary route in place with local highways authority
October 2018	Bridge open	Traffic lights removed, two way traffic reinstated

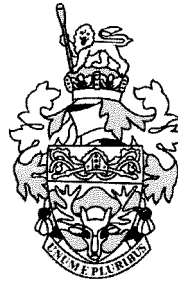
Butts Hill Road Bridge, Woodley

Proposed diversionary route



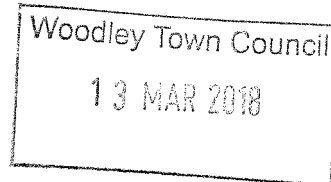
Safety – Electric railway lines carry 24,000 volts.

Email: david.lee@wokingham.gov.uk
 Date: 12 March 2018
 Ref: Letters/5YHLS



**WOKINGHAM
BOROUGH COUNCIL**

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



Dear Clerk,

Ref: Wokingham Borough Council Five Year Housing Land Supply

Further to a series of meetings with Town and Parish Councils, I wish to update you on the Council's recent publication of an updated five year housing land supply statement. The statement sets out the number of housing completions at 30 November 2017, and the supply of deliverable sites over the subsequent five year period from 1 December 2017 – 30 November 2022.

5 Year Housing Land Supply

This mid-year update to the housing land supply statement sets out how the Council can demonstrate a 6.79 year housing land supply against the Objectively Assessed Need of 894 dwellings per annum, plus a 5% buffer. Monitoring also shows that at 30 November 2017 1,467 dwellings were under construction, suggesting further significant levels of delivery next year and continuing thereafter.

A hard copy of the statement is included with this letter, which is also available from the website under the heading of '5 Year Housing Land Supply Statement': <http://www.wokingham.gov.uk/planning/planning-policy/evidence-topics/>

We are required by the National Planning Policy Framework (NPPF) to assess the deliverable land supply for the forthcoming five year period. To ensure we have the best information and defence we have undertaken a full update to the assessment. The results reflect the significant number of homes now being delivered through our allocated strategic development locations, with over 1,100 dwellings completed since 1 April 2017 and over 1,400 under construction. Alongside significant new and improved infrastructure, these locations will continue to deliver a significant number of houses over the coming years.

The new assessment and improved delivery will allow our adopted planning policies to be afforded full weight in planning applications and appeals, helping to defend against unsustainable speculative planning applications.

The current NPPF approach focuses on delivery and whether there is a realistic prospect that housing will be delivered on sites within 5 years. As we have discussed I believe this system does not work and that it needs changing, as current government policy and guidance judges Local Planning Authorities on the number of homes delivered, and not the number of homes granted planning permission. As a result, the test of whether a local planning authority is doing a good job is not based on the allocation of land or the grant of planning permission but on the commercial decisions of others. We continue to lobby government on this and are thankful to those parishes that have done similar, as this approach is unintentionally acting to slow housing delivery, rather than recognising the endeavours of proactive plan-led local authorities like Wokingham.

I trust this provides a useful update to the Council's current position, but if you have any queries about the above please contact me.

I would conclude by asking that you all take part in the current consultation on the draft new National Planning Policy Framework. This was published for consultation earlier this week, with comments required by Thursday 10 May 2018.

The consultation provides a formal opportunity to request changes to these areas of national policy that don't work. The consultation can be found on the government website by searching 'Draft revised National Planning Policy Framework' or by using the below link.

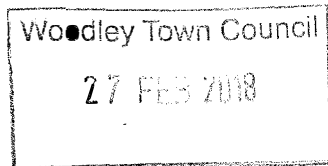
<https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework>

Yours faithfully,

Councillor David Lee
Executive Member for Strategic Highways and Planning
Deputy Leader



Berkshire Branch



CPRE, Berkshire Branch
 Englefield Estate Office Annex
 Englefield Rd, Theale
 Berkshire, RG7 5DZ
 Tel: 0118 930 6756
 Email:
 cpreberkshire@btopenworld.com

January 2018

President: Mr James Puxley
 HM Lord-Lieutenant for Royal County of Berkshire.

PLANNING WORKSHOP FOR LOCAL TOWN & PARISH COUNCILS & GUESTS

Venue: Loddon Village Hall, Twyford – Loddon Hall Road, Twyford, RG10 9JA
Date: Wednesday 18th April 2018
Time: 1.30pm – 4.30 pm
Open to all

Local town and parish councils play an important role as consultees where changes are made to the Local plans and local planning applications. Increasingly, Town and Parish Councils are the new “front line” when facing the challenge of protecting the special countryside and character around them and what is valued by the local community.

Aims: The workshop aims to provide an update on the NPPF due end of March to Parish and District councillors with the tools they need to ‘influence’ the quality and design of Local Plans and to be able to comment on the essential elements of planning applications.

Planning Consultant: The workshop will be delivered by Planning Consultant Peter Lerner, MA (Oxon) MR TPI, Chartered Town Planner.

Content: The day will consist of interactive sessions and a questions and answer session facilitated by the planning consultant, which will also include practical advice and experience on how to prepare ‘Neighbourhood Development Plans’.

(Quote Andrew Westcott, Head of Policy and Public Affairs at the Institution of Civil Engineers.)

“It is vital that infrastructure planning is integrated with land use.”

Refreshments: Coffee breaks are included from 1.30pm.

CPRE BERKSHIRE

PROPOSED WORKSHOP FOR TOWN & PARISH COUNCILS

HOW TO INFLUENCE THE PLANNING PROCESS

Timings are approximate:

	Arrival, registration, tea and coffee
1.30pm	Introduction, programme for the workshop, housekeeping
1.40pm	Deputy Lord Lieutenant Dr Christina Hill Williams D.L. "The power of local voice"
1.50pm	Dr Peter Wilford, Role of CPRE in Berkshire, How CPRE can support Parish and Town Councils
2.00pm	Update on Government Planning initiatives – NPPF etc.
2.30pm	Influencing (1) – The Local Plan and Local Planning Policies
3.00pm	Comfort/Coffee Break
3.15pm	Influencing (2) – Planning Applications
3.45pm	Influencing (3) – Neighbourhood Plans "What is special to you"
4pm	Closing comments
4.30 pm	Depart