



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

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To: **Members of the Planning and Community Committee**  
Councillors B. Soane (Chairman); K. Baker; D. Bragg; R. Horskins; L. Guttridge;  
C. Jewell; V. Lewis; J. Sartorel; P. Singh; J. Taylor

**NOTICE IS HEREBY GIVEN that a meeting of the Planning and Community Committee will be held at the Oakwood Centre at 7:45 pm on Tuesday 1 April 2025, at which your attendance is requested.**

**The Town Council reserves the right to record and broadcast this meeting. Anybody attending the meeting will, by virtue, consent to having their image and audio recorded for this purpose.**

Kevin Murray  
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 AND COMMUNITY COMMITTEE MEETING HELD ON 4 MARCH 2025** Page 5  
To approve the minutes of the Planning and Community Committee meeting held on 4 March 2025 and for the Chairman to sign them as a true record.
4. **ACTIONS / FOLLOW UPS** Page 13  
To review the actions / follow ups arising from previous meetings of the committee. ***(Appendix 4)***
5. **CURRENT PLANNING APPLICATIONS** Page 17  
To consider current planning applications and agree comments to be forwarded to the planning authority. ***(Appendix 5)***
6. **PLANNING DECISIONS** Page 19  
To note information on decision notices received from the planning authority since the last meeting. ***(Appendix 6)***

## 7. **TREE PRESERVATION ORDERS**

### **a) Applications for works to trees**

This type of application does not require consultation.

To note application 250455:

Location: TPO 281971, Area 1: Norris Copse, Waingels Road, Charvil, Berkshire.

Proposal: G1, Ash – Fell all diseased and dangerous Ash trees alongside Waingels Road and the entrance to Waingels College; top selected Ash trees and leave as monoliths, and fell any ash trees with 40% canopy loss in the rest of Norris Copse. T1, Oak – Reduce dead tree to monolith.

To note application 250571:

Location: TPO 3/1951, Woodland 3: 106 Nightingale Road, Woodley, Wokingham, RG5 3LY.

Proposal: T1, Sweet Chestnut – Repollard.  
G2, Laurel – Cut back face of hedge and reduce height by approx. 1m.

To note application 250572:

Location: TPO 3/1951, Woodland 3: 108 Nightingale Road, Woodley, Wokingham, RG5 3LY.

Proposal: T4 – T8, Sweet Chestnut x 5 – Repollard.

To note application 250573:

Location: TPO 3/1951, Woodland 3: 104 Nightingale Road, Woodley, Wokingham, RG5 3LY.

Proposal: G3, Laurel - Cut back face of laurel hedge to be approx. level with back of shed and reduce height to match hedge at no. 106 Nightingale Road.

To note application 250658:

Location: TPO 3/1951, Woodland 3: 34 Plymouth Avenue, Woodley, Wokingham, RG5 3SG.

Proposal: T1, Maple – Reduce in radial spread by approx. 2.5m from 6m to 3.5m; remove failed tree from canopy.

To note application 250659:

Location: TPO 3/1951, Area 1: Land adjacent to 34 Plymouth Avenue, Woodley, Wokingham, RG5 3SG.

Proposal: T2, Oak - Reduce lower extended branches by 2m to the nearest suitable growth point (reducing the radial spread from 9m to 7m) to bring in line with the bulk of the canopy.  
T3, Oak - Reduce one indicated branch by 2m to the nearest suitable growth point (reducing the radial spread from 8m to 6m) to bring line with boundary. T4, Unknown Species – Remove failed, possibly dead tree.

To note application 250687:

Location: TPO 1307/2009: 29 Wroxham Road, Woodley, Wokingham, RG5 3AX.

Proposal: T6, Oak – Reduce lateral branches overgrowing the rear garden by 3m.

**b) Confirmed TPOs**

To note that Wokingham Borough Council has confirmed the following Tree Preservation Order:

TPO 1990/2025 - tree at 36 Millbank Crescent, Woodley, Wokingham, B Berks, RG5 4ER

8. **PLANNING APPEALS**

To note the following appeal decision:

Application: 241638  
Location: 45 Ravensbourne Drive, Woodley, RG5 4LJ  
Proposal: Construction of a new accessible two-bedroom single storey dwelling, following the demolition of the existing redundant garages on the site (Woodley Town Council had no objections to the proposal.)  
Decision: The appeal was dismissed.

9. **ADVERTISEMENT CONSENT**

To note the following application for advertisement consent. This type of application does not require consultation.

Application: 250448  
Location: Headley Park Area Ten, Headley Road East, Woodley, Wokingham  
Proposal: Application for advertisement consent for the removal of existing main site ID sign and replace with 1 no. freestanding non illuminated site ID sign and install 1 no. freestanding non illuminated tenant directory.

10. **TRANSPORTATION & HIGHWAYS**

**a) Community Speedwatch**

To receive an update on the Council's Community Speedwatch activities.

**b) Highways Issues**

To highlight and discuss any highways issues noted by Members.

11. **CHARVIL NEIGHBOURHOOD PLAN**

To consider a response to the Charvil Parish Council Neighbourhood Plan consultation.

Charvil Parish Council has given notice under Regulation 14 of The Neighbourhood Planning (General) Regulations 2012 that the Charvil Neighbourhood Plan is out for pre-submission public consultation. The consultation period will run from Monday 3rd March 2025 to Thursday 17th April 2025. Representations must be received by 5pm on Thursday 17th April.

