



Woodley Town Council

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

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 13 December 2016, at which your attendance is requested.

Deborah Mander
Town Clerk

A G E N D A

1. **APOLOGIES**

2. **DECLARATIONS OF INTEREST**

To receive any declarations of interest from Members on agenda items.

3. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 15 NOVEMBER 2016**

To approve the minutes of the Planning Committee meeting held on 15 November 2016 and for the Chairman to sign them as a true record. *(These minutes were provided in the Full Council agenda of 6 December 2016.)*

4. **CURRENT PLANNING APPLICATIONS**

To consider current planning applications and agree comments to be forwarded to the planning authority. *(Appendix 4)*

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5. **PLANNING DECISIONS**

To note information on decision notices received from the planning authority since the last meeting. *(Appendix 5)*

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6. **NEIGHBOUR CONSULTATION SCHEME**

To note application 163411

Location: 13 Norton Road, Woodley, RG5 4AH.

Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.2m, for which the maximum height would be 3.6m and the height of the eaves 2.47m.

7. **PLANNING APPEAL**

To note that the following appeal has been lodged with the Planning Inspectorate:

Application: 151160

Location: 123 Loddon Bridge Road, Woodley, RG5 4AG.

Proposal: Proposed demolition of existing bungalow and erection of one detached, two storey dwelling.

8. **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 18 October 2016. **(Appendix 8)**

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9. **PROPOSED PROHIBITION OF WAITING ORDER: NIGHTINGALE ROAD**

Following the Wokingham Borough Council consultation on the proposed Prohibition of Waiting Order for Nightingale Road, Woodley, which was carried out in August 2016, it has been recommended that the proposal be abandoned. The decision on the proposal will be made by the Wokingham Borough Council Executive Member for Highways and Transport on 16 December 2016. A summary report of the consultation results and the recommendation is attached at **Appendix 9**. Woodley Town Council had no objections to the proposal.

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Members to consider whether to make any further representation on this matter.

10. **APPLICATION FOR A PREMISES LICENCE UNDER THE LICENSING ACT 2003: JALPARI TANDOORI, 4 LODDON VALE CENTRE, HURRICANE WAY**

To note that an application for a premises licence under the Licensing Act 2003 has been made by Jalpari Tandoori, 4 Loddon Vale Centre, Hurricane Way. The Town Council's comments have been requested by Wokingham Borough Council and are required by 3 January 2017. A summary of the application is attached at **Appendix 10**.

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11. **WOKINGHAM BOROUGH COUNCIL LOCAL PLAN UPDATE: SITE ASSESSMENT ENGAGEMENT**

To note correspondence received from Wokingham Borough Council regarding their site assessment engagement for the Local Plan update, attached at **Appendix 11(i)**. Site assessment responses were required by 12 December and were therefore agreed with the Committee prior to the meeting. The responses sent on behalf of the Council are attached at **Appendix 11(ii)**.

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12. **WOKINGHAM BOROUGH COUNCIL : NEW LOCAL TRANSPORT PLAN CONSULTATION**

To note correspondence received from Wokingham Borough Council regarding the Local Transport Plan stakeholder consultation, attached at **Appendix 12**, and to consider a response.

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13. **PUBLICATIONS/INFORMATION**

To note receipt of the following:

- *Thames Valley Environmental Records Centre Newsletter – Winter 2016*

14. **FUTURE AGENDA ITEMS**

To consider suggestions for future agenda items.

15. **PUBLICITY/WEBSITE**

To consider suggestions for items to be publicised.

16. **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 17 on the agenda.

17. **ENFORCEMENT ISSUES**

To note any enforcement issues.

New Applications Received Between 11/11/2016 and 07/12/2016

Item No :

Ref No :

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

162958

11/11/2016	Daniel Ray	Magal Engineering Ltd	Headley Road East Headley Road East Woodley RG5 4SN
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Proposal : Full application for proposed change of use from B8 (Storage or distribution) to habitable accommodation to provide overnight accommodation for staff and visitors.

Observations :

163024

14/11/2016	Mark Croucher	Mr Robert Nicholls	Land adjoining 16 Church Mews Church Mews Woodley RG5 4RJ
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Proposal : Full planning application for the proposed change of use of open space/amenity land to private garden.

Observations :

163089

15/11/2016	Stephen Thwaites	Mr & Mrs Potter	40 Selsdon Avenue Selsdon Avenue Woodley RG5 4PG
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Proposal : Householder application for the proposed single storey rear extension to existing dwelling.

Observations :

163100

23/11/2016	Jane Burton	Mr Price	29 Rivermead Road Rivermead Road Woodley RG5 4DH
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Proposal : Householder application for the proposed erection of a single storey side and rear extension to dwelling.

Observations :

163132

17/11/2016	Brooke Davey	Unknown	17 & 19 Henley Wood Road Henley Wood Road Earley RG6 7EE
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Proposal : Adjoining parish consultation.
Householder application for the proposed erection of two storey front extension to the existing dwellings at 17 and 19 Henley Wood Road.

Observations :

163149

29/11/2016	Brooke Davey	Ms Esmee Sargeant	26 Church Street Church Street Woodley RG5 4QJ
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Proposal : Householder application for the conversion of existing detached garage to habitable accommodation.

Observations :

New Applications Received Between 11/11/2016 and 07/12/2016

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
163187	21/11/2016	Christine Phillips	Mr Saunders	7 Buccaneer Close Buccaneer Close Woodley RG5 4XP
Proposal : Householder application for the proposed insertion of an Oriel window to side elevation. (Retrospective)				
Observations :				
163192	24/11/2016	Brooke Davey	Mr Darren Long	9 Buckden Close Buckden Close Woodley RG5 4HB
Proposal : Householder application for the proposed erection of a single storey first floor side extension to dwelling.				
Observations :				
163200	21/11/2016	Brooke Davey	Mr & Mrs S Korah	43 Cypress Road Cypress Road Woodley RG5 4BD
Proposal : Householder application for single storey front extension to dwelling plus changes in fenestration.				
Observations :				
163217	23/11/2016	Stephen Thwaites	The Owner and/or Occupier	Waingels College Waingels Road Woodley RG5 4RF
Proposal : Full application for the proposed erection of 6No. floodlighting columns at the Multi Use Games Area (MUGA).				
Observations :				
163229	24/11/2016	Brett Beswetherick	Mr Carl Bunce	74 Western Avenue Western Avenue Woodley RG5 3BH
Proposal : Householder application for the proposed two storey rear extension, first floor extension over existing garage.				
Observations :				
163273	29/11/2016	Brooke Davey	Mrs L Allwood	77 Loddon Bridge Road Loddon Bridge Road Woodley RG5 4AR
Proposal : Householder application for replacement of part of flat roof to pitched roof on existing outbuilding. (Retrospective)				
Observations :				

New Applications Received Between 11/11/2016 and 07/12/2016

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
163403	07/12/2016	Brett Beswetherick	Mrs R Jordan	16 Tippings Lane Tippings Lane Woodley RG5 4RX

Proposal : Householder application for the proposed erection of a single storey front and rear extension to dwelling.

