



**Woodley Town Council**

The Oakwood Centre  
Headley Road  
Woodley  
Berkshire RG5 4JZ  
Tel: 0118 969 0356

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To: **Members of the Planning Committee**

Councillors T. Barker (Chairman); S. Brindley; J. Cheng; R. Dolinski; M. Forrer;  
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 23 August 2016, at which your attendance is requested.**

Deborah Mander  
Town Clerk

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

1. **APOLOGIES**
2. **DECLARATIONS OF INTEREST**  
To receive any declarations of interest from Members on agenda items.
3. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 26 JULY 2016** Page 5  
To approve the minutes of the Planning Committee meeting held on 26 July 2016 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 14
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 162168

Location: Unit 9 Loddon Vale Centre, Hurricane Way, Woodley,  
RG5 4UX.

Proposal: Prior approval submission for the conversion of existing first  
floor office (use class B1) to two residential dwellings (use  
class C3).

7. **PLANNING APPEAL**

To note the following appeal decision:

Application: 160128

Location: 17 Master Close, Woodley, RG5 4UB.

Proposal: Proposed two storey side extension.

Decision: The appeal was dismissed

8. **TREE PRESERVATION ORDERS**

TPO 141/1977: 72 Western Avenue, Woodley, RG5 3BH.

To note consent for the selective pruning of two oaks.

9. **BUDGETARY CONTROL**

To note **Report No. P 6/16**.

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10. **HIGHWAYS**

**Road Works/Street Works Major Project Co-ordination meetings**

To note the minutes of the Wokingham Borough Council Road Works/Street  
Works Major Project Co-ordination meeting held on 19 July 2016.  
**(Appendix 10)**

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11. **WOKINGHAM BOROUGH COUNCIL CONSULTATION: SUSTAINABLE  
DRAINAGE SYSTEM STRATEGY**

To receive a report from Councillor Barker on the Wokingham Borough  
Council Sustainable Drainage System Strategy consultation, as agreed at the  
meeting of the Planning Committee held on 26 July 2016 (minute number  
76).

To consider a response to the consultation. Responses are required by 16  
September 2016.

12. **WOKINGHAM BOROUGH COUNCIL LOCAL PLAN UPDATE – ISSUES  
AND OPTIONS CONSULTATION**

To note information received from Wokingham Borough Council regarding  
the Local Plan update **(Appendix 12.1)** and the Issues and Options  
consultation **(Appendix 12.2)**, which is the first stage of the Local Plan  
update.

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The Issues and Options document is available online at:

[www.wokingham.gov.uk/localplanupdate](http://www.wokingham.gov.uk/localplanupdate)

and will be sent to members of the Planning Committee by email.

To consider a response to the consultation. Responses are required by 30  
September 2016.

13. **WOKINGHAM BOROUGH COUNCIL CONSULTATION: PROHIBITION OF WAITING ORDER**  
To note correspondence received from Wokingham Borough Council, attached at **Appendix 13**, regarding proposals to prohibit waiting along part of Nightingale Road, Woodley, and to consider a response. A time extension has been agreed for the Town Council and a response is required by 24 August 2016. Page 33
14. **APPLICATION FOR A PREMISES LICENCE UNDER THE LICENSING ACT 2003: PREZZO, 61-63 CROCKHAMWELL ROAD**  
To note that an application for a premises licence under the Licensing Act 2003 has been made by Prezzo for the premises at 61-63 Crockhamwell Road. The Town Council's comments have been requested by Wokingham Borough Council and are required by 31 August 2016. A summary of the application is attached at **Appendix 14**. Page 36
15. **PUBLICATIONS/INFORMATION**  
To note receipt of the following:
  - *TCMI Newsletter – August 2016*
  - *Swan Lifeline Newsletter – Autumn 2016*
  - *Me2 Club – August Newsletter*
16. **FUTURE AGENDA ITEMS**  
To consider suggestions for future agenda items.
17. **PUBLICITY/WEBSITE**  
To consider suggestions for items to be publicised.
18. **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 19 on the agenda.**
19. **ENFORCEMENT ISSUES**  
To note any enforcement issues.

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**Minutes of a Meeting of the Plans Committee held at the Oakwood Centre  
on Tuesday 26 July 2016 at 7:45 pm**

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

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

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

63. **APOLOGIES**

Apologies for absence were received from Councillor M. Forrer.

64. **DECLARATIONS OF INTEREST**

Councillor T. Barker – Prejudicial interest: Agenda item 5, planning application 161858: 61-63 Crockhamwell Road, as he knows the owner of the property.  
Councillor Barker took no part in the discussion or decision on this application.

65. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 5 JULY 2016**

**RESOLVED:**

- ◆ That the minutes of the Planning Committee meeting held on 5 July 2016 be approved and signed by the Chairman as a true and accurate record.

66. **CURRENT PLANNING APPLICATIONS**

**RESOLVED:**

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

67. **PLANNING DECISIONS**

**RESOLVED:**

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

68. **NEIGHBOUR CONSULTATION SCHEME**

**RESOLVED:**

- ◆ To note application 161930  
Location: Loddon Vale House, Hurricane Way, Woodley, RG5 4UX.  
Proposal: Application for the prior approval for the proposed change of use from existing offices (Use class B1) to 12 self contained residential flats (Use class C3).

69. **TREE PRESERVATION ORDERS**

**RESOLVED:**

- ◆ To note the following:

TPO 3/1951: 68 Hazel Drive, Woodley, RG5 3SA.  
Consent for the selective pruning of a beech.

70. **BUDGETARY CONTROL**

**RESOLVED:**

- ◆ To note Report No. P 4/16.

71. **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 meeting held on 28 June 2016.

72. **PERFORMING RIGHTS SOCIETY TARIFFS CONSULTATION**

Councillor Barker presented Report No. P 5/16.

Members noted that under the proposed new Performing Rights Society (PRS) tariff system most of the relevant activities in the Town Council's premises would continue to be charged in the same way as before, but were disappointed that there would be increased charges at the Oakwood Centre due to the introduction of a background music charge.

**RESOLVED:**

- ◆ To note Report No. P 5/16.
- ◆ To send a "no comment" response to the PRS Tariffs consultation, but for the response to note that the proposals would result in a significant percentage increase to the overall licence fee paid by the Council.

73. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

- ◆ To note receipt of the following:
  - *Me2 Club Newsletter – July 2016*

74. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

75. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

The following two items were received from Wokingham Borough Council after the agenda had been published.

76. **WOKINGHAM BOROUGH COUNCIL CONSULTATION: SUSTAINABLE DRAINAGE SYSTEM STRATEGY**

Members noted the information from Wokingham Borough Council regarding the consultation on its plans for Sustainable Drainage Systems (SuDS) to manage flood risk and

improve water quality and biodiversity across the borough, for which responses were required by 16 September 2016.

**RESOLVED:**

- ◆ That Councillor Barker would review the consultation document and report back to Members at the next meeting of the Planning Committee, on 23 August 2016, so that a response could be agreed.

77. **WOKINGHAM BOROUGH COUNCIL'S STRATEGIC DEVELOPMENT LOCATION (SDL) COMMUNITY FORUM REVIEW**

Members noted that Wokingham Borough Council was reviewing the format of the SDL Community Forums, which had been set up four years earlier to keep residents informed about the housing growth within the borough.

78. **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.

79. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of six ongoing enforcement matters.