A summary of the Plan is provided at **Appendix 15**. The full plan can be found on <https://charvilparishcouncil.gov.uk/cnp>.

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12. **COMMUNITY ISSUES**

To highlight and discuss any recent community issues noted by Members.

13. **PUBLICATIONS/INFORMATION**

To note receipt of the following:

- Berkshire Association of Local Councils newsletter – March 2025

14. **FUTURE AGENDA ITEMS**

To consider suggestions for future agenda items.

15. **PUBLICITY/WEBSITE**

To consider suggestions for items to be publicised.

16. **ENFORCEMENT ISSUES**

a) To note the enforcement notifications listed in ***Appendix 16a.***

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b) To note the enforcement case closures listed in ***Appendix 16b.***

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**Minutes of a Meeting of the Planning and Community Committee held at the Oakwood Centre on Tuesday 4 March 2025 at 7:45 pm**

**Present:** *Councillors: B. Soane (Chairman); K. Baker; D. Bragg; L. Guttridge; C. Jewell; J. Sartorel; J. Taylor*

**Officers present:** *K. Murray, Town Clerk; M. Filmore, Deputy Town Clerk*

**Also present:** *Cllr R. Horskins (virtual attendance)  
16 members of the public*

162. **APOLOGIES**

Apologies for absence were received from Councillors Horskins, Lewis and Singh. Councillor Horskins attended the meeting virtually.

163. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

164. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 4 FEBRUARY 2025**

**RESOLVED:**

- ♦ That the minutes of the Planning and Community Committee meeting held on 4 February 2025 be approved and be signed by the Chairman as a true and accurate record.

165. **ACTIONS / FOLLOW UPS**

Members noted the information provided in the Actions and Follow ups document, provided in the agenda.

**4 February 2025 – Minute 147**

In relation to the diversion route for buses sought from Wokingham Borough Council regarding the future temporary closure of Headley Road for the installation of a pedestrian crossing, Members noted it was the diversion route which had been provided before for all vehicles but did not appear to relate to the bus routes. Members requested Wokingham Borough Council be contacted for specific details for the bus routes.

166. **CURRENT PLANNING APPLICATIONS**

By the end of the item, 14 members of the public had left the meeting.

**RESOLVED:**

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

167. **PLANNING DECISIONS**

**RESOLVED:**

- ♦ To note information on decision notices received from the planning authority since the last meeting, as given in the agenda.

168. **PRIOR APPROVAL SUBMISSION**

**RESOLVED:**

- ♦ To note the following prior approval applications received by Wokingham Borough Council:

Application: 250318  
Location: 96 Loddon Bridge Road, Woodley, Wokingham, RG5 4AN  
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 4.00m, for which the maximum height would be 3.70m and the height of the eaves 2.40m.

Application: 250445  
Location: 5 Keats Close, Woodley, Wokingham, RG5 3QF  
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 6.00m, for which the maximum height would be 4.00m and the height of the eaves 2.50m.

169. **TREE PRESERVATION ORDERS**

**RESOLVED:**

- ♦ To note the following application for works to protected trees received by Wokingham Borough Council:

Application: 250432  
Location: 16 Church Mews, Woodley, Wokingham RG5 4RJ.  
Proposal: T1, Oak – Crown reduction by a maximum of 2.5m in height and spread, back to previous reduction points; crown lift to 3.5m above ground level.

Application: 250298  
Location: TPO 387/1988: 4 Tiverton Close, Woodley, Wokingham, RG5 3BE.  
Proposal: T2, Horse Chestnut – Re-pollard to previous pollard points. T3, Horse Chestnut - Re-pollard to previous pollard points.

170. **PREMISES LICENCE**

Members considered the application for a variation of premises licence received by Wokingham Borough Council in relation to Bosco Lounge, 55a – 55b Crockhamwell Road, Woodley, RG 5 3JP. Members noted that change related to extending the licensable area to include the external trading area, amending conditions listed under Annex 2 of the license, and allowing for the provision of late night refreshment and regulated entertainment, namely recorded & live music, between the hours of 2300 and 0200 on New Year's Eve.

**RESOLVED:**

- ♦ To respond to Wokingham Borough Council to confirm there were no objections to the application.

171. **WOKINGHAM BOROUGH COUNCIL DRAFT COUNCIL PLAN 2025-2030**

Members discussed Wokingham Borough Council's draft Council Plan for 2025-30.

A comment was made that there was little in the plan to disagree with, but that it would've been helpful to have more detail on how success would be managed and decisions made on behalf of residents.

**RESOLVED:**

- ◆ To provide no comments in relation to Wokingham Borough Council's draft Council Plan 2025-30.

172. **WOKINGHAM BOROUGH COUNCIL COMMUNITY GOVERNANCE REVIEW**

Members considered Wokingham Borough Council's request for comments regarding their community governance review.

Members noted that a review of Woodley town ward boundaries took place during the recent Local Government Boundary Commission for England review, with boundaries amended at that time to come into effect from the 2027 town council elections. It was commented that the new town council ward boundaries fall in line with the newly created borough ward boundaries for the area, which Members felt was appropriate. As such, Members felt there was no need for any further review of the town's ward boundaries.