Observations :

Applications Received :- 13

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 8 December 2016

' C ' Contrary to Borough

Page No : 1

' E ' Endorsed by Borough

GRANTED PLANNING PERMISSIONS

E 161243	Approved	86 Loddon Bridge Road
C 161410 District COMMENT	Approved	36 Malone Road Local COMMENT One resident was present at the meeting to voice concerns. The Committee considered the proposal and recommended that the application be refused on the following grounds: - The proposed extension is not subservient to the existing property. - Loss of light to the adjacent property at No.38. - Loss of privacy to the adjacent property at No.38.
E 161613	Approved	3 Shelley Close
E 161953	Approved	The Courtyard Offices
E 162076	Approved	185 Hurricane Way
E 162378	Approved	65 Crockhamwell Road
E 162391	Approved	11 Fairwater Drive
E 162398	Approved	Land Rear Of 6 Phillips Close
E 162455	Approved	82 Haddon Drive
C 162576 District COMMENT	Approved	41 Redwood Avenue Local COMMENT One letter of concern had been received for this application. The Committee considered the proposal and recommended that the application be refused on the following grounds: - The proposed extension breaches the building line in Holly Road. - Insufficient parking provision for a five bedroom house.
E 162586	Approved	54 Haddon Drive
E 162598	Approved	Unit 22, Headley Park Ten
E 162655	Approved	17 Beechwood Avenue
E 162708	Approved	4 Brunel Drive
E 162799	Approved	61 - 63 Crockhamwell Road

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough Council

Thu 8 December 2016

' C ' Contrary to Borough

Page No : 2

' E ' Endorsed by Borough

GRANTED PLANNING PERMISSIONS

E 162803	Approved	195 Hurricane Way
E 162817	Approved	4 Portrush Close
E 162916	Approved	3 Master Close
E 162999	Approved	Courtyard Offices

OTHER PLANNING DETAILS

163128	Withdrawn	Waingels Road
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WOKINGHAM BOROUGH COUNCIL
Street Works Major Project Co-ordination Meeting
Held on the 18 October 2016 at Wokingham Borough Council

Attendees:

Constantin Polobec	Courtney Buses	Ed Day (Chair)	WBC
Jo Shaw	ETC	Jason Archer	WBC / WSP
Neil Scott	Reading Buses	Theresa Couchman	WBC / WSP
Glen Beard	SSE	Joyce Stoner	WBC
Ted Henderson	SSE	Jason Bale	WBC
Jonathan Wickens	Thames Water	Jeremy Pinington	WBC
Simon Baker	Virgin Media	Rebecca Brooks	WBC / WSP
Graham Holman	Virgin Media	Cllr Shepherd-Dubey	WBC
Mohamed Amin	Virgin Media	Steve Bromley	Finchampstead Parish Council
Olivier Baron	WBC/ WSP	Kathy Hughes	Shinfield Parish Council
Phil Milburn	WBC / WSP	P Doyle	Sonning Parish Council
Vicki Lund	WBC/ WSP	Mike Dunstan	Wokingham Town Council
		Mary Walker	Woodley Town 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 20 September 2016 were discussed

1.1. Minutes checked , corrections to previous Meeting minutes , the location should have read Town Hall

2. Southern Gas Networks renewal of Gas Mains and Services

ED gave apology for Dave Smith.

ED read through the schemes and dates:

Finchampstead area any connections affecting Finchampstead Road should have limited disruption.

Wargrave area is due to start shortly.

Barkham Road, detailed coordination and communication to be planned.

Twyford as planned for May 2017.

2.1. Twyford

Sen 29780 (Paddock Heights project)

- | | |
|-------------------|-----|
| • Waltham Road | TBC |
| • Stanlake Road | TBC |
| • A321 Hurst Road | TBC |
| • Broadwater Lane | TBC |

2.2. Wokingham

Sen 30517 (Murdoch Road Project)

- | | |
|----------------------|-------------------------|
| • Andrew Close | 22.11.2016 – 12.12.2016 |
| • Duncan Drive | 05.12.2016 – 23.12.2016 |
| • Pages Croft | TBC |
| • Southlands Road | TBC |
| • Starmead Drive | 22.11.2016 – 17.01.2017 |
| • Wallner Way | 22.11.2016 – 12.12.2016 |
| • Murdoch Road | TBC |
| • Easthampstead Road | TBC |

2.3. Finchampstead

SEN31007 (McCarthy Way Project)

- | | |
|--------------------|-------------------------|
| • Pine Drive | 05.12.2016 – 20.01.2017 |
| • Tanglewood | |
| • Ingle Glen | |
| • Jerrymoor Hill | |
| • Mornigton Avenue | |
| • Wild Briar | |
| • Mccarthy Way | |

[UNCLASSIFIED]

- Kiln Ride

2.4. Wargrave

Sen 30930 (Langhams way project)

- | | |
|------------------|-------------------------|
| • Baylis Road | 12.01.2016 – 17.02.2017 |
| • Fidlers Walk | 24.10.2016 – 07.12.2016 |
| • Langhams Way | 21.11.2016 – 16.01.2017 |
| • Newalls Rise | 12.01.2016 – 17.02.2017 |
| • Purfield Drive | 24.10.2016 – 07.02.2017 |

2.5. Arborfield

SEN30498 (Barkham Road Project)

Project planned to commence January 2017

- Langley Common Road

2.6. Wokingham

SEN 30498 (Barkham Road Project)

Project planned to commence January 2017

- Barkham Road (Part 1 Insert section)
- Woosehill Lane
- Ormonde Road
- Limmerhill Road
- Doles Lane
- Sandy Lane

2.7. Barkham

SEN30498 (Barkham Road project)

- Barkham Road (open cut section) 17/07/2017
- Limmerhill Road
- Aggisters Lane
- Bearwood Road
- Barkham Street
- School Road

2.8. Earley

SEN331211 (Byron Road Project)

Project to commence 06/04/2017

- Culver Lane
- Erleigh Court Drive
- Whitegates Lane
- Byron Road
- Hilltop Road

2.9. Twyford

SEN31220 (Sycamore Drive Project)

Project planned to commence 15.05.2017

- London Road
- Springfield Park
- Sycamore Drive

2.10. Winnersh

Sen 30074 (Churchill Drive project)

Project planned to commence 08.05.2017

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

2.11. Winnersh

Dates to be confirmed

- Reading Road 2017 – 2018
Project is now with Major Projects Team

Kathy Hughes (KH) enquired about planned works not taking place. ED confirmed were scheduled for Half Term Cllr Shepherd-Dubey (RSD) asked if resident would be able to get out of side roads during SGN's works for the Winnersh Relief Road Diversionary works. ED explained there were no closures planned, so there would be delays rather than restrictions.

3. Scottish & Southern Energy Renewal of Mains & Services

Glen Beard (GB) and ED covered projects and presentations.

ED provided an overview of the Wokingham Project. SSE will undertake the agreed resurfacing of Milton Road, which will take place during overnight closures to reduce disruption. SSE will letter drop and address any on street Parking issues. Advanced warning signs to be placed.

3.1. Wokingham

HV reinforcement scheme

ED updated ongoing SSE work.

Gang 1

- A321 Milton Road On site until 17.10.2016
- Milton Road 18.10.2016 – 07.12.2016

Gang 2

- Warren House Road 15.09.2016 – 30.10.2016
- Wiltshire Road 31.10.2016 – 07.12.2016

Gang 3

- Elms Road (inc footpath) On site until 26.10.2016
- A329 Broad Street On site until 16.11.2016
- A329 Rectory Road 17.11.2016 – 13.12.2016

3.2. Wokingham

Proposed HV reinforcement scheme

- Waterloo Road TBC
- Clay Lane TBC

Jason Bale (JB) Highlighted that the on street parking was not permitted and so letter drops would not reach all those using the spaces. ED SSE/WBC planned for this to capture wider use of the spaces and advanced warning signs were to be used warning of the Night Closures.