The meeting closed at 9:05 pm

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Chairman

## Woodley Town Council

Date :- 27/07/2016

**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>161666</b>	14/07/2016	Graham Vaughan	Unknown	Unit 21 Suttons Park Avenue Earley RG6 1LA
<b>Proposal :</b> ADJOINING PARISH CONSULTATION				
Full application for demolition of existing industrial unit (Unit 21) and the erection of a retail supermarket (Class A1) and a Class A3/A5 drive through coffee shop/cafe together with new parking and landscaping.				
<b>Observations :</b> No comment.				
<b>161758</b>	06/07/2016	Dariusz Kusyk	Mr Martin Sutton	2 Mannock Way Mannock Way Woodley RG5 4XW
<b>Proposal :</b> Householder application for proposed partial conversion of existing garage to habitable accommodation plus changes to side fenestration.				
<b>Observations :</b> No objections.				
<b>161826</b>	06/07/2016	Stephen Thwaites	Mr T Grover	26 Marathon Close Marathon Close Woodley RG5 4UN
<b>Proposal :</b> Householder application for the proposed erection of a single storey front and rear extension to dwelling.				
<b>Observations :</b> No objections.				
<b>161856</b>	19/07/2016	Stefan Fludger	Mr Paul Preuth	19 Reading Road Reading Road Woodley RG5 3DA
<b>Proposal :</b> Householder application for proposed conversion of existing side flat roof to pitched roof.				
<b>Observations :</b> No objections.				
<b>161858</b>	19/07/2016	Mark Croucher	Prezzo plc	61 - 63 Crockhamwell Road Crockhamwell Road Woodley RG5 3JP
<b>Proposal :</b> Full planning application for the proposed change of use of basement and ground floor from retail (Class A1) to restaurant (Class A3); installation of new shopfront lobby plus installation of condenser units, extraction duct and enlarged grille on the rear elevation.				
<b>Observations :</b> The owner of the property was present at the meeting.				
The Committee considered the application and had no objections to the proposal.				



Date :- 27/07/2016

**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>161875</b>	19/07/2016	Katie Herrington	Ms Lijuan Chen	Units 1 & 6, E Reading Retail Shepherds Hill Woodley RG6 4BD
<b>Proposal :</b> Full application for proposed change of use from Class A1 (shops) to Class D2 (assembly and leisure) for Units 1 and 6 to open an Anytime Fitness gym operating on a 24 hours a day, 7 days a week basis.				
<b>Observations :</b> No objections.				
<b>161880</b>	13/07/2016	Stephen Thwaites	Mr M Mahendra	59 Malone Road Malone Road Woodley RG5 3NL
<b>Proposal :</b> Householder application for the proposed erection of a part single storey part two storey side extension, following the demolition of existing garage.				
<b>Observations :</b> Two residents were present at the meeting to discuss the proposal, but did not raise any objections.				
The Committee considered the application and had no objections to the proposal.				
<b>161921</b>	13/07/2016	Jemma Cox	Mr Page	33 Bingley Grove Bingley Grove Woodley RG5 4TT
<b>Proposal :</b> Householder application for proposed conversion of existing garage to habitable accommodation.				
<b>Observations :</b> No objections.				
<b>161929</b>	20/07/2016	Brett Beswetherick	Mr Akhtar Hussain	97 Howth Drive Howth Drive Woodley RG5 3DJ
<b>Proposal :</b> Application for a certificate of existing lawful development for a single storey rear extension to the dwelling.				
<b>Observations :</b> No objections.				
<b>161958</b>	15/07/2016	Brett Beswetherick	Mr Ryan & Miss Shepherd	100 Butts Hill Road Butts Hill Road Woodley RG5 4NR
<b>Proposal :</b> Householder application for the proposed erection of a part single storey, part two storey front extension to include the part conversion of existing garage and single storey rear extension.				
<b>Observations :</b> No objections.				
<b>161959</b>	13/07/2016	Christine Phillips	Mr Domonic Jackson	65 Lunds Farm Road Lunds Farm Road Woodley RG5 4PZ
<b>Proposal :</b> Householder application for the proposed erection of a single storey rear extension to form a conservatory.				
<b>Observations :</b> No objections.				

Date :- 27/07/2016

**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>161980</b>	21/07/2016	Brett Beswetherick	Mr Tim Potter	96 Haddon Drive Haddon Drive Woodley RG5 4LT
<p><b>Proposal :</b> Householder application for the proposed erection of a single storey rear extension, single storey extension to existing garage and part 1st floor extension to dwelling.</p> <p><b>Observations :</b> Two residents were present at the meeting, but did not raise any objections. The applicant was present at the meeting.</p> <p>The Committee considered the application and had no objections to the proposals.</p>				
<b>161991</b>	19/07/2016	Charlie Snell	Mr Sailesh Tailor	146 Howth Drive Howth Drive Woodley RG5 3DL
<p><b>Proposal :</b> Householder application for the proposed erection of a single storey rear extension to dwelling.</p> <p><b>Observations :</b> Two residents were present at the meeting to voice concerns about the possible future use of this property.</p> <p>The Committee had no objection to the proposed extension, but if permission is granted would like there to be a condition that the property must not be used as a house of multiple occupation.</p>				

Date :- 27/07/2016

**Observations on the following Planning Applications**

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<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;****161876**

19/07/2016	Stefan Fludger	Mr Sanjay Sankla	74 Crockhamwell Road Crockhamwell Road Woodley RG5 3LD
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**Proposal :** Householder application for the proposed erection of a part single part two storey front/side extension, to include conversion of garage to habitable accommodation with single storey extension to existing garage.

**Observations :** The Committee discussed the application and had the following concerns:

- The proposed extension is a significant increase in size and is not subservient to the existing property.
- A neighbour had previously reported drainage and flooding problems in the back gardens and these could be exacerbated by the extension.

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NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough CouncilMinute Ref

Thu 21 July 2016

District Ref

' C ' Contrary to District 'CD' Contrary Delegated  
 ' D ' Delegated  
 ' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

GRANTED PLANNING PERMISSIONS

E 160948	Approved	Greyholme
E 161147	Approved	130-134 Crockhamwell Road
E 161197	Approved	72 Reading Road
E 161216	Approved	57 Western Avenue
E 161224	Approved	88 Hearn Road
E 161278	Approved	150 Loddon Bridge Road
E 161304	Approved	4 Messenger Road
E 161306	Approved	46 Harvard Close
E 161325	Approved	21 Tiger Close
E 161348	Approved	58 Campbell Road
E 161387	Approved	37 Crockhamwell Road
E 161390	Approved	47 Colemans Moor Road
E 161404	Approved	The Chequers, 198 Crockhamwell
E 161426	Approved	The Chequers, 198 Crockhamwell
E 161472	Approved	113 Woodlands Avenue
E 161484	Approved	189 Faiwater Drive
E 161542	Approved	28 Wroxham Road

REFUSED PLANNING PERMISSIONS

C 161267	Refused	15 Reading Road
District COMMENT		Local COMMENT The applicant was present at the meeting. One letter of concern had been received.
		The Committee considered the application and had no objections to the proposals.