A suggestion was made that, following the recently implemented boundary changes, the names of two town wards might require amending.

Bulmershe East previously fell within the Bulmershe borough ward but was now within the South Lake ward. As such, it was felt that referring to the ward as 'Bulmershe' did not make sense. It was recommended the name be changed to Woodley Central, reflecting its position in relation to other Woodley wards.

Loddon West previously fell within the Loddon borough ward but was now within the South Lake ward. As such, it was again felt referring to the ward as 'Loddon' was no longer appropriate. It was recommended the name be changed to South Lake East to reflect its current location.

**RESOLVED:**

- ◆ To respond to Wokingham Borough Council's community governance review to confirm that the Town Council believes no further boundary changes need to be made with regards to Woodley town wards, but that the names of Bulmershe East and Loddon West town wards should be changed to Woodley Central and South Lake East, respectively, to reflect their relocation to the applicable new borough wards.

During the discussion, Councillor Jewell advised that she was a member of Wokingham Borough Council's Community Governance Review working group.

173. **BERKSHIRE LOCAL NATURE RECOVERY STRATEGY CONSULTATION**

Members noted that information regarding the Berkshire Local Nature Recovery Strategy consultation had been circulated to all Town Councillors, with individual responses encouraged.

Following discussion, it was

**RESOLVED:**

- ◆ To provide a response on behalf of the Town Council, indicating the Council's support for the strategy and the importance of the preservation, protection and enhancement of the Bulmershe Green Corridor; an area from the Reading Road allotment site to the north, down to South Lake in the South, and encompassing Bulmershe open space, playing fields, and Highwood.

174. **WOODLEY TO READING ACTIVE TRAVEL ROUTE**

Members noted the final design proposal for the Woodley to Reading Active Travel Route, along with the details of the Individual Executive Members Decision report, due to be considered by Wokingham Borough Council's Executive Member on 19 March 2025.

A concern, raised at previously meetings, was repeated that the proposed route currently proceeds along Palmerstone Road. It was commented that this road is deemed inappropriate due to its narrowness and the volume of parked vehicles, along with a blind bend at the end of the road. A recommendation was made that the route should, instead, head via Anderson Avenue.

The Town Clerk advised Members that Earley Town Council were due to consider the proposed route at a meeting that evening and that, at the previous Planning & Community Committee meeting, it had been agreed to await their views in order to consider submitting a joint response if their views match the Committees.

**RESOLVED:**

- ◆ To respond to the request for comments from Wokingham Borough Council regarding the proposed Woodley to Reading Active Travel Route to object to the route proceeding along Palmerstone Road and recommend the use of Anderson Avenue instead, either as a joint response between both Woodley and Earley Town Councils, should Earley Town Council share the same view, or solely from Woodley Town Council.

175. **ANTI-SOCIAL BEHAVIOUR REPORT**

**RESOLVED:**

- ◆ To note the report, provided by Wokingham Borough Council's Anti-Social Behaviour (ASB) team, regarding recent statutory ASB incidents in Woodley.

176. **TRANSPORTATION & HIGHWAYS**

176.1 **Community Speedwatch**

Councillor Taylor advised Members that the speedwatch group had recommenced activities. She advised that the group would now be looking to start using the Council's data logger again to help assess the prevalence of speeding and associated times, in order to consider additional locations.

It was noted that, at the last speedwatch session, of the approximately 130 vehicles which passed the location, only two had exceeded the 30mph speed limit, but neither by a sufficient amount to meet the reporting threshold.

176.2 **Highways Issues**

Following discussion at the last Committee meeting regarding the safety of pedestrian crossing at the junction of Reading Road and Howth Drive and the possible need for a pedestrian crossing, Members noted a sign had been attached to a lamppost at the location with a message from Wokingham Borough Council's Executive Member for Transport encouraging residents to ensure they report any safety incidents or accidents as data is required to support any remedial action at the location.

There were no other highways issues raised by Members.



177. **COMMUNITY ISSUES**

Members noted in a recent issue of Wokingham Today that an article had indicated Wokingham Borough Council were moving forward with a project to replace ramps and repair other elements on the Earley Station footbridge. The Deputy Town Clerk advised he would seek further information from Wokingham Borough Council on this.

178. **PUBLICATIONS/INFORMATION**

**RESOLVED:**

- ◆ To note receipt of the following:
  - Promise Inclusion newsletter – January & February 2025
  - Me2 Club newsletter – January 2025

179. **FUTURE AGENDA ITEMS**

There were no future agenda items suggested by Members

180. **PUBLICITY/WEBSITE**

Members requested that the Council issues additional press releases to support information publicised on the Council's website and social media channels.

181. **ENFORCEMENT ISSUES**

**RESOLVED:**

- ◆ To note the information on enforcement issues received from the planning authority, as given in the agenda.

181. **EXCLUSION OF PUBLIC AND PRESS**

**RESOLVED:**

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

Voting: For: 9 Against: 0 Abstentions: 0 No Vote: 0

182. **COMMUNITY HEROES AWARDS**

Members noted the number of nominations received in this, and recent year, was lower than desired.