GB provided an update on the Earley Project, which is still in the planning stages and awaiting a contractor to be awarded to the scheme. Once a contractor is awarded they will walk the job and meet with WBC to plan the work; which is proposed for February / March 2017. Elements of the scheme will require closures to enable safe working; Hilltop Road, Gipsy Lane and Mill Lane (Rushey Way end.)

3.3. Earley

Installation of new SSE HV Circuits

- Hilltop Road TBC
- Gipsy Lane TBC
- London Road TBC
- Mill Lane TBC
- Barbel Close TBC
- Rosedale Crescent TBC
- Pitts Lane TBC
- Toseland Way TBC
- Ilfracombe Way TBC

RSD asked for clarification to the location of works on Mill Lane. ED confirmed this would be Rushey Way end.

Action GB to set up meeting as soon as a Contractor has been awarded to the Scheme.

3.4. Woodley

Installation of new SSE HV Circuits

- Woodlands Avenue TBC

4. BT Openreach

Ed Day (ED) gave an update of works on behalf of BT as no representative present. ED covered the proposed closure on Bearwood Road. BT have not provided advanced warning signs as requested, if out by deadline the closure will take place during half term as programmed.

4.1. Barkham

- Bearwood Road 24.10.2016 – 26.10.2016
Cover replacement work – road closure required

5. Network Rail

ED gave updates on Network Rail schemes as no representative present.

5.1. Wokingham

- Barkham Road 13.11.2016 – 14.11.2016
Under road crossing installation Sunday 13 November to Monday 14 November 2016 13:00 to 01:00
- Barkham Road 10.01.2017 – 11.01.2017
Level crossing barrier maintenance working from 23:00 to 06:00

Jason Archer (JA) provided a short presentation of Network Rails Track Ballast Cleaning works.

6. South East Water Renewal of Mains and Services

ED advised no Major Projects

7. Thames Water

Jonathan Wickens (JW) covered Thames Water projects as representative unable to attend ED opened with a brief update on Princess Marina Drive developer services job. JW provided an update on the scheme dates and advised some dates would change as Morrison's were in discussions with Streetworks regarding the upcoming packages of work.

7.1. Arborfield

- Princes Marina Drive 05.12.2016 – 11.01.2017
New main connection – 3 way traffic signals

7.2. Barkham

Dates to be confirmed

- Barkham Road (Main Replacement) Works Package 4

JW suggested programming these works in for November to February. ED advised a lot of the dates were not set and the project would need detailed planning.

7.3. Earley

Dates to be confirmed

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

7.4. Hurst

Dates to be confirmed

- School Road (Main Replacement) On site until 12.12.2016
- Broadwater Lane (Main Replacement) 23.01.2017 – 03.02.2017

JW School Road starting this week

7.5. Ruscombe

Dates to be confirmed

- Waltham Road (Main Replacement) On site until 21.12.2016

JW Waltham Road starting this week

7.6. Remenham

Dates to be confirmed

- A4130 White Hill (Main Replacement) 31.10.2016 – 21.12.2016
- Aston Lane (Msin Replacement) 13.02.2017 – 20.03.2017

7.7. Shinfield

Dates to be confirmed

- Hyde End Road (Main Replacement) Works Package 4
 - Monarch Drive 14.11.2016
- Sewer cover replacement work – road closure*

JW advised Hyde End Road may require a closure and would also require detailed planning due to the current programme of Major works in the area.

7.8. Sindlesham

Dates to be confirmed

- Mole Road (Main Replacement) Works Package 4

JW enquired about the section of reconstructed highway not being unaffected. ED advised further discussion should take place before agreement.

RSD asked for confirmation of location for works on Mole Road. JW offered to show plan after meeting. The location of the works will be from the new Section of Highway near Nirvana Spa heading towards Arborfield.

7.10 Twyford

Dates to be confirmed

- Hinton Hatch (Main Replacement) Works Package 6

7.11 Wargrave

Dates to be confirmed

- Crazies Hill (Main Replacement) 27.07.2017 – 01.09.2017

7.12 Woodley

Main Replacement

- Willowside Close On site until 02.12.2016
- Duffield Road 02.12.2016 – 03.02.2017
- Austin Road 06.02.2017 13.03.2017

JW Willowside Close starting this week.

8. Virgin Media

ED covered Virgin Media Projects

ED asked Graham Holman for any feedback, Graham advise that Virgin Media were still receiving enquiries on Service Strips and that the Signing and Guarding was improving. Virgin Media have experienced some stores shortages and will need to return to some areas to finish.

8.1. Wokingham Without

- Keats Way 28.12.2016 – 18.01.2017
- Pensford Close On site until 28.10.2016
- Elgar Avenue 31.10.2016 – 11.11.2016
- Purcell Road 28.12.2016 – 18.01.2017
- Grange Road On site until 28.10.2016
- Eagle Close On site until 28.10.2016
- Hollyhook Close 07.11.2016 18.11.2016
- Green Finch Close 07.11.2016 – 18.11.2016
- Marigold Close 07.11.2016 - 18.11.2016
- Wentworh Close 07.10.2016 – 28.10.2016
- Otter Close 17.10.2016 – 28.10.2016
- Nine Mile Ride On site until 28.10.2016

9. Wokingham Highways Alliance Major Highway Works

ED and Olivier Baron (OB) presented the Major Works

9.1. Arborfield

- Swallowfield Road 08.12.2016 – 14.12.2016
Pedestrian facility improvement – off peak closure

This is off peak and minor works but requires a closure to safely undertake the works.

9.2. Earley

- Beeston Way / Rushey Way On site until 25.11.2016
- Lower Earley Way- *junction of Mill Lane* 20.02.2017 – 17.03.2017
Cycleway improvement – off peak Mill Lane closure

Lower Earley Way this closure will not be for the full duration of the works.

9.3. Finchampstead

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

A closure will be required for these works.

9.4. Hurst

- Lodge Road 30.01.2017 – 17.02.2017

Off peak closures required.

9.5. Wargrave

- Wargrave Road *Night time road closure* On site until 20.10.2016
- Mumbery Hill 23.01.2017 – 27.01.2017
Junction refresh including surface and street furniture

Wargrave Road works extended for one day.

9.6. Wokingham

- London Road *Resurfacing* 13.02.2017 – 15.02.2017

ED these works are still under discussion.

10. Proposed Resurfacing Schemes 2017 - 2018

ED covered the proposed works on next year's programme.

Schemes Identified for delivery in 2017 – 2018

- A33 (Phase 2) *Already designed*
- White Hill Remenham
- New Bath Road RBT – Twyford and Wargrave
- London Road Woodley (Shepard's Hill)
- Church Road Earley (Phase 1)
- Beechwood Avenue Woodley
- Chequers Way Woodley
- Grays Crescent Woodley
- Back Lane Spencers Wood

Neil Scott (NS) advised that the Beechwood Avenue project would affect bus services and that this needs to be planned well in advance.