OTHER PLANNING DETAILS

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

**Minute Ref**

**Thu 21 July 2016**

**District Ref**

' C ' Contrary to District 'CD' Contrary Delegated  
' D ' Delegated  
' E ' Endorsed by District 'ED' Endorsed Delegated

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161326

Withdrawn

146 Howth Drive

## New Applications Received Between 22/07/2016 and 18/08/2016

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
<b>New Application</b>				
<b>161814</b>	08/08/2016	Stephen Thwaites	N P Codling & G Stein	33 Butts Hill Road Butts Hill Road Woodley RG5 4NJ
	<b>Proposal :</b> Householder application for the proposed conversion of existing garage to habitable accommodation.			
	<b>Observations :</b>			
<b>161951</b>	22/07/2016	Dariusz Kusyk	Mr & Mrs Mansi	9 Ravensbourne Drive Ravensbourne Drive Woodley RG5 4LH
	<b>Proposal :</b> Householder application for the proposed erection of a single storey side and rear extension to dwelling and creation of disabled ramp via side access.			
	<b>Observations :</b>			
<b>161953</b>	26/07/2016	Graham Vaughan	Antler Homes	The Courtyard Offices Sandford Farm Woodley RG5 4TE
	<b>Proposal :</b> Reserved matters application pursuant to outline planning permission (O/2012/1863) for the proposed residential development of 27 dwellings. (Appearance, Landscaping and Scale to be considered.)			
	<b>Observations :</b>			
<b>161997</b>	22/07/2016	Stephen Thwaites	Unknown	4 High Tree Drive High Tree Drive Earley RG6 1EU
	<b>Proposal :</b> ADJOINING PARISH CONSULTATION			
	Householder application for the proposed erection of a single storey rear extension to dwelling plus internal alterations.			
	<b>Observations :</b>			
<b>162002</b>	16/08/2016	Christine Phillips	Mrs Clawley	27 Hanwood Close Hanwood Close Woodley RG5 3AB
	<b>Proposal :</b> Householder application for the proposed erection of a single storey rear extension to form a conservatory.			
	<b>Observations :</b>			
<b>162034</b>	08/08/2016	Charlie Snell	Mr Standfeild	110 Wheble Drive Wheble Drive Woodley RG5 3DU
	<b>Proposal :</b> Householder application for proposed erection of single storey rear extension to dwelling.			

## New Applications Received Between 22/07/2016 and 18/08/2016

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
<b>Observations :</b>				
<b>162076</b>	08/08/2016	Charlie Snell	Mr Tim Zimmer	185 Hurricane Way Hurricane Way Woodley RG5 4UH
<b>Proposal :</b> Householder application for the proposed erection of a first floor side extension to dwelling, plus the erection of a single detached garage.				
<b>Observations :</b>				
<b>162111</b>	08/08/2016	Stefan Fludger	Mr Andrew Muir	15 Reading Road Reading Road Woodley RG5 3DA
<b>Proposal :</b> Householder application for the proposed erection of a two storey side extension to include two rear Juliet balconies, plus replacement single storey garage extension with habitable accommodation to roof above.				
<b>Observations :</b>				
<b>162118</b>	11/08/2016	Christine Phillips	Mr Ben Setchell	8 Bibury Close Bibury Close Woodley RG5 3PE
<b>Proposal :</b> Householder application for the proposed erection of a single storey rear extension and two storey side extension with single storey front element to dwelling following removal of garage.				
<b>Observations :</b>				
<b>162121</b>	27/07/2016	Brett Beswetherick	Just Tiles Limited	86-88 Headley Road Headlet Road Woodley RG5 4JE
<b>Proposal :</b> Full application for the replacement of a single glazed door with display window and door.				
<b>Observations :</b>				
<b>162183</b>	09/08/2016	Stefan Fludger	Mr Richard Little	21 Copse Mead Copse Mead Woodley RG5 4RP
<b>Proposal :</b> Householder application for the proposed erection of a two storey side extension, single storey rear extension and a front extension to form an entrance porch.				
<b>Observations :</b>				
<b>162204</b>	11/08/2016	Rosie Rogers	Mr Adam Lewis	31 Victor Way Victor Way Woodley RG5 4UZ
<b>Proposal :</b> Householder application for the proposed single storey rear extension to existing dwelling.				
<b>Observations :</b>				

## New Applications Received Between 22/07/2016 and 18/08/2016

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
<b>162205</b>	08/08/2016	Jane Burton	Mrs Z Lindsay	104 Antrim Road Antrim Road Woodley RG5 3NY
<b>Proposal :</b> Householder application for the proposed erection of a single storey rear extension following the demolition of existing extension.				
<b>Observations :</b>				
<b>162226</b>	09/08/2016	Pooja Kumar	Mr Philip Siveter	191 Hurricane Way Hurricane Way Woodley RG5 4UH
<b>Proposal :</b> Householder application for the proposed erection of a first floor side extension, a single storey front extension to form porch, a detached garage and conversion of loft to create habitable accommodation to dwelling.				
<b>Observations :</b>				
<b>162246</b>	17/08/2016	Daniel Ray	Unknown	198 Crockhamwell Road Crockhamwell Road Woodley RG5 3JH
<b>Proposal :</b> Full planning application for the proposed placement of three benches to be used in connection with The Chequers Public House.				
<b>Observations :</b>				
<b>162252</b>	16/08/2016	Jane Burton	Mr & Mrs Andrews	7 Malvern Close Malvern Close Woodley RG5 4HL
<b>Proposal :</b> Householder application for the proposed erection of a single storey front extension to dwelling.				
<b>Observations :</b>				
<b>162257</b>	16/08/2016	Stefan Fludger	Mr Moazam Quaisir	32 Cottesmore Road Cottesmore Road Woodley RG5 3NX
<b>Proposal :</b> Householder application for the proposed erection of a single storey rear extension and the conversion of an existing garage.				
<b>Observations :</b>				
<b>162277</b>	16/08/2016	Pooja Kumar	Mrs Sharon Tanner	14 Hudson Road Hudson Road Woodley RG5 4EW
<b>Proposal :</b> Householder application for the proposed alterations to the front porch incorporating a new pitched roof. Alterations to the first floor bedrooms to soffit.				
<b>Observations :</b>				



**New Applications Received Between 22/07/2016 and 18/08/2016**

Item No :

Ref No :

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<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
<b>162301</b>	16/08/2016	Christine Phillips	Miss Justine Thompson	58 Beechwood Avenue Beechwood Avenue Woodley RG5 3DG

**Proposal :** Householder application for the proposed erection of a single storey front/side extension.  
**Observations :**

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**Applications Received :- 19**

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough CouncilMinute Ref

Thu 18 August 2016

District Ref

' C ' Contrary to District 'CD' Contrary Delegated  
 ' D ' Delegated  
 ' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

GRANTED PLANNING PERMISSIONS

E 152651	Approved	Land at Sandford Farm
160549	Approved	297 Loddon Bridge Road
E 161138	Approved	8 Highcliffe Close
E 161296	Approved	15 Mitchell Way
E 161478	Approved	77 Haddon Drive
E 161525	Approved	35 Haddon Drive
C 161601 District COMMENT	Approved	8 Armstrong Way Local COMMENT The Committee recommended that this application be refused on the following grounds: <ul style="list-style-type: none"> <li>- There would be a significant increase in the footprint of the dwelling.</li> <li>- Massing effect.</li> <li>- Out of character with the rest of the terrace.</li> <li>- Concern about the proposed parking in the front garden as it would not be possible to access the 2 spaces shown without driving across the neighbour's allocated parking space.</li> </ul>
E 161660	Approved	24 Fitzroy Crescent
E 161674	Approved	90 Vauxhall Drive
E 161734	Approved	330 Headley Road East
E 161745	Approved	92 Walmer Road
E 161773	Approved	8 Arundel Road
E 161826	Approved	26 Marathon Close

REFUSED PLANNING PERMISSIONS

161605	Refused	Land to rear of 9 Station Road
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**PLANNING COMMITTEE**