It was requested that additional consideration be made as to how best to publicise the awards. One suggestion was made that information and / or nomination forms could be provided to appropriate organisations during Mayoral engagements. Similarly, it was suggested that, at the Woodley Carnival, the Town Council stall could promote the awards, and also circulate information and / or nomination forms to appropriate stall holders. Another suggestion was that the awards should be promoted directly to appropriate organisations the Council is aware of, including local schools. It was suggested the Committee should seek to review the level of nominations throughout the year, potential quarterly, to gauge the level of nominations received and react accordingly should responses be insufficient.

Following consideration of each of the nominations it was:

**RESOLVED:**

- ◆ To award a total of four Community Heroes Awards.

The meeting closed at 9.31 pm

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### Woodley Town Council

#### Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 4 March 2025

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>250111</b> 46 Fairwater Drive, Woodley, RG5 3JB	Householder application for the proposed erection of a single storey rear extension.
<b>Observations:</b> No objections.	
<b>250114</b> 38 Woodwaye, Woodley, RG5 3HB	Full application for a change of use from dwelling house (C3) to Children's Home (C2).
<b>Observations:</b> <p>The Planning &amp; Community Committee have considered this application and wished to submit objections to the proposal.</p> <p>At the Committee meeting, 12 residents attended opposed to the application. Councillors considered representations and wished to object on the grounds that:</p> <ul style="list-style-type: none"> <li>- The change of use will mean there is a significant increase to traffic to and from the property, at varying hours of the day. Members believed there is insufficient on-site / off street parking available, especially at change of shift time when multiple vehicles may be coming and going, which will result in a cumulative impact on resultant on-street parking which is already busy.</li> <li>- The change of use is out of keeping with neighbouring the properties which are domestic residential properties.</li> <li>- The resultant level of noise pollution, mainly attributed to increase traffic movements at varying hours of the day, will be unneighbourly to the other residential properties in the area.</li> </ul>	
<b>250141</b> 91 Reading Road, Woodley, RG5 3AE	Householder application for the proposed erection of an annexe to rear for use ancillary to the main dwelling.
<b>Observations:</b> No objections.	
<b>250183</b> Emmanuel Church Centre, South Lake Crescent, Woodley, RG5 3QW	Full application for the proposed change of use of land for the siting of 1 no. prefabricated cabin following removal of the existing 2 no. cabins, plus alterations to parking, access and landscaping and other associated works.
<b>Observations:</b> No objections.	
<b>250194</b> 57 Cartmel Drive, Woodley, RG5 3NG	Householder application for the proposed single storey rear extension and the erection of 1 no. sky light.
<b>Observations:</b> No objections.	

<b>250228</b> 10 Shepherds Hill, Woodley, RG6 1BB	Householder application for the proposed single storey front and rear extensions, including the erection of 2 no. roof lights and changes to fenestration.
<b>Observations:</b> No objections.	
<b>250292</b> 58 Malone Road, Woodley, RG5 3NJ	Householder application for the proposed two storey side extension with infill single storey rear extension. Followed by the conversion of the outbuilding/garage into habitable accommodation. Plus, the installation of roof lights and changes to fenestration.
<b>Observations:</b> No objections.	
<b>250341</b> 53 Church Road, Woodley, RG5 4QG	Householder application for the proposed erection of a single storey front extension including a new porch, plus changes to fenestration.
<b>Observations:</b> No objections.	
<b>250375</b> 86 Crockhamwell Road, Woodley, RG5 3JZ	Householder application for the proposed replacement of flat roof with pitched roof over garage and front porch (Retrospective).
<b>Observations:</b> No objections.	
<b>250386</b> 38c Silver Fox Crescent, Woodley, RG5 3JA	Application to vary condition 2 of planning consent 230861 for the proposed erection of 1 no. self-build four bedroom detached dwelling with detached garage and parking. Condition 2 refers to the approved details, and the variation is to enable the relocation of the porch and to connect the side and rear dormers, plus addition of a rooflight and changes to fenestration.
<b>Observations:</b> No objections.	
<b>250447</b> 45 Fosters Lane, Woodley, RG5 4HH	Householder application for the proposed erection of a single storey front extension to form porch, single storey side extension following demolition of existing canopy roof plus changes to fenestration.
<b>Observations:</b> No objections.	

## **ACTIONS & FOLLOW UPS FROM PREVIOUS MEETINGS**

<b>Meeting Date:</b>		14 November 2023	
<b>Minute</b>	<b>Action</b>	<b>Progress Update</b>	<b>Last Updated</b>
115	When Local Plan implemented, consider updating / evaluating benefit of Woodley Design Statement.	Awaiting approval of WBC's Local Plan – scheduled adoption date (if approved) is December 2025.	19/08/24

<b>Meeting Date:</b>		30 January 2024	
<b>Minute</b>	<b>Action</b>	<b>Progress Update</b>	<b>Last Updated</b>
172	Members to consider potential locations for new Town Council noticeboards.	Project is with the Amenities team, awaiting available staff resource – locations will presented to future P&C Committee for consideration.	02/01/25

<b>Meeting Date:</b>		27 February 2024	
<b>Minute</b>	<b>Action</b>	<b>Progress Update</b>	<b>Last Updated</b>
188	Cycling & Walking working group to discuss school parking with WBC's My Journey team.	Cllr Taylor advised Members (4 Feb 2025) that the group does not have capacity to progress this at this time.	30/01/25