11. Structures

Works as programmed

11.1. Wargrave

- Wargrave Hill *Embankment stabilisation – Road closure* 22.08.2016 – 14.09.2016

12. Major Projects

ED covered the Shinfield Road Project. Hochtief has Section 50's in place and is moving forward with road closure being looked at and communications to be set up when dates are agreed by all parties.

12.1. Shinfield

- Shinfield Eastern Relief Road *A327 Arborfield Road* On site until 30.11.2016

NS stated that the traffic lights at Blackboy roundabout would need detailed planning. JA advised the WBC would not allow the works to progress without safeguards in place for the transition to the new layout. Graham Lee from Highways is overseeing the technical aspects of the traffic light system.

13. Developments

ED gave updates for developments

13.1. Arborfield

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

A327 works commence on 24.10.2016 with off peak signals for two weeks to create a temporary entrance. Letter drop completed and advance signs in place. There will be a temporary speed limit introduced. In 2017 there will be some short closures for junction works which have not yet been agreed.

13.2. Earley

- Hatch Farm off Lower Earley Way (Bovis) *Winnersh Relief Road* Commences 2016

Hatch Farm February/ March 2017. King Street Lane no dates set and communications to be agreed.

13.3. Shinfield

S278/S38 Agreement – ongoing / pending

- Basingstoke Road / Tabby Drive *BBLP junction amendment* TBC
- Cutbush Lane (Bellway) On site
- Hyde End Road and Deardon Way (Lindon/Bovis/Bloor) On site
- Hyde End Road/ Basingstoke Road *signalisation* 25.07.2016 – December 2016

Basingstoke Road / Tabby Drive on hold pending Hyde End Road

Phil Milburn covered Croft Road (road closure) on site. Collaborative working with Thames Water and site to finish with surfacing / repairs.

KH Highlighted that signage was out of date and the roadworks.org required revising.

Action ED to amend date on Section 50 and chase developer to update signage

KH also stated that large vehicles were driving too far down Deardon Way and having to reverse back.

Action PM to pass this information on to the Developer.

13.4. Winnersh

- Old Forest Road/Reading Road (Bovis / Gracelands) TBC
- On Hold

13.5. Wokingham

- Twyford Road / Toutley Road / Matthewsgreen Road (Bovis) TBC

14. PUBLIC EVENTS

- Woodley Christmas Lights Switch On 26.11.2016
- Wokingham Winter Carnival 27.11.2016
- Woodley Christmas Extravaganza 04.12.2016
- Wokingham Half Marathon 12.02.2017

15. A.O.B

Rebecca Brooks provided copies of the Wokingham Borough Council's Transport Map and Guide to attendees.

**Date of next meeting Tuesday 22 November 2016
David Hicks Room Shute End**

**INDIVIDUAL EXECUTIVE MEMBER DECISION
REFERENCE IMD:**

TITLE	NIGHTINGALE ROAD, WOODLEY - PROPOSED TRAFFIC REGULATION ORDER 2016
FOR CONSIDERATION BY	Cllr. Malcolm Richards, Executive Member for Highways and Transport
ON TIME	Friday 16th December 2016 2.30pm
WARD	South Lake
STRATEGIC DIRECTOR	Josie Wragg

OUTCOME / BENEFITS TO THE COMMUNITY

Following a formal advertisement of proposals to introduce double yellow lines to protect the turning head at the western end of Nightingale Road, and to keep an entrance to an electrical substation clear, it is recommended that the proposals in the turning ahead are abandoned and an advisory Access Protection Marking (APM) is installed to protect the sub-station entrance. This change reflects the majority view of responses to the advertisement, whilst safeguarding the access to the substation entrance should the need arise in an emergency.

RECOMMENDATION

It is recommended that the Executive Member for Highways and Planning:

- Abandons the proposed WOKINGHAM BOROUGH COUNCIL (NIGHTINGALE ROAD, WOODLEY) (PROHIBITION OF WAITING) ORDER 20XX
- Instruct officers to install an APM across the electrical substation.
- Instruct officers to inform those who have responded accordingly.

SUMMARY OF REPORT

Following concerns from a local ward member, on behalf of a constituent, the Council proposed a Traffic Regulation Order (TRO) to introduce short stretches of yellow lines in Nightingale Road near an electricity substation and at the end of the cul-de-sac that leads to a footbridge to Earley Station. The TRO was advertised in July 2016 and letters were sent to statutory consultees, organisations and local residents. 12 responses were received, with only minor support for some of the proposals. The report recommends abandoning the order but installing an advisory marking near the substation.

Background and consultation

Rail commuter-parking takes place in Nightingale Road, at the western 'cul-de-sac' end, where there is a pedestrian footbridge over the A3290 to Earley station. In 2015, local ward member Cllr Laura Blumenthal raised concerns on behalf of a constituent about emergency access to the electricity substation in this section of road and that some vehicles parked on verges nearby. Officers visited the site and recommended some short stretched of yellow lines, at the substation entrance and in the turning head of the cul-de-sac only, in order to minimize any displacement of the commuter parking into nearby residential streets.

The proposed yellow lines are illustrated on Drawing No. 5049-2156

A notice of proposal was published in the Reading Chronicle on the 28 July 2016 with a deadline for responses by the 18 August 2016; a copy of the notice was erected on-street. A letter was also sent to statutory consultees and other organisations, including 14 local residents.

Responses to TRO Consultation

The Council received 12 replies.

Another local ward member supports the proposals outside the electricity substation entrance but objects to the proposals in the turning head. The Police also share that view. Woodley Town council had no objection to the proposals.

Of the other 9 replies, 6 respondents objected and 2 commented upon the proposals (including one who made partial objections).

In general, no comments were received in support of the proposals to prohibit parking in the turning head, but the proposal to restrict parking outside the electricity substation had some degree of support.

Recommendation and Conclusion

Based on the consultation response, the overwhelming view was that the proposed restrictions in the turning head should not go ahead. There was support to restrict parking outside the electricity substation. Officers consider that the latter issue can be resolved by means of a white advisory Access Protection Marking (APM), without the need for a TRO. Further contact with the local Fire Brigade has indicated they would support this approach and that in practice they would always contact the substation managers before choosing to gain entry. It is therefore recommended to abandon the proposed order, but proceed with an APM marking.

FINANCIAL IMPLICATIONS OF THE RECOMMENDATION

	How much will it Cost/ (Save)	Is there sufficient funding – if not quantify the Shortfall	Revenue or Capital?
Current Financial Year (Year 1)	£50	Yes	Revenue
Next Financial Year (Year 2)			
Following Financial Year (Year 3)			

Other financial information relevant to the Recommendation/Decision

N/A

Cross-Council Implications (how does this decision impact on other Council services and priorities?) It does not impact on other services.

SUMMARY OF CONSULTATION RESPONSES

Strategic Director - Resources	TBC
Monitoring Officer	TBC
Leader of the Council	TBC
Town and Parish Councils	
Woodley Parish Council	TBC
Local Ward Members	
Cllr Laura Blumenthal	TBC
Cllr Beth Rowlands	TBC

Reasons for considering the report in Part 2

N/A

List of Background Papers

Notice of Intent, Statement of Reasons, Drawing Number 5049-2156, consultation letter and responses.

Contact Mike Horton	Service Environment
Telephone No 0118 974 6000 (x 6202)	Email traffic.management@wokingham.gov.uk
Date 23 rd November 2016	Version No. 1a
Date	Version No.