**BUDGETARY CONTROL 2016/17**

**Report No. P 6/16**

<b>EXPENDITURE</b>	<b>Budget 2016/17</b>	<b>Actual Exp as at 31/07/2015</b>	<b>Actual Exp as at 31/07/2016</b>	<b>Actual Exp as % of Budget</b>	
Annual grants	30481	18000	17741	58.2	Grant payments made in May and October
<b>Total</b>	<b>30481</b>	<b>18000</b>	<b>17741</b>	<b>58.2</b>	Grant to ARC paid in full in May - at the same time that rent charges for the year are invoiced
<b>INCOME</b>	<b>Budget 2016/17</b>	<b>Actual Inc as at 31/07/2015</b>	<b>Actual Inc as at 31/07/2016</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>30481</b>	<b>18000</b>	<b>17741</b>	<b>58.2</b>	

**WOKINGHAM BOROUGH COUNCIL**  
**Street Works Major Project Co-ordination Meeting**  
**Held on the 19 July 2016 in the Council Chamber, Shute End**

**Attendees:**

Graham Barnwell (Chair)	Wokingham Borough Council	Jason Archer	WSP
Theresa Couchman	WSP	Ed Day	Wokingham Borough Council
David Smith	SGN	Tim Holman	SGN
Neil Scott	Reading Buses	Tony Humphries	Thames Valley Police
Vinny Murphy	BBLP	Mary Walker	Woodley Town Council
Jonathan Wickens	Thames Water	Adam French	South East Water
Nesan Suppiah	WSP	Cllr Malcolm Richards	Wokingham Borough Council
Mike Dunstan	Wokingham Town Council	Joyce Stoner	Wokingham Borough Council
Mairi Campbell	SSE PD	Jim Hogan	SSE PD
Richard Kingston	SSE PD	Tony Jackman	WSP
Robert White	Virgin Media	Hema Khunti	Virgin Media
Graham Holman	Virgin Media	Rebecca Brooks	WSP
Sue Roberts	Shinfield Parish Council	Liam Coyle	Clancy Docwra
Paula Jobson	Wokingham Borough Council	Stefan Sidorowicz	Wokingham Borough Council
Alison Dray	Wokingham Borough Council	Cllr Rachelle Shepherd-Dubey	Wokingham Borough Council

\*as per sign in sheet

Ed Day (ED) covered house-keeping, welcomed all attendees and opened the meeting.

**1. Minutes from the last meeting held on the 28 June 2016 were agreed**

**2. Southern Gas Networks renewal of Gas Mains and Services**

Dave Smith (DS) presented the dates for SGN's Major Works.

**2.1. Arborfield**

SEN 30498

- Langley Common Road TBC

DS confirmed that this is part of the Barkham Road project and GPL (contractor) have provided a tentative programme.

**2.2. Barkham**

Sen 30498

- Barkham Road (Part) TBC
- Limmer Road TBC
- Aggisters Lane TBC
- Bearwood Road TBC
- Barkham Street TBC
- School Road TBC

DS expects the minor roads in this scheme will commence towards the end of 2016

**2.3. Earley**

SEN 31211

- Culver Lane TBC
- Erleigh Court Drive TBC
- Whitegates Lane TBC

[UNCLASSIFIED]

- Byron Road TBC
- Hilltop Road TBC

DS stated that GPL expect to commence in April 2017

#### 2.4. Finchampstead

- Tanglewood TBC
- Ingle Glen TBC
- Jerrymoor Hill TBC
- Mornington Avenue TBC
- Wild Briar TBC
- Longwater Lane TBC

DS confirmed that this is a live project although it has not yet been issued to a contractor

- Longwater Road TBC
- The Village 01.12.2016 – 31.03.2017
- Cricket Hill 01.12.2016 – 31.03.2017

DS does not have full details of this project but will report back.

#### 2.5. Shinfield

- Great Lea 25.07.2016 - 12.08.2016
- Hartley Court Road 25.07.2016 - 12.08.2016
- Askew Drive 26.07.2016 – 15.08.2016
- Half Acre Close 26.07.2016 – 15.08.2016
- Appletree Lane 27.09.2016 – 22.10.2016
- Orchard Close 27.09.2016 – 15.10.2016
- Salmon Close 27.09.2016 – 16.10.2016
- Clares Green Road 27.09.2016 – 15.10.2016
- Green End Close 27.09.2016 – 15.10.2016
- Grazeley Road 27.09.2016 – 16.10.2016

DS is waiting on how the new contractor proceeds before confirming this scheme

#### 2.6. Twyford

*Sen 29780*

- Waltham Road 31.10.2016 – 23.12.2016
- Stanlake Road TBC
- A321 Hurst Road 05.09.2016 – 28.10.2016

DS confirmed that these will take place after Colleton Drive is completed.

- Colleton Drive 08.08.2016 – 26.09.2016

DS confirmed that Colleton Drive will take place during school summer holidays

- Broadwater Lane TBC
- Winchcombe Road 22.07.2016 – 19.09.2016

Neil Scott (NS) reminded the meeting of the Courtney bus service in this area and that Reading Buses have been contracted to run rail replacement services requiring the use of these roads.

#### 2.7. Twyford

*Sen 31220*

- London Road TBC
- Springfield Park TBC
- Sycamore Drive TBC

DS confirmed that these are programmed for May 2017

## 2.8. Wargrave

Sen 30930

- Baylis Road TBC
- Fidlers Walk TBC
- Langhams Way TBC
- Newalls Rise TBC
- Purfield Drive TBC

DS expects this work to take place in November 2016

## 2.9. Winnersh

Sen 30074

- King Street Lane TBC
- Azalea Close TBC
- Harman Court TBC
- Churchill Drive TBC
- Westfield Road TBC
- Chatsworth Avenue TBC

DS expects this to take place in May 2017

CIlr Rachelle Shepherd-Dubey (RSD) reminded the meeting of the Winnersh Relief Road construction which may have an effect on this work.

DS confirmed that the works in King Street Lane are a connection only and that SGN have received diversionary work information in relation to the gas main in King Street Lane as part of the above construction.

## 2.10. Winnersh

- Reading Road TBC

DS confirmed that no further detail is available at this time.

## 2.11. Wokingham

Sen 30498

- Barkham Road (Part) TBC
- Woosehill Lane TBC
- Ormonde Road TBC
- Limmerhill Road TBC
- Doles Lane TBC
- Sandy Lane TBC

## 2.12. Wokingham

Sen 30517

- Andrew Close TBC
- Duncan Drive TBC
- Easthampstead Road TBC
- Fairview Road TBC
- Gipsy Lane TBC

DS stated that this work is projected to take place towards the end of 2016

- Pages Croft On site
- Southlands Road On site
- Starmead Drive On site
- Wallner Way On site
- Murdoch Road On site

DS confirmed the project reference for this scheme is SEN30517

## 2.13. Woodley

- Hanwood Close TBC
- London Road TBC
- Shepherds Hill TBC
- Highgate Road TBC
- Wallace Close TBC
- Fairwater Drive TBC

Tony Jackman (TJ) reminded the meeting of the Section 58 restriction on Fairwater Drive. DS confirmed that SGN is aware and he will plan the work accordingly.

### 3. Scottish & Southern Energy Renewal of Mains & Services

Richard Kingston (RK) and Mairi Campbell (MC) gave updates on Kentwood Farm and Buckhurst Farm Schemes.

#### 3.1. Wokingham

*Kentwood Farm reinforcement scheme*

##### Gang 1

- A321 Milton Road 31.08.2016 – 17.10.2016
- Milton Road 18.10.2016 – 10.12.2016

##### Gang 2

- Keephatch Road 31.08.2016 – 14.09.2016
- Warren House Road 15.09.2016 – 30.10.2016
- Wiltshire Road 31.10.2016 – 07.12.2016

##### Gang 3

- Elms Road (inc footpath) 31.08. 2016 – 26.10.2016
- A329 Broad Street 27.10.2016 – 16.11.2016
- A329 Rectory Road 17.11.2016 – 10.01.2016

Cllr Malcolm Richard (MR) asked what traffic management will be required to complete the scheme RK confirmed that the majority of the work will require 2 way signals but Elms Road footpath will be closed to complete the work. Milton Road will also be closed to undertake resurfacing works following completion. MR asked what working hours would be used.