<b>Meeting Date:</b>		21 May 2024	
<b>Minute</b>	<b>Action</b>	<b>Progress Update</b>	<b>Last Updated</b>
11.3	Cllr Guttridge to provide Deputy Town Clerk with experience of issues with disabled parking bays in Headley Road Car Park – DTC to then write to WBC to advise them of these.	WBC have confirmed disabled bays meet national standard, but ramp to pavement does not; a new footway/ramp across the grass verge is required. WBC will do this alongside the installation of a new pedestrian crossing on Headley Road – due to take place between 12 – 30 May 2025.	30/01/25

<b>Meeting Date:</b>		12 December 2024	
<b>Minute</b>	<b>Action</b>	<b>Progress Update</b>	<b>Last Updated</b>
116	Contact management committee responsible for new noticeboard on Loddon Park estate, to request access / take over responsibility for the noticeboard.	Town Clerk advised Members (4 Feb 2024) that he has written to the management companies involved and is awaiting a response.	27/02/25
116	Councillor Taylor to review the Woodley Design Statement and identify key elements to be highlighted to Councillors, which can be taken into account when responding to planning applications.		

<b>Meeting Date:</b>		4 February 2025	
<b>Minute</b>	<b>Action</b>	<b>Progress Update</b>	<b>Last Updated</b>
155.3	Contact Earley TC highlighting concern regarding directing cyclists via Palmerstone Avenue on the Woodley to Reading Active Travel Route, suggesting Anderson Avenue as more appropriate and seeking to provide a joint response to Wokingham Borough Council is appropriate.	<b>COMPLETE</b> See update against Minute 174 (4 March 2025) below.	27/03/25

<b>Meeting Date:</b>		4 March 2025	
<b>Minute</b>	<b>Action</b>	<b>Progress Update</b>	<b>Last Updated</b>
165	Contact WBC to clarify bus diversion route in relation to the closure of Headley Road for the installation of a pedestrian crossing.	<b>COMPLETE</b> WBC confirmed they do not set bus diversion routes. They notify bus companies of closures, and it is up to those companies to plan diversions appropriate to their affected services.	27/03/2025
174	To respond to the Woodley to Reading Active Travel Route to recommend the use of Anderson Avenue instead of Palmerstone Road, either as a joint response with Earley Town Council, should Earley Town Council share the same view, or solely on behalf of Woodley.	<b>COMPLETE</b> Earley Town Council advised they did not wish to provide a joint response. Town Clerk submitted response on behalf of the Town Council in line with that agreed at the meeting	27/03/2025

<b>Meeting Date:</b>		4 March 2025	
<b>Minute</b>	<b>Action</b>	<b>Progress Update</b>	<b>Last Updated</b>
177	To seek further details of the repairs to Earley Station Footbridge.	<b>COMPLETE</b> WBC have confirmed that the design phase for the works has now been completed and they are now at the tendering stage. The scope of the works is to replace the approach ramps on a like-for-like bases, and refurbish the bridge deck sections. Final design and details of the build will be the responsibility of the contractor so, at this stage, WBC have no further specific details to share.	27/03/2025

*Once reported as complete, actions / follow ups will be removed from future reports.*

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Woodley Town Council

**PLANNING APPLICATIONS**

<b>Application No. &amp; Address</b>	<b>Proposal</b>
<b>250200</b> 62 Reading Road, Woodley, Wokingham, RG5 3DB	Householder application for the proposed two storey front, side and rear extensions, including the erection of a 2 no. sky lights. Along with a loft conversion to create habitable accommodation and changes to fenestration. Followed by the demolition of the existing garage.
<b>250434</b> 44 Coppice Road, Woodley, Wokingham, RG5 3RA	Householder application for the proposed two storey side extension. Plus, the erection of a new porch and changes to fenestration. Following the demolition of the existing chimney.
<b>250442</b> Land adjacent to Whispering Pines, Perimeter Road, Woodley, RG5 4TE	Full application for the proposed erection of 1 no. three bedroom dwelling with bin/cycle store, plus associated access, parking and landscaping, following demolition of the existing outbuildings.
<b>250468</b> 8 Butts Hill Road, Woodley, Wokingham, RG5 4NH	Householder application for the proposed erection of a pitched roof onto existing outbuilding including roof lights to facilitate loft accommodation (part-retrospective).
<b>250469</b> 10 The Ridgeway, Woodley, Wokingham, RG5 3QD	Householder application for the proposed erection of an outbuilding to rear (retrospective).
<b>250480</b> 2 Comet Way, Woodley, Wokingham, RG5 4NZ	Householder application for the proposed erection of single storey front and rear extensions and a part first floor part two storey side extension, plus part conversion of the garage to habitable accommodation and changes to fenestration.
<b>250500</b> 37 Coppice Road, Woodley, Wokingham, RG5 3RA	Householder application for the proposed replacement of existing conservatory roof, including raising of the pitch plus changes to fenestration to include insertion of 3no. rooflights.
<b>250507</b> 13 Cornfield Road, Woodley, Wokingham, RG5 4QA	Householder application for the proposed erection of a outbuilding in the garden to be used as an self contained annexe.
<b>250520</b> 35 Crockhamwell Road, Woodley, RG5 3LE	Householder application for proposed alterations to detached garage and incidental/ancillary use to dwelling (part retrospective).
<b>250541</b> 28 Tennyson Road, Woodley, Wokingham, RG5 3RH	Householder application for the proposed erection of a replacement fence(retrospective).
<b>250575</b> 6 Dundela Close, Woodley, RG5 3NN	Householder application for proposed single storey front infill extension to the existing garage, along with a single storey rear extension and changes to fenestration. Followed by the demolition of the existing rear extension and conservatory.