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 Café Green Limited

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

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description			
Jalpari Tandoori Restaurant 4, Loddon vale Centre Hurricane Way Woodley			
Post town	Reading	Postcode	RG5 4UL

Telephone number at premises (if any)	01189 699 022 or 01189 699 033
Non-domestic rateable value of premises	£14500

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)	
Surname			First names		
I am 18 years old or over				<input type="checkbox"/> Please tick yes	
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

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)	
Surname			First names		
I am 18 years old or over				<input type="checkbox"/> Please tick yes	
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

(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.

Name Café Green Limited
Address 4, Loddon Vale Centre Hurricane Way Woodley Reading RG5 4UL
Registered number (where applicable) 08455341
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited Company
Telephone number (if any) 01189 699 022 or 01189 699 033
E-mail address (optional) Jalpari.tandoori@gmail.com

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY	
A	S	A	P

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)

Indian Restaurant and Takeaway

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

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) | <input type="checkbox"/> |
| b) films (if ticking yes, fill in box B) | <input type="checkbox"/> |
| c) indoor sporting events (if ticking yes, fill in box C) | <input type="checkbox"/> |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | <input type="checkbox"/> |
| e) live music (if ticking yes, fill in box E) | <input type="checkbox"/> |
| f) recorded music (if ticking yes, fill in box F) | <input checked="" type="checkbox"/> |
| g) performances of dance (if ticking yes, fill in box G) | <input type="checkbox"/> |
| h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H) | <input type="checkbox"/> |

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)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 3)		
Tue					
Wed			State any seasonal variations for performing plays (please read guidance note 4)		
Thur					
Fri			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 (please read guidance note 5)		
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 6)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon	08:00	22:00	<u>Please give further details here</u> (please read guidance note 3) Soft recorded Background Music		
Tue	08:00	22:00			
Wed	08:00	22:00	<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 4)		
Thur	08:00	22:00			
Fri	08:00	22:00	<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sat	08:00	22:00			
Sun	08:00	22:00			

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption – please tick (please read guidance note 7)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 4) (All these times including drinking up time) Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 5)		
Mon	11:00	22:00			
Tue	11:00	22:00			
Wed	11:00	22:00			
Thur	11:00	22:00			
Fri	11:00	22:00			
Sat	11:00	22:00			
Sun	11:00	22:00			

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor:

Personal licence number (if known) Currently in Progress Issuing licensing authority (if known) Reading Borough Council	

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).

None

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			<u>State any seasonal variations</u> (please read guidance note 4)
Day	Start	Finish	
Mon	08:00	22:00	<u>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</u> (please read guidance note 5)
Tue	08:00	22:00	
Wed	08:00	22:00	
Thur	08:00	22:00	
Fri	08:00	22:00	
Sat	08:00	22:00	
Sun	08:00	22:00	

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)

We will not serve alcohol to customers who appear to be overly drunk or behaving in a disorderly manner.

b) The prevention of crime and disorder

Manager or responsible person always available in restaurant to ensure customers behave in an orderly manner and not cause nuisance to the public.

c) Public safety

We will advise customers or serve customers who we think is behaving in a disorderly manner and will escort them off the premises.

d) The prevention of public nuisance

Sign up to leave quietly to ensure that customers leave in a quiet and orderly manner and be aware of the surrounding area and local residence. Off sells, only for existing customers of the restaurant.

e) The protection of children from harm

All children will be our primary concern and staff will always keep close attention to them. We will ban customers if they are abusive to the children, staff or customers. We also put challenge 25 poling as our priority.

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)

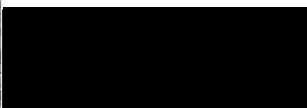
Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 11).
If signing on behalf of the applicant, please state in what capacity.

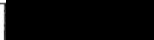

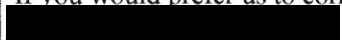
Signature	
Date	5/12/2016
Capacity	Director

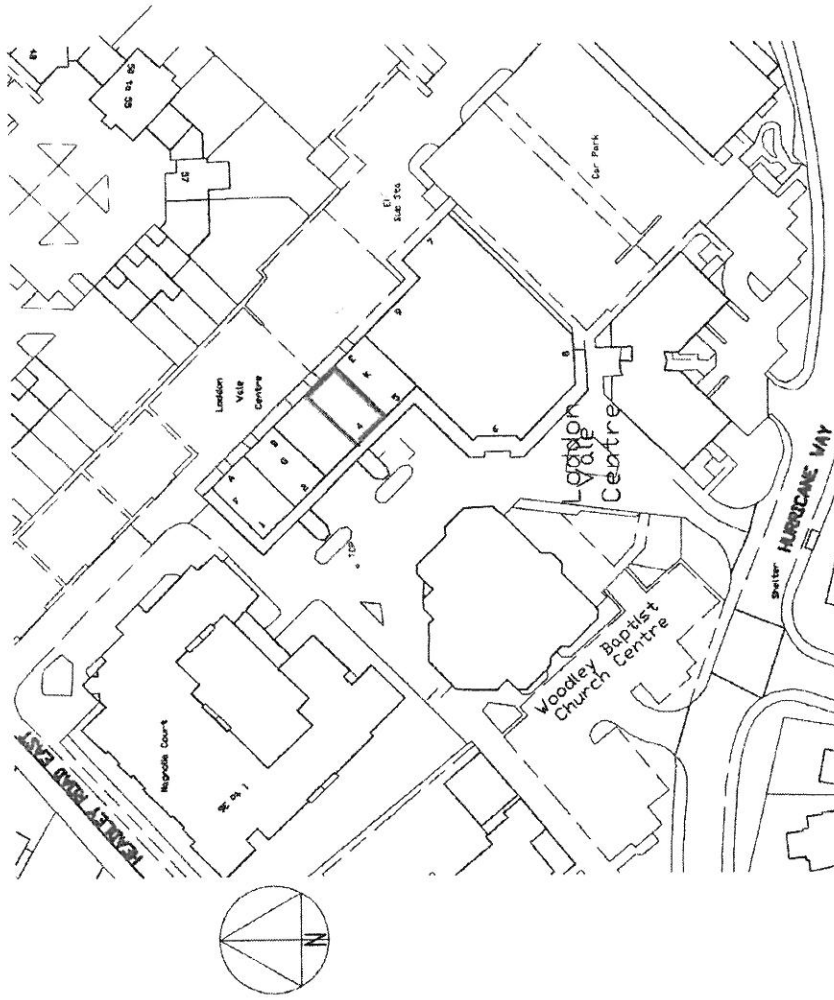
For joint applications, signature of 2nd applicant or 2nd applicant’s solicitor or other authorised agent (please read guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Signature	N/A
Date	N/A
Capacity	N/A

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13)