RK confirm that extended working hours will be used with weekend working where appropriate.

TJ requested that half width reinstatements be completed on Section 58 works and that they are done to WBC standard as WBC guarantee is lost if other works are undertaken on the road.

Alison Dray (AD) asked for precise details of when resurfacing will be completed.

RK will provide as much information as possible and confirmed that he had spoken to WBC designers to match surfacing.

#### 3.2. Wokingham

*Proposed HV reinforcement scheme*

- Waterloo Road TBC
- Clay Lane TBC

RK confirmed that these dates are still to be confirmed but work will start on section of scheme within Bracknell

MC gave update on the communication plan for these schemes including local paper advert, advance warning boards, letter drops, face to face discussions with residents where possible, information days and automated text updates when residents sign up.

#### 3.3. Earley

*Installation of ducting 33kv*

- Wokingham Road TBC
  - Loddon Bridge Road TBC
- Road closure 3 weeks between Coppice Road and Wokingham Road*

#### 3.4. Woodley

## Installation of ducting 33KV

- Loddon Bridge Road TBC  
*Road closure 3 weeks between Coppice Road and Wokingham Road*
- Nightingale Road TBC
- Dartington Avenue TBC
- Clivedale Road TBC
- Coppice Road TBC  
*Road closure 4 weeks between Clivedale Road and Loddon Bridge Road*

### 3.5. Earley

#### Installation of new SSE HV Circuits

- Hilltop Road 03.10.2016 – 22.02.2017
- Gipsy Lane 03.10.2016 – 22.02.2017
- London Road 03.10.2016 – 22.02.2017
- Mill Lane 03.10.2016 – 22.02.2017
- Barbel Close 03.10.2016 – 22.02.2017
- Rosedale Crescent 03.10.2016 – 22.02.2017
- Pitts Lane 03.10.2016 – 22.02.2017
- Toseland Way 03.10.2016 – 22.02.2017
- Ilfracombe Way 03.10.2016 – 22.02.2017

### 3.6. Woodley

#### Installation of new SSE HV Circuits

- Woodlands Avenue 03.10.2016 – 22.02.2017

## 4. BT Openreach

Ed Day (ED) gave an update of works on behalf of BT.

### 4.1. Winnersh

- King Street Lane 11.09.2016 – 30.09.2016  
*Chambers and Installation ducting in Footway / Carriageway 7 day working extended hours*

## 5. Energetics

### 5.1. Winnersh

- Arbor Lane 25.07.2016 – 14.08.2016

## 6. Network Rail

Jason Archer (JA) gave updates on Network Rail schemes.

### 6.1. Twyford

- Hurst Road 03.12.2016 – 28.04.2017  
*Proposed work to lift in materials required to extend the current platform lengths at Twyford Station. Traffic management will be required on Hurst Road using traffic lights and manned stop and go boards, suitably positioned at pre agreed positions. Pedestrian diversions may be required. Weekdays and weekends 08:00 to 20:00 hrs*

### 6.2. Wokingham

- Easthampstead Road 08.08.2016 – 10.08.2016  
*Level crossing barrier maintenance working 23:00 to 06:00*
- Waterloo Road 09.09.2016 – 12.09.2016  
*Level crossing barrier maintenance working 00:01 to 05:00*
- Waterloo Road 16.07.2016 – 17.07.2016  
*Track maintenance working from 23:00 – 19:00*

## 7. South East Water Renewal of Mains and Services



## 8. Thames Water

Jon Wickens (JW) gave updates for Thames Water schemes and confirmed that detailed plans will be provided once agreed and all Borough Councillors and Parish Councils will be kept informed of the work. JW also confirmed that start dates are still to be confirmed

### 8.1. Barkham

- Barkham Road (Works Package 4)

### 8.2. Earley

- Toseland Way (Works Package 4)
- Station Road (Works Package 4)

NS asked whether buses would be affected.

JW confirmed that this would be discussed during planning discussion

### 8.3. Hurst

- Martineau Lane (Works Package 6)

### 8.4. Ruscombe

- Waltham Road (Works Package 6)

### 8.5. Remenham

- Remenham Hill (Works Package 6)

### 8.6. Shinfield

- Hyde End Road (Works Package 4)

### 8.7. Sindlesham

- Mole Road (Works Package 4)

JW confirmed that this would not affect the newly surfaced road.

### 8.8. Twyford

- Hinton Hatch (Works Package 6)
- Broadwater Road (Works Package 6)

### 8.9. Wargrave

- Crazies Hill (Works Package 6)

### 8.10. Woodley

- Willowside Close (Works Package 6)
- Uppingham Drive (Works Package 6)
- Austin Road (Works Package 6)

## 9. Virgin Media

Graham Holman (GH)/ED gave updates for Virgin Media

### 9.1. Earley

- |                    |                         |
|--------------------|-------------------------|
| • Kensington Close | 30.08.2016 – 01.09.2016 |
| • Conygree Close   | 30.08.2016 – 01.09.2016 |
| • Strand Way       | 15.09.2016 – 26.10.2016 |

## 9.2. Finchampstead

- Manor Park Drive On site until 16.08.2016
- Redgauntlet On site until 04.09.2016
- Briarwood On site until 10.09.2016
- Church Hams On site until 10.10.2016

GH confirmed that works are almost complete and that the site will be walked with VM/WBC

## 9.3. Woodley

- School Drive 15.09.2016 – 26.10.2016

## 9.4. Wokingham Without

- Crowthorne TBC

GH confirmed the extent of this scheme including all of Crowthorne. Further information will be provided to local councillors and parishes when available.

## 10. Wokingham Highways Alliance Major Highway Works

Tony Jackman (TJ) gave an updates on Wokingham Highway Alliance works.

### 10.1. Arborfield

- Eversley Road *Kerbing Improvements* 28.11.2016 – 07.12.2016
- Biggs Lane *Resurfacing Works*

### 10.2. Finchampstead

- Wellingtonia Avenue *Resurfacing* 28.11.2016 – 27.01.2017
- Lower Wokingham Road to The Ridges*

### 10.3. Swallowfield / Shinfield

- A33 Swallowfield By-Pass *Resurfacing* 15.08.2016 – 16.09.2016
- Borough Boundary to Mere oak Lane – Night time road closures*

### 10.4. Sonning

- Bath Road *Resurfacing* 01.08.2016 – 05.08.2016
- Night time road closure*

### 10.5. Wargrave

- Wargrave Road *Resurfacing* 08.08.2016 – 12.08.2016
- Carlise roundabout to Braybook Lane - Night time road closure*

### 10.6. Wokingham

- London Road *Resurfacing* TBC

NS asked whether this work will be undertaken at nighttime.

TJ has not had full planning meeting as yet but will confirm when available.

### 10.7. Wokingham

- Shute End *Footway Replacement* 2017/18
- Smiths Walk *Cycle Works* On site until 12.08.2016

### 10.8. Earley

*Cycleway and footway resurfacing*

- Beeston Way 15.08.2016 – 07.11.2016
- Rushey Way 15.08.2016 – 07.11.2016

TJ also confirmed that Mole Road was successfully reopened two weeks ahead of programme. TJ also informed the meeting of forthcoming works at Coppid Beech roundabout, Mumbery Hill, Lodge Road and Mill Lane/Rushey Way that are planned to be undertaken in early 2017.