<b>250601</b> 2 Wroxham Road, Woodley, RG5 3AT	Householder application for proposed single storey rear extension.
<b>250609</b> 17 Retford Close, Woodley, Wokingham, RG5 4TP	Householder application for the proposed erection of a front porch. Plus, the erection of a pitched roof at the front of the garage, single storey rear extension with feature lantern and changes to fenestration.
<b>250674</b> 18 Rochester Avenue, Woodley, RG5 4NA	Householder application for the proposed garage conversion into office space plus changes to fenestration (PART - RETROSPECTIVE).
<b>250720</b> 20 Farriers Close, Woodley, RG5 3DD	Householder application for the proposed erection of a single storey front and rear extension, plus conversion of the garage into habitable accommodation, changes to fenestration following the demolition of the existing conservatory.
<b>250736</b> 42 South Lake Crescent, Woodley, RG5 3QJ	Householder application for the proposed erection of single storey front extension creating porch, two storey side extension, two storey rear extension plus conversion of loft to create habitable accommodation to include 1no. dormer, rooflights, solar panels and changes to fenestration.

Woodley Town Council

**PLANNING DECISIONS**

**WITHDRAWN – NO DETERMINATION MADE BY WOKINGHAM BOROUGH COUNCIL**

<b>Ref. / Address</b>	<b>Details</b>
NONE	

**REFUSED – CONTRARY TO TOWN COUNCIL RECOMMENDATION**

<b>Ref. / Address</b>	<b>Details</b>
<b>250141</b> 91 Reading Road, Woodley, RG5 3AE	<p><b>Proposal:</b> Householder application for the proposed erection of an annexe to rear for use ancillary to the main dwelling.</p> <p><b>WBC Reason for Refusal:</b> The proposed development would not be ancillary accommodation and would be tantamount to a new dwelling by reason of being a fully self-contained unit with day-to-day living facilities that is physically separated from the main house and would be occupied by two persons that currently live as one self-contained household off the site. The proposal would have a detrimental impact on the character and appearance of the area and would result in inappropriate development in a residential garden by reason of the creation of an uncharacteristically cramped form of tandem back land development that would be out of keeping with the locality. The application cannot be considered as householder development and the proposal would be contrary to policy CP1 and CP3 of the Core Strategy, TB06 of the MDD Local Plan, Section 4 of the Borough Design Guide and sections 5 and 12 of the NPPF.</p>

**REFUSED – ENDORSING TOWN COUNCIL RECOMMENDATION**

<b>Ref. / Address</b>	<b>Details</b>
<b>242938</b> Land At, Headley Road East, RG5 4SN	<p>Application to vary condition 30 of planning consent 213106 for the full planning application for the proposed erection of 5 no. buildings for commercial development to provide flexible light industrial, general industrial, and storage and distribution uses, with ancillary offices, associated car parking, formation of new accesses, and landscape planting, following demolition of existing buildings. Condition 30 refers to Hours of Work and the variation is a temporary extension to increase the hours of construction / demolition to between 0800hrs and 2300hrs, Monday to Friday, retaining operation hours of 0800hrs to 1300hrs on Saturdays, and at no time on Sundays or on Bank or Public Holidays.</p>

## APPROVED – CONTRARY TO TOWN COUNCIL RECOMMENDATION

Ref. / Address	Details
<p><b>250114</b> 38 Woodwaye, Woodley, RG5 3HB</p>	<p><b>Proposal:</b> Full application for a change of use from dwelling house (C3) to Children's Home (C2).</p> <p><b>WTC's objections:</b></p> <ul style="list-style-type: none"> <li>- Significant increase in traffic, with insufficient on-site / off street parking</li> <li>- Out of keeping with domestic nature of neighbouring properties</li> <li>- Increase noise pollution</li> </ul> <p><b>Key WBC Officer Report comments:</b></p> <ul style="list-style-type: none"> <li>- There is an identified need for this type of accommodation in the area; provision is supported in principle in the NPPF, Core Strategy and Local Plan.</li> <li>- Whilst the loss of a residential dwelling is against Core Strategy, it remains a form of residential dwelling and is not altered in any physical way, enabling its conversion back into a single dwelling in future.</li> <li>- There are no external alterations, with no impact on the street scene</li> <li>- Whilst there would be a slight change of use to the dwelling, it would still be for residential purposes and both the internal and external areas would be used in the same way as a family dwelling.</li> <li>- There is no evidence to support concerns over increased anti-social behaviour</li> <li>- Due to its scale, the proposal would not adversely impact on neighbouring properties in terms of noise or disturbance</li> <li>- The level of parking is considered in line with WBC's parking standards</li> </ul>
<p><b>250159</b> 49 Clover Rise, Woodley, RG5 4WL</p>	<p><b>Proposal:</b> Householder application for the proposed installation of an air source heat pump to rear.</p> <p><b>WTC's objections:</b></p> <ul style="list-style-type: none"> <li>- Insufficient information regarding noise impact</li> <li>- Heat pump located too near to boundary with neighbouring property</li> </ul> <p><b>Key WBC Officer Report comments:</b></p> <ul style="list-style-type: none"> <li>- The Environmental Health Officer is satisfied the installation will have an acceptable impact upon the amenities of neighbouring properties.</li> </ul>