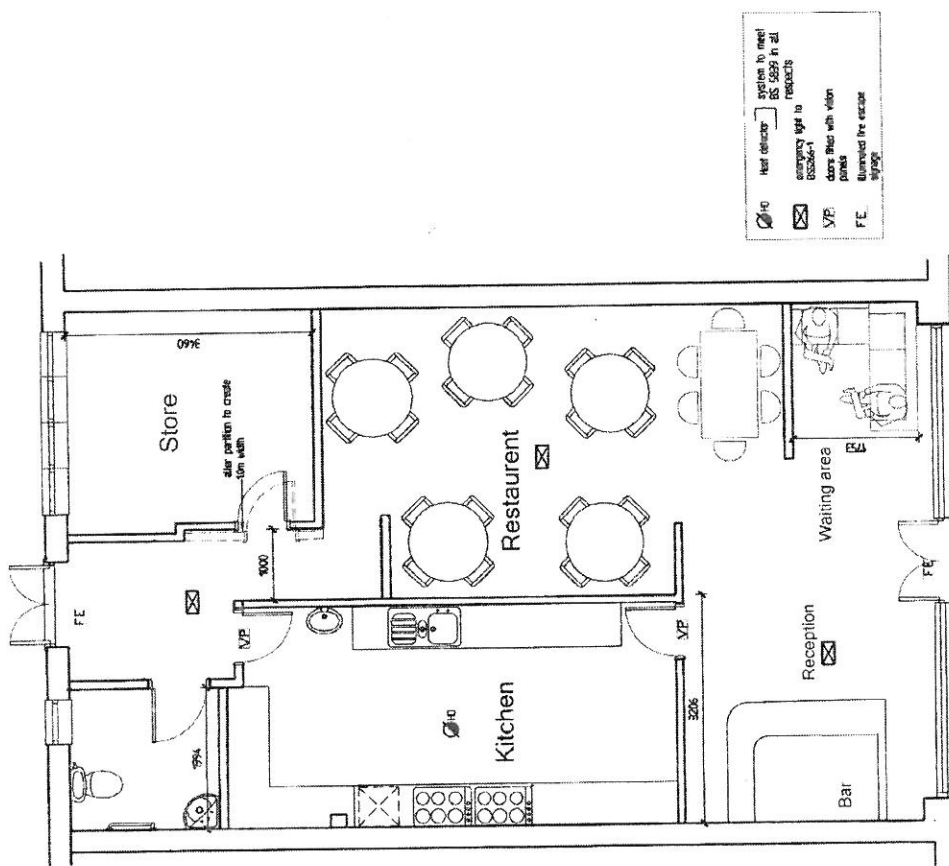
Post town	Reading	Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			
			



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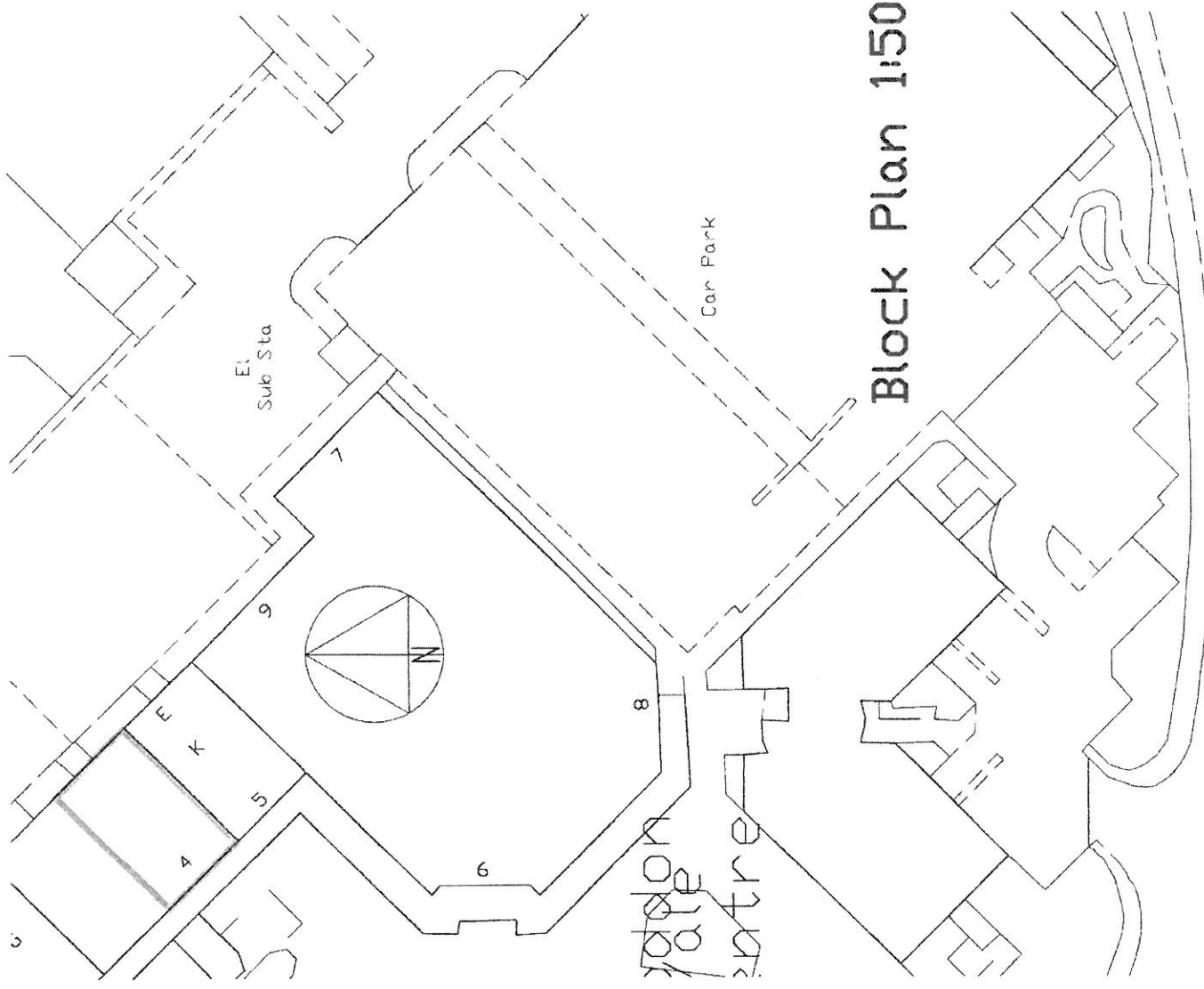
Unit 4 Loddon Vale Centre, Hurricane Way,
Woodley

Location Plan 1:1250



Proposed Layout 1:100

Unit 4 Loddon Vale
Centre



Block Plan 1:500

Unit 4 Loddon Vale Centre, Hurrican Way,
Woodley



 Land Use and Transport Team

 Shute End, Wokingham

 Berkshire RG40 1WR

 Tel: 0118 974 6478

 LPU@wokingham.gov.uk

 November 2016

Letter to:

All Parish Councils and Town Councils

Sent by email

Dear Sirs,

LOCAL PLAN UPDATE – SITE ASSESSMENT ENGAGEMENT

Over the last couple of months we have been meeting with parish and town councils individually and through the Borough Parish Liaison Forum to discuss the Local Plan Update process.

A key next step in the Local Plan Update is the assessment of sites that have been promoted to the council for development by landowners, developers and third parties. As you will be aware the information on these sites was published on the council's website on 21st September 2016. Any new sites promoted to us will also be made available online.

In our meetings there has been a desire for Parish Councils and Town Councils to have an opportunity to support the site assessment process. We welcome this and wish to draw on your local knowledge.

Since the meetings we have been considering how this can best be undertaken. Attached is a template form for providing information to us. It is important that the information you provide is objective, credible and robust. This is because we will use it in making decisions that will be scrutinised through independent examination.

Comments should highlight issues that might prevent or restrain development, where mitigation might be required, the infrastructure that would need to be provided, and opportunities for development or for limiting the impacts of development. Photographs or sketch maps illustrating the comments would be welcomed.

Details of the promoted sites can be accessed via the Local Plan Update webpage
<http://www.wokingham.gov.uk/localplanupdate/>

By clicking on the "Call for sites update" box you can access the following

1. **Suggested Site List (PDF Document)** – a list of the promoted sites including the promoted use.
2. **Suggested Site list and Maps (PDF Document)** – a list of the promoted sites with accompanying maps
3. **Interactive map** – a way of seeing the promoted sites on an active map, allowing you to zoom in to a closer scale.
4. **Interactive map user guide (PDF Document)** – a step by step guide on how to use the interactive map.

Should you have any issues using this information please do not hesitate to get in touch.

To fit into our timetable we would be grateful to receive completed forms by Monday 12 December 2016.

Should you have any questions regarding the above, please contact us on 0118 974 6478 or by emailing LPU@wokingham.gov.uk.

Yours faithfully,

Land Use and Transport Team

Land Use and Transport Team

Enc: Site Assessment Engagement Form (November 2016).

Site Assessment Engagement Form (November 2016)

Please use the boxes below to provide information.

Please complete a separate form for each site, attaching any supporting information.

Your name and organisation	Woodley Town Council
-----------------------------------	----------------------

Site Reference
Details of the promoted sites can be accessed via the Local Plan Update webpage http://www.wokingham.gov.uk/localplanupdate/
By clicking on the “Call for sites update” box you can access the following
<ul style="list-style-type: none">• Suggested Site List (PDF Document) – a list of the promoted sites including the promoted use.• Suggested Site list and Maps (PDF Document) – a list of the promoted sites with accompanying maps• Interactive map – a way of seeing the promoted sites on an active map, allowing you to zoom in to a closer scale.• Interactive map user guide (PDF Document) – a step by step guide on how to use the interactive map.
5WO002

Site Address
Western Site, Headley Road East, Woodley

Flooding
Please provide details of when flooding has occurred, the source of the flooding (e.g. the river, drainage, pooling etc.), and the severity (e.g. extent, depth etc.). Photographic evidence would be welcomed.
If flood defences or draining works have taken place please provide details including the date this occurred.
No flooding in recent history

Features and Character

Please provide details of key site characteristics, both those which provide an opportunity for development (including the re-use of existing buildings and those which would reduce the impact of new building) and those which might prevent or restrain development.

You may wish to consider important trees / woodland, hedgerows, lakes / ponds / water courses, attractive and unsightly buildings, vistas/views, changes in ground level.

N/A

Amenity

Please provide details of environmental impacts including their location (both inside and beyond the site), the type of impact (e.g. noise, dust, odour, air quality etc.), the area impacted and the level of severity.

N/A

Highways and Transport

Please provide details of improvements that should be improved / provided to enable a further population to get around by car and other means.

You may wish to consider footpaths, cycle paths, train and bus services, access arrangements, junctions, bridges and roads.

N/A

Infrastructure

Please provide details of what infrastructure you consider to be sufficient now and that which should be improved / provided to support further population.

You may wish to comment on primary schools, secondary schools, open space and sports pitches, allotments, doctors and dentists, community buildings, and utilities amongst other matters.

N/A

Further comments

Please details any other matter you believe would assist in our assessment.

The land use proposed by the promoter is listed as Shops (A1 Planning Use Class).

Woodley Town Council would support the proposed use of this land to include shops, restaurants and possibly a hotel, subject to design/layout etc.

Site Assessment Engagement Form (November 2016)

Please use the boxes below to provide information.

Please complete a separate form for each site, attaching any supporting information.

Your name and organisation	Woodley Town Council
-----------------------------------	----------------------

Site Reference

Details of the promoted sites can be accessed via the Local Plan Update webpage

<http://www.wokingham.gov.uk/localplanupdate/>

By clicking on the "Call for sites update" box you can access the following

- Suggested Site List (PDF Document) – a list of the promoted sites including the promoted use.
- Suggested Site list and Maps (PDF Document) – a list of the promoted sites with accompanying maps
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- Interactive map user guide (PDF Document) – a step by step guide on how to use the interactive map.

5WO003

Site Address

Land to rear of and adjacent to New Addington School, Woodlands Avenue, Woodley, RG5 3EU.

Flooding

Please provide details of when flooding has occurred, the source of the flooding (e.g. the river, drainage, pooling etc.), and the severity (e.g. extent, depth etc.). Photographic evidence would be welcomed.

If flood defences or draining works have taken place please provide details including the date this occurred.

No flooding in recent history

Features and Character

Please provide details of key site characteristics, both those which provide an opportunity for development (including the re-use of existing buildings and those which would reduce the impact of new building) and those which might prevent or restrain development.

You may wish to consider important trees / woodland, hedgerows, lakes / ponds / water courses, attractive and unsightly buildings, vistas/views, changes in ground level.

N/A

Amenity

Please provide details of environmental impacts including their location (both inside and beyond the site), the type of impact (e.g. noise, dust, odour, air quality etc.), the area impacted and the level of severity.

N/A

Highways and Transport

Please provide details of improvements that should be improved / provided to enable a further population to get around by car and other means.

You may wish to consider footpaths, cycle paths, train and bus services, access arrangements, junctions, bridges and roads.

N/A

Infrastructure

Please provide details of what infrastructure you consider to be sufficient now and that which should be improved / provided to support further population.

You may wish to comment on primary schools, secondary schools, open space and sports pitches, allotments, doctors and dentists, community buildings, and utilities amongst other matters.

N/A

Further comments

Please details any other matter you believe would assist in our assessment.

The land use proposed by the promoter is Leisure/Public Open Space.

This land is currently part of the Bulmershe Site of Urban Landscape Value (SULV) and Woodley Town Council has resolved that the status of the SULV should be protected and if possible enhanced.

Woodley and Earley Town Councils have agreed a joint statement in support of the protection of the Bulmershe SULV and this is attached.

JOINT STATEMENT IN SUPPORT OF THE PROTECTION
OF
THE BULMERSHE SITE OF URBAN LANDSCAPE VALUE

Earley and Woodley Town Councils are unanimous in the view that national and local planning policies should be used to protect and if possible enhance the status of the area of the Bulmershe Site of Urban Landscape Value (SULV). The extent of this SULV is defined in the MDD DPD. The two Town Councils have consistently striven to try to ensure that this green gap between the two settlements is maintained.

Unfortunately, the two Town Councils failed in their attempt to have a Local Green Spaces Policy, as described in National Planning Policy Framework sections 76, 78, 79 and 80, included within Wokingham Borough Council's new Local Plan (the MDD DPD) and for Bulmershe SULV to be re-designated as a Local Green Space to enhance its protection.

The two Councils have agreed this policy statement to be used as the basis for any submissions to the Local Planning Authority, and, if necessary, the Planning Inspectorate, in seeking to maintain and protect the Bulmershe Site of Urban Landscape Value.

It is demonstrated below that previous planning and development management policies have not been adequate to protect the area currently designated as the Bulmershe SULV.

The SULV policy in the previous Local Plan has been undermined. Developers have been able to argue that some development can take place within the area of the SULV and Wokingham Borough Council has accepted their argument.

The following plans, approved prior to the formal adoption of the MDD DPD, are cited as evidence of the lack of protection

- i) Addington School (ref F/2006/8099)
- ii) Goals Soccer Centre (ref F/2006/9350)
- iii) Pitts Lane Development (ref F/2010/2104, App/X0360/A/11/2148730)
- iv) Reading University Development (ref O/2012/0155)

The developments above were approved despite lying within the boundaries of the 1996-2004 Local Plan SULV policy area.

Taken collectively these applications have eroded the area through encroachment and also introduced urban paraphernalia and floodlighting at its edge. This clearly indicates that the previous SULV policies have been given little weight in the planning decisions, have demonstrably failed to protect the area designated as a SULV and harm has been caused to the landscape value and the local open space of Woodley and Earley.

It is contended that the public value attached to the land within the Bulmershe SULV is significant and that this value has been recognised by Wokingham Borough Council in past local plans and has been given stronger protection within the adopted MDD DPD.

Historically there has been a lot of local public pressure from both residents and residents' groups, such as the Association of Central Earley Residents, to recognise the value of the

Bulmershe area as a green lung shared between the western edge of Woodley and the north of Earley.

The value of the Bulmershe green area has long been articulated by Earley and Woodley Town Councils and was subsequently recognised in The Wokingham District Plan 1996-2004, which established the Bulmershe area as a Site of Urban Landscape Value, drawing on policies in the Berkshire Structure Plan (1991 to 2006). Although the area of the SULV has been modified in the new MDD DPD a similar protection has been included.

General - Section 3.102 of the MDD DPD acknowledges that this area is open and undeveloped and provides an important contribution to local character and amenity.

Section 3.104 of the MDD DPD establishes that the area forms part of the setting and identity of the settlements of Earley and Woodley. The Bulmershe SULV area is an open space with features such as ponds, mature woodlands and hedgerows and has a role as both formal and informal open space. Green spaces, along with their recreational and biodiversity roles in a built-up context, should be retained or enhanced as they bring health and wellbeing to the local community. [Local Authorities have recently been made responsible for improving the health of their local population see Local authorities' public health responsibilities (England) 13 March 2014 SN06844 as part of the Health and Social Care Act 2012].

Beauty – Highwood is a fine example of mixed lowland woodland with an attractive heath land area too. The open views offered by parts of the Bulmershe SULV, within an otherwise urban landscape, offer the beauty of a semi-natural landscape that has historically been recognised as a Site of Landscape Value.

Historic Importance – Much of the area formed part of the grounds of Woodley Lodge and Bulmershe Court that has historically provided a degree of protection. Highwood contains exotic tree species, which were once part of an arboretum - a collection of trees - in the grounds of Woodley Lodge. These include giant redwoods and monkey puzzle.

Recreational Value – There are a range of formal and informal recreational uses

- i) Allotments – there are allotments at the north and south ends of the Bulmershe SULV.
- ii) Informal recreation – there are many opportunities for informal recreation within the Bulmershe SULV, such as walking, kite flying, picnicking etc.
- iii) Playing fields – there are playing fields under the management of Bulmershe School, Addington School and Reading University that are also available for public use.

Tranquillity – Within the general urbanised eastern edge of the Reading conurbation this green space offers a tranquil location for informal recreation by Woodley and Earley residents

Wildlife - Highwood is designated as a Local Nature Reserve and is entirely within the Bulmershe SULV area. A number of years ago the Bulmershe Allotment site, between Mays Lane and Bideford Close was reduced in size by Reading Borough Council. The land to the east of the site is now being actively managed by Reading Borough Council for both wildlife and amenity to allow the woodland on the edges of the site to develop, maintain a mix of

scrub and grass needed by the existing fauna, keep the existing paths open and allow options for use as allotments and open space to be considered in the future.

Members of Earley Environmental Group report there are Common Lizards and Slow Worms in the heather adjacent to Highwood. Many of the more common birds nest in Highwood and maybe more notably, Sparrowhawks have nested in Highwood every year recently. Great Spotted Woodpeckers and Nuthatches have many nest sites in Highwood.

The area to the south of Highwood has been a good site for seeing Bramblings in the winter as well as other finches such as Bullfinches, Greenfinches, Goldfinches and Chaffinches. It is also home to many butterfly species such as Red Admiral, Tortoiseshell, Brimstone, Peacock, Comma, Small Blue, Holly Blue, Large, Small and Green Veined White and Purple Hairstreak. This area is also notable for many wild flowers which also make it a good place for insects.

There is value from the openness of the land as retaining the physical and psychological benefits of having open land near to where people live and the protection of the setting and identity of the communities of Earley and Woodley, by maintaining the sense of "leaving Woodley" and "entering Earley".

This statement has been produced to re-affirm the joint Town Councils' wish to ensure that there is no further erosion of the Bulmershe SULV. This will be achieved by:

- Jointly and vigorously opposing any planning applications which seek to build on any part of the SULV
- Calling upon local Borough Councillors to ensure that such applications are listed
- Ensuring that representative(s) of Woodley and Earley Town Council attend any Local Planning Authority Planning Committee Meetings at which such applications are to be discussed.
- Re-affirming to the Borough Council's Executive Member for Planning and the Local Planning Authority the joint Town Councils' opposition to any plans to encroach on the Bulmershe SULV

August 2015

Local Transport Plan 4 – Stakeholder Consultation

Wokingham Borough Council is in the process of refreshing the Local Plan Transport (LTP). The aim of the LTP is to set the overarching policies for the development and provision of transport infrastructure and networks across Borough. The document will also form the policy basis for any funding bids which the Council may undertake in the future. The Borough's fourth LTP will run until 2036 in line with the Local Plan Update.

Whilst all aspects of transport are important, constrained resources mean some aspects must be prioritised over others. We are asking all our stakeholders to prioritise which elements of the highway and transport provision are most important for them and which elements of the provision they are most satisfied with. The results our stakeholder consultation will help shape the key priorities for LTP4.

The Transport Planning team would be grateful if the Town or Parish Council would complete the attached survey questions and return them to the Transport Planning team, no later than the end of January 2017. The views expressed on the consultation form should be the collective view of the Town or Parish Council.

Local Transport Plan 4 – Stakeholder Consultation

Q1) How **important**, if at all, does the Town or Parish Council consider each of the following? (Please tick one box from each row).

	Very important	Fairly important	Not very important	Not at all important	Don't Know
Roads and Pavements					
Cycle Routes					
Local buses					
Taxi Services					
Community Transport					
Responsive Transport					
Safer Roads					
Reducing Traffic					
Traffic Pollution					
Street Lighting					
Highway Condition					
Rights of Way					

Please add any other categories that you feel are relevant below:

	Very important	Fairly important	Not very important	Not at all important	Don't Know

Local Transport Plan 4 – Stakeholder Consultation

Q2) How **satisfied** or **dissatisfied** is the Town or Parish Council with each of these within the Town / Parish area? (please tick one box only from each row)

	Very Satisfied	Fairly Satisfied	Neither satisfied nor dissatisfied	Fairly dissatisfied	Very dissatisfied	Don't Know
Roads and Pavements						
Cycle Routes						
Local buses						
Taxi Services						
Community Transport						
Responsive Transport						
Safer Roads						
Reducing Traffic						
Traffic Pollution						
Street Lighting						
Highway Condition						
Rights of Way						

Please fill in the boxes below if you wish to add any of your own categories.

	Very Satisfied	Fairly Satisfied	Neither satisfied nor dissatisfied	Fairly dissatisfied	Very dissatisfied	Don't Know