## 11. Structures

Nesan Suppiah (NSu) gave update on the WBC Structures scheme

### 11.1. Charvil

- Old Bath Road – Tywford Mill Bridge      Bridge Refurbishment      On site until 31.07.2016

NSu confirmed that this work is on schedule.

### 11.2. Wargrave

- Wargrave Hill      Embankment stabilisation – 1 week road closure      TBC

## 12. Major Projects

ED gave updates on WBC Major Projects

### 12.1. A3290

- A3290 Loddon Viaduct      *Contraflow will be in place 24hrs*      22.07.2016 – 05.09.2016
- Enabling Works      11.07.2016 – 22.07.2016

### 12.2. Shinfield

- Shinfield Bypass      On site until September 2016.  
*Roundabout construction of Arborfield Road. Road Closures / Temporary Traffic Signals*

## 13. Highway Drainage

- Wellingtonia Avenue      25.07.2016 – 23.08.2016
- Lower Wokingham Road      25.07.2016 – 23.08.2016
- Dukes Ride      25.07.2016 – 23.08.2016

## 14. Developments

Phil Milburn (PM) gave updates for developments

### 14.1. Arborfield

- Biggs Lane      July – August 2016
- Commonfield Lane      July – August 2016

### 14.2. Earley

- Hatch Farm (Lower Earley Way)      Commences September 2016

### 14.3. Shinfield

*S278/S38 Agreement – ongoing / pending*

- Basingstoke Road / Tabby Drive      TBC
- Cutbush Lane      On site
- Hyde End Road and Deardon Way      On site
- Hyde End Road/ Basingstoke Road      *signalisation*      25.07.2016 – 20.09.2016

### 14.4. Winnersh

- Old Forest Road/Reading Road      TBC

### 14.5. Wokingham

- Twyford Road / Toutley Road      (Bovis)

## 15. PUBLIC EVENTS

- |                             |                         |
|-----------------------------|-------------------------|
| • Marvellous Festival       | 23.07.2016 – 24.07.2016 |
| • Rewind Festival           | 19.08.2016 – 21.08.2016 |
| • Wokingham Festival        | 26.08.2016 – 28.08.2016 |
| • Wokingham Winter Carnival | 27.11.2016              |
| • Wokingham Half Marathon   | 12.02.2016              |

## 16. A.O.B

**Date of next meeting Tuesday 23<sup>rd</sup> August 2016  
WBC Offices, Shute End, Wokingham.**

# Local Plan Update Process

Stage	Purpose of stage
<b>Issues and Options</b>	<p>Consultation stage giving people an opportunity to shape proposed options and identify issues relating to the Local Plan Update.</p> <p style="text-align: right;"><b>HAVE YOUR SAY</b></p>
<b>Preferred Options</b>	<p>Further public consultation stage which will provide people the opportunity to comment on the Borough Council's preferred options for development. The analysis of sites will be presented as part of this consultation and comments will be invited about the sites as well as on other topics.</p> <p style="text-align: right;"><b>HAVE YOUR SAY</b></p>
<b>Proposed Submission Document</b>	<p>Consultation on the proposed draft plan; allowing people to comment on whether the plan provides the best possible scenario for future development in the borough.</p> <p style="text-align: right;"><b>HAVE YOUR SAY</b></p>
<b>Submission of Local Plan Update</b>	<p>The Local Plan Update will be submitted to the Secretary of State who will appoint a Planning Inspector to oversee a public examination.</p>
<b>Public Examination</b>	<p>The Planning Inspector will publically examine the document to see whether it is the best possible plan. People can be invited by the Planning Inspector to express their views.</p>
<b>Inspector's Report</b>	<p>The Council will receive the Inspector's Report stating whether document is the best possible. In planning terms, this is referred to as whether the plan is "sound" and complies with law.</p>
<b>Adoption</b>	<p>The Local Plan Update can be adopted by the Borough Council. This means that it will be used to inform decisions relating to planning issues in the Borough.</p>



## Shaping Our Future

It is time to start thinking about what Wokingham Borough could look like in 2036. Work is currently underway on an update to our local plan which will shape the future of the borough.



### Join the conversation

Have your say in what our future looks like. We want to hear from as many people as possible, so in addition to a formal public consultation, we will also be going out to events across the borough and using social media to get your views.

### Issues & Options Consultation

Runs from Thursday 4 August to 4pm Friday 30 September  
[www.wokingham.gov.uk/localplanupdate](http://www.wokingham.gov.uk/localplanupdate)

## The local plan update will:

- Create a shared vision and objectives
- Help shape the future growth of the borough, including the new homes we will need along with all of the necessary infrastructure and services they require - this means shops, schools, roads, sports centres, play parks, green space, libraries etc.
- Ensure we have up to date policies for assessing planning applications for aspects such as design, heritage, flooding, natural environment and specialist housing.

## Why do we need an update?

To ensure growth in the borough is guided by a comprehensive plan that considers the needs of current and future residents in a coordinated way. Without an up-to-date local plan we would be left with ad hoc development without the accompanying services, community facilities and infrastructure that new housing needs.

## Where are we now?

Currently, **we are consulting on our Issues and Options document**. This is the first formal public consultation. The Local Plan Update is still early on in the process—no decisions have yet been made—so this is your chance to give us your views on how you want to see Wokingham grow in the future.

To see how the rest of the local plan update process will work, check out the Local Plan Update Process table on the back page of this leaflet.



## We want your views

We will be attending events this summer to ask residents what they like about living in Wokingham Borough and what we need to consider when creating the local plan update.

### Come and chat to us at:

Earley Green Fair – Saturday 6 August  
Wokingham Festival – Saturday 27 August  
Swallowfield Show – Monday 29 August  
\* Check our website for exact times

We will also be in the lobby of the borough council's civic offices at Shute End on Tuesday 9 and Wednesday 17 August from 10am to 2pm.

### Facebook & Twitter

To reach as many people as possible, we will also be sending out questions via Facebook and Twitter throughout August. We'll ask one question per week, on Fridays. Look for them on our Facebook and Twitter pages.

### How can you find out more and comment on the plan?

Visit our website at [www.wokingham.gov.uk/localplanupdate](http://www.wokingham.gov.uk/localplanupdate) to read the Issues & Options document and for further up to date information about the local plan update or send us an email at [LPU@wokingham.gov.uk](mailto:LPU@wokingham.gov.uk).

Dear Sir / Madam,

**LOCAL PLAN UPDATE – ISSUES AND OPTIONS CONSULTATION**

Work is underway on an updated local plan which will shape the future of Wokingham Borough, and we want you to join the conversation and have your say.

**Local Plan Update Issues and Options Consultation  
Thursday 4 August 2016 to 4pm Friday 30 September 2016**

The updated local plan will guide development in the borough for the next 20 years. We know we have to plan for more housing, so we will need to identify and allocate sites for new homes. We also need to plan for the new employment, schools, roads, parks, shops and sports and community facilities necessary to create places people want to live, work, and do business.

**Issues & Options Consultation**

This is the first stage of consultation on the plan, which is called the Issues and Options stage. It is a discussion rather than a draft plan. We ask a number of questions about different planning issues that will be dealt with in the update and ask you for your views. We also ask you what you see as the future for Wokingham Borough.

The full Issues and Options document along with all supporting documents and further details on the consultation can be found on our website at [www.wokingham.gov.uk/localplanupdate](http://www.wokingham.gov.uk/localplanupdate).

We welcome any comments you have via our online form at [www.wokingham.gov.uk/consultations](http://www.wokingham.gov.uk/consultations). The deadline for comments is 4pm Friday 30 September 2016.

A brief summary leaflet has been produced. We have also been attending events from June around the Borough and these will continue through to September 2016, to ask residents what they like about living in Wokingham Borough. To see the leaflet and for an up-to-date list of events, check our website at [www.wokingham.gov.uk/localplanupdate](http://www.wokingham.gov.uk/localplanupdate).

**Sustainability Appraisal**

A Sustainability Appraisal (including a Strategic Environmental Assessment) which assesses the social, environmental and economic effects of all of the different possible options is also available for review within the consultation.

**Technical Studies**

Further technical evidence base work is underway to support the plan. This includes a Habitats Regulations Assessment scoping document, our Strategic Housing Market Assessment and Functional Economic Market Assessment. For more information on these please see our website at [www.wokingham.gov.uk/localplanupdate](http://www.wokingham.gov.uk/localplanupdate).

**Call for Sites**

The Council has undertaken two 'Call for Sites' consultations, inviting all individuals and organisations to suggest land in the borough to be considered for development. A list of all sites submitted through the Calls for Sites and a distribution map will be made available for you to view on our website **on 21 September 2016**.

It should be noted that many of the sites suggested may not be suitable, available or

able to be delivered and therefore a site being put forward is no guarantee that it will be allocated through the local plan process.

### **Next Steps**

All of the sites submitted will be assessed. As part of the next stage known as Preferred Options, some analysis and an initial assessment of the sites will be undertaken and this will be included as part of the Preferred Options public consultation (planned to start in June 2017), subject to future Executive approval.

At the Proposed Submission stage, (in 2018) the Council will undertake a consultation on the sites it proposes to allocate as part of the Local Plan Update, subject to future Executive approval.

For more information on the LPU timetable, please see the Local Development Scheme online at <http://www.wokingham.gov.uk/planning-and-building-control/planning-policy/planning-policy-supporting-information/>.

Should you have any questions regarding the Issues and Options consultation, please contact the Council's Land Use and Transport Team on 0118 974 6478 or by emailing [LPU@wokingham.gov.uk](mailto:LPU@wokingham.gov.uk)

Yours Faithfully,

Land Use and Transport Team  
Wokingham Borough Council



**ROAD TRAFFIC REGULATION ACT 1984**

**WOKINGHAM BOROUGH COUNCIL**

**(NIGHTINGALE ROAD, WOODLEY)**

**(PROHIBITION OF WAITING) ORDER 201X**

NOTICE IS HEREBY GIVEN THAT Wokingham Borough Council as Traffic Authority proposes to make an Order under Sections 1(1) (a) and (c), 2(1) (a) and (b), 2(2) (c) and 4 (2) and Part III of Schedule 9 of the Road Traffic Regulation Act 1984, the effect of which is to prohibit any vehicle from waiting at any time along the length of road specified in the Schedule below.

Copies of the draft Order, Statement of Reasons and plan may be inspected at the Council offices between 9.00am and 5.00pm, Monday to Friday. These documents are also available online at <http://www.wokingham.gov.uk/consultations>.

Any objections to the proposal, together with grounds on which they are made, should be sent, in writing, to the Traffic Management Team at the address below or to [traffic.management@wokingham.gov.uk](mailto:traffic.management@wokingham.gov.uk) by no later than the 18th day of August 2016.

Dated this 28th day of July 2016

Alex Deans  
Head of Highways and Transport,  
Wokingham Borough Council,  
PO Box 151,  
Shute End,  
Wokingham,  
RG40 1WH

**The Schedule – No Waiting at any Time**

<b><u>Nightingale Road, Woodley</u></b> (both sides)	From a point 64 metres west of the junction with Hazel Drive to its western terminus (inclusive of its turning head)
<b><u>Nightingale Road, Woodley</u></b> (south side)	From a point 26 metres west of the junction with Hazel Drive in a westerly direction for a distance of 20 metres

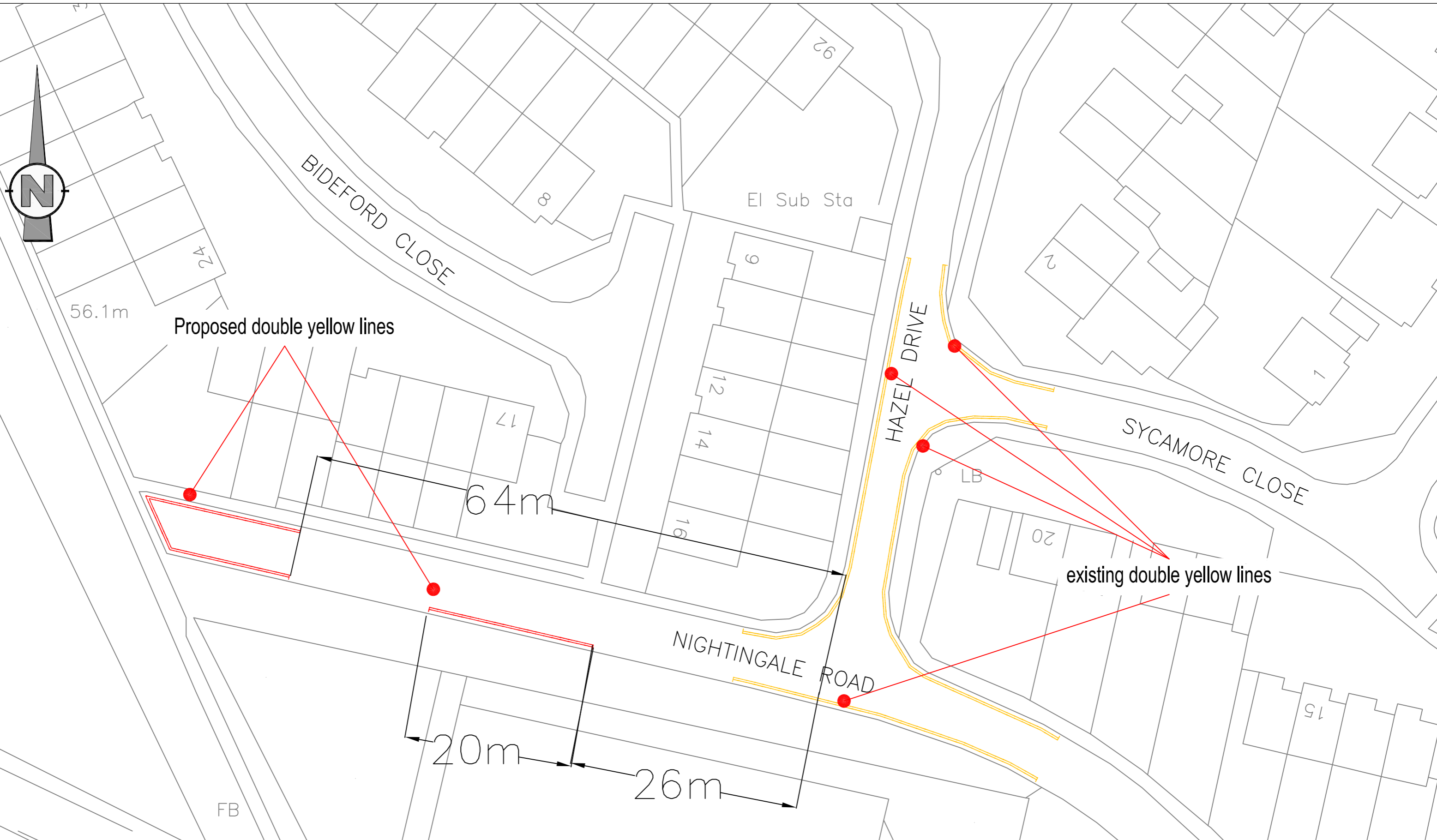
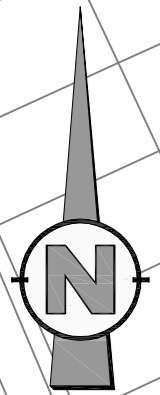
**ROAD TRAFFIC REGULATION ACT 1984**  
**WOKINGHAM BOROUGH COUNCIL**  
**(NIGHTINGALE ROAD, WOODLEY)**  
**(PROHIBITION OF WAITING) ORDER 201X**

**Statement of Reasons**

Wokingham Borough Council was contacted by local residents through their local ward member following concerns regarding an increasing number of non-residents, thought to be rail commuters, parking at the western end of Nightingale Road in the turning head.

The turning head should remain clear at all times in order to maintain access. The parking also takes place near an electrical sub-station making access difficult. No Waiting at Any Time restrictions (double yellow lines) are therefore proposed to prevent obstructive parking from occurring.

The introduction of double yellow lines will not only ensure the flow of traffic, but will also improve safety and visibility for all road users.



A	Nov 2015	JLB	First draft issue		
REV	DATE	BY	DESCRIPTION	CHK	APD
DRAWING STATUS:					

**WOKINGHAM  
BOROUGH COUNCIL**

Shute End, Wokingham, Berkshire RG40 1BN  
Tel: (0118) 974 6000 Web: www.wokingham.gov.uk

CLIENT:

ARCHITECT:

35

PROJECT:  
Proposed Parking Restrictions  
Nightingale Road, Woodley

TITLE:  
General Arrangement  
of Proposal

SCALE @ A3: NTS	CHECKED:	APPROVED:
CAD FILE:	DESIGN-DRAWN: JLB	DATE: June 2016
PROJECT No:	DRAWING No: 5049-2156	REV: A
<b>DO NOT SCALE</b>		

Nottingham Borough Council, Shute End, Nottingham, NG4 0 1W  
~~West Berkshire Council, Market Street, Newbury, RG14 5LD~~ 03 Aug 2010  
**Application for a premises licence to be granted  
 under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

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

You may wish to keep a copy of the completed form for your records.

I/We Prezzo Limited

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

26100 TOTTOW PREZ

**Part 1 – Premises Details**

Postal address of premises or, if none, ordnance survey map reference or description			
Ground and Basement Floors 61-63 Crockhamwell Road Woodley			
Post town	Berkshire	Postcode	RG5 3JP

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£ TBC

**Part 2 - Applicant Details**

Please state whether you are applying for a premises licence as

Please tick as appropriate

- a) an individual or individuals \*  please complete section (A)
- b) a person other than an individual \*
  - i. as a limited company  please complete section (B)
  - ii. as a partnership  please complete section (B)
  - iii. as an unincorporated association or  please complete section (B)
  - iv. other (for example a statutory corporation)  please complete section (B)
- c) a recognised club  please complete section (B)
- d) a charity  please complete section (B)

- e) the proprietor of an educational establishment  please complete section (B)
- f) a health service body  please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales  please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England  please complete section (B)
- h) the chief officer of police of a police force in England and Wales  please complete section (B)

\* If you are applying as a person described in (a) or (b) please confirm:

Please tick yes

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

I am making the application pursuant to a statutory function or

a function discharged by virtue of Her Majesty's prerogative

**(A) INDIVIDUAL APPLICANTS** (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		
I am 18 years old or over				<input type="checkbox"/> Please tick yes	
Current postal address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					

**SECOND INDIVIDUAL APPLICANT (if applicable)**

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		
I am 18 years old or over				<input type="checkbox"/>	Please tick yes
Current postal address if different from premises address					
Post town		Postcode			
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					

**(B) OTHER APPLICANTS**

**Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.**

<b>Name</b> Prezzo Limited
<b>Address</b> Johnston House 8 Johnston Road Woodford Green Essex, IG8 0XA
<b>Registered number (where applicable)</b> 03919682
<b>Description of applicant (for example, partnership, company, unincorporated association etc.)</b> Limited company
<b>Telephone number (if any)</b> [REDACTED]
<b>E-mail address (optional)</b> [REDACTED]

**Part 3 Operating Schedule**

When do you want the premises licence to start?

DD	MM	YYYY
3	1	082016

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

The Premises will operate as a Italian themed restaurant operation in the mid-market restaurant sector. The restaurant will sell hot and cold food and drinks by waiter/waitress service throughout the day.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

N/A
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What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment

Please tick any that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

**Provision of late night refreshment** (if ticking yes, fill in box I)

**Supply of alcohol** (if ticking yes, fill in box J)

**In all cases complete boxes K, L and M**

**A**

Plays Standard days and timings (please read guidance note 6)			<b>Will the performance of a play take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			<b>Please give further details here</b> (please read guidance note 3)	Both	<input type="checkbox"/>
Tue					
Wed			<b>State any seasonal variations for performing plays</b> (please read guidance note 4)		
Thur					
Fri			<b>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat					
Sun					



I

<b>Late night refreshment</b> Standard days and timings (please read guidance note 6)			<b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b>Please give further details here</b> (please read guidance note 3) Hot food and beverages as served at the restaurant.		
Mon	23:00	00:00			
			<b>State any seasonal variations for the provision of late night refreshment</b> (please read guidance note 4)		
Tue	23:00	00:00			
			<b>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</b> (please read guidance note 5)		
Wed	23:00	00:00			
			New Year's Eve - provision of late night refreshment until 02:30am.		
Thur	23:00	00:00			
Fri	23:00	00:00			
Sat	23:00	00:00			
Sun	23:00	23:30			



K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8).

There are none.

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	
Mon	08:00	00:30	<p><b>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</b> (please read guidance note 5)</p> <p>New Year's Eve - Hours open to finish at 03:00am.</p>
Tue	08:00	00:30	
Wed	08:00	00:30	
Thur	08:00	00:30	
Fri	08:00	00:30	
Sat	08:00	00:30	
Sun	08:00	00:00	

**M** Describe the steps you intend to take to promote the four licensing objectives:

**a) General – all four licensing objectives (b, c, d and e) (please read guidance note 9)**

Following an assessment of the premises and surrounding area, the following is proposed:

- Ongoing health and safety, risk assessment and fire training.
- In house testing of emergency lighting, fire alarms, fire extinguisher locations and fire exit accessibility.
- Staff will be given general training about licensing legislation and in particular about under age sales including the 'Challenge 21 Policy'.

**b) The prevention of crime and disorder**

- We reserve the right not to serve anybody who appears intoxicated or under age.

**c) Public safety**

- Emergency exit signs clearly visible.
- Regular servicing and testing of fire alarms, fire extinguishers, emergency lights, extracts and portable appliances.
- Ongoing health and safety, risk assessment and fire training.

**d) The prevention of public nuisance**

- There will be lockable external windows and doors.
- There will be kitchen extract systems taking smells and grease away from habitable areas.

**e) The protection of children from harm**

- There will be no activities on the premises that would be harmful to children.
- The provision of high chairs for babies and young children.
- Staff will be given general training about licensing legislation and in particular, about under age sales including the 'Challenge 21' Policy.

**Checklist:**

**Please tick to indicate agreement**

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.

**IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION.**

**Part 4 – Signatures** (please read guidance note 10)

**Signature of applicant or applicant’s solicitor or other duly authorised agent** (see guidance note 11).  
**If signing on behalf of the applicant, please state in what capacity.**

Signature	Gloves Solicitors LLP
Date	2 August 2016
Capacity	Applicant's Solicitors

**For joint applications, signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant’s solicitor or other authorised agent** (please read guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	