## APPROVED – ENDORSING TOWN COUNCIL RECOMMENDATION

Ref. / Address	Details
<b>241835</b> 21 Austin Road, Woodley, RG5 4EJ	Householder application for proposed single storey front extension, single storey side extension and part single storey rear extension along with changes to fenestration.
<b>243101</b> 22 Beaver Way, Woodley, RG5 4UD	Householder application for proposed two storey rear extension with changes to fenestration followed by the demolition of the existing conservatory.
<b>243184</b> 33 Duffield Road, Woodley, RG5 4RL	Householder application for the proposed first floor front infill extension along with single storey rear extension and changes to fenestration, plus works to the roof to include roof lights following the demolition of the existing conservatory.
<b>243247</b> 259 Loddon Bridge Road, Woodley, RG5 4BL	Householder application for the proposed part garage conversion to create habitable accommodation plus changes to fenestration.
<b>250111</b> 46 Fairwater Drive, Woodley, RG5 3JB	Householder application for the proposed erection of a single storey rear extension.
<b>250143</b> 80 Caldbeck Drive, Woodley, RG5 4JX	Householder application for proposed two storey side and single storey rear extension, with changes to fenestration. Following the demolition of the existing garage.
<b>250165</b> Tennis 33m From 32 Silver Fox Crescent 49m From Silver Fox Crescent, Silver Fox Crescent, Woodley, RG5 3JA	Application to vary condition 2, 3, 21 and 22 of planning consent 230874 for the Full Planning application for the proposed erection of 1 no. self-build four bedroom detached dwelling with detached garage and parking. Condition 2, 3, 21 and 22 refers to Approved Details, Materials, Hard and Soft Landscaping and Tree Protection. The variation is to amend parts of the submitted approved details (condition 2), to discharge condition 3 (materials) by means of variation by submitting the proposed external materials to be used in the development in the form of a materials schedule, to discharge condition 21 by variation whereby development is to be implemented in accordance with a new submitted planting and landscaping plan and to amend condition 22 in order to be in accordance with the new submitted plans and statements.
<b>250194</b> 57 Cartmel Drive, Woodley, RG5 3NG	Householder application for the proposed single storey rear extension and the erection of 1 no. sky light.
<b>250292</b> 58 Malone Road, Woodley, RG5 3NJ	Householder application for the proposed two storey side extension with infill single storey rear extension. Followed by the conversion of the outbuilding/garage into habitable accommodation. Plus, the installation of roof lights and changes to fenestration.

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# Charvil Neighbourhood Plan

Pre-Submission Public Consultation (Regulation 14)

## Summary, Vision, Objectives and Proposed Policies



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## **Introduction**

This document presents a summary of the vision, objectives and proposed policies found within the draft Charvil Neighbourhood Plan. All referenced figures, graphs, data and other evidence can be found within the full draft plan document.

The full draft plan can be downloaded at <https://charvilparishcouncil.gov.uk/cnp>

## **Vision**

In 2040, the village of Charvil will be a stronger local community with an improved quality of life for all its residents.

It will have high quality, sustainable housing.

The semi-rural nature of the village will remain and local green space and heritage assets will be protected and enhanced.

People will walk and cycle more using new and improved cycling and pedestrian routes in a safer road network.

Charvil will be a resilient sustainable community which mitigates the effects of climate change and flooding.

Delivery of the Vision will result in a stronger and more cohesive community.

## **Objectives**

### **To Protect and Enhance Green Space:**

Green spaces, waterways and countryside will be maintained and enhanced as a valued resource for Charvil. This will encourage a broad range of recreation and contribute to well-being by providing accessible routes to facilities, including for sports, walking, cycling and nature-based vistas. The natural habitat will support a broad diversity of thriving flora, fauna and fungi coexisting sustainably with all new housing developments.

### **To Improve Housing Choice:**

Charvil will become a recognisable community, improving the quality of life for all its residents through the provision of the right mix of high quality, sustainable accommodation.

### **To Stimulate Walking and Cycling:**

Charvil will improve the quality of life for its residents by mitigation of the adverse impacts of road traffic and successfully promoting active travel through provision of new integrated infrastructure including dedicated pathways and cycleways and public transport options. Road safety will be improved by the adoption of appropriate mitigations of traffic speeding and noise. Road safety will be increased for local children with the provision of defined walking and cycling routes to and from local schools

### **To improve Community Resilience:**

Charvil will help prevent any flooding in existing or future housing developments by maintaining local information on flooding to inform planning applications. It will increase

community resilience through a re-established flood warden network and village flood response plan. It will proactively look to promote solar and other renewable energy sources in new developments.

### **To Build a Sustainable Community:**

Residents will use the opportunities presented by neighbourhood planning to strengthen the community in Charvil. The nature of the village and its sense of community is challenged by many of the issues identified in the previous themes. Ensure sustainability is at the heart of all development opportunities and plans.

## **Policies**

### **Charvil 1: Sites in local community use and other community infrastructure**

Applications for new development that would place increased demand on the use of existing community facilities and other community assets in Charvil should include proposals to support and improve them where viable.

#### **Sites in Local Community Use:**

Planning applications which propose to provide new community facilities in Charvil will be welcomed in principle. The loss of Sites in Local Community Use in the parish will only be supported where detailed and robust evidence has been provided to demonstrate one or more of the following requirements are met:

- a) Equivalent alternative provision exists within reasonable walking distance, or is proposed; or
- b) It can be clearly demonstrated that a site in local community use is no longer needed or suitable from alternative community uses.

#### **Other Community Assets**

Planning Applications for new commercial or institutional development which helps to achieve the vision and objectives of the neighbourhood plan will be supported in principle. The loss of commercial or institutional facilities will only be supported where detailed and robust evidence is presented to demonstrate that alternative commercial or institutional uses of the site are no longer economically viable

The sites listed below, shown on Figure 13 and described in Table 4 in the full plan, are identified as sites in local community use and other important community assets in Charvil:

#### **Sites in Local Community Use:**

1. Charvil Village Stores (One Stop)
2. Charvil Village Hall and Car Park
3. Margaret Gimblett Sports Pavilion
4. Hawthorns Children's Play area
5. Hawthorns Park including Community Orchard
6. East Park Farm Tennis Courts (x2)
7. East Park Farm Multi Use Games Area (MUGA)
8. East Park Farm Football Pitches (x2)
9. East Park Farm Car Park
10. East Park Farm Cricket Pitches (x2)
11. East Park Farm Children's playground
12. East Park Farm Greenspace-Wooded area (park?)
13. St Patricks Recreation Ground, Park View Drive North
14. Vale View Park & Playground, Vale View
15. Charvil Lakes & Fishing Lakes, East Park Farm (Country Park)
16. Wenlock Edge Vegetable Patch, Wenlock Edge

Other important community assets:

1. Charvil Piggott Primary School
2. Heron On The Ford Public House, Park Lane (Commercial Enterprise)
3. Wee Waif Public House & Hotel, Old Bath Road. (Commercial Enterprise)
4. Texaco Service Station (Commercial Enterprise)

## **Charvil 2: Meeting local housing needs**

Proposals for housing development within the Settlement Boundary of Charvil Village will be supported in principle where they provide an appropriate mix of homes which delivers the following identified housing needs on site within the parish:

- a) Small open-market flats and houses (one, two and three bedrooms) for sale and for rent.
- b) Social housing provision of one, two and three-bedroom homes.

Proposals for the provision of affordable homes for sale and rent through discounted sale prices, shared ownership products or affordable rent products must demonstrate their affordability to local households in Charvil based on the latest house price and household income data.

## **Charvil 3: Design of new development**

Development proposals should demonstrate the way in which they have responded positively to the character features of the area (see the full plan Figure 1 – Charvil Parish Neighbourhood Area Boundary and Table 8 – Summary of Charvil Character Area Features) and should demonstrate how they respond to the design principles set out in the Charvil Design Guidance and Codes document.

Proposals which comply with the design guidance and codes to protect and enhance the following positive character attributes, and/or address the following issues and potential threats to the character of Charvil, will be supported in principle.

- a) Protect green and blue infrastructure and enhance connections to the countryside. Incorporate adequate green verges and hedges into new development. (Codes MC03, MC04, MC05)
- b) Preserve long and short distance views towards landscape backdrops and green spaces (Code MC02)
- c) Maintain a sympathetic relationship to existing development in terms of scale, building orientation, building line, setback and use of materials and colours (Code MS02)
- d) Connect walking and cycling routes to existing networks and provide adequate pavements to improve pedestrian safety. (Code AM02)
- e) Propose adequate and suitable traffic calming measures. Provide well-connected development for walking and cycling. (Code AM03)
- f) Design car parking arrangements to avoid public realm visual impacts and congestion. (Code AM01)
- g) Provide community facilities to improve quality of life and sense of community (Code MC01)
- h) Ensure the design of infill development and extensions are sympathetic to surrounding properties. (Codes IE01, IE02)

- i) Incorporate eco design elements (Codes SE01, SE02, AM01)
- j) Mitigate flood risk to the north and east of Charvil Parish

#### **Charvil 4: Housing density and development form**

New housing development in Charvil should be designed having strong regard to important character features of the settlement set out in Table 7 in the full plan.

Key aspects of development including building heights, building line, boundary treatments, plot depths should be consistent with the street patterns proposed and complement existing development character in Charvil.

Proposed housing densities should be justified in the context of existing housing densities in Charvil as set out in Figure 23 in the full plan.

#### **Charvil 5: Environmental performance of buildings**

New buildings and alterations/extensions to existing buildings are expected to achieve high standards of environmental performance.

Positive support will be given to proposals to improve the environmental performance of Listed Buildings within the existing framework for the preservation of heritage assets.

In the first instance, new development in Charvil Parish should be designed to support the achievement of lower carbon emissions through improved energy efficiency, better heat management (using passive design techniques) and lower operating costs with new heating and energy generation technologies.

Where appropriate, proposals which include the following commitments will be supported in principle:

- a) Development design in accordance with Wokingham Borough's Energy Hierarchy.
- b) Provide space within plots for heat pumps which should be positioned to ensure the amenity of occupants and neighbours is maintained.
- c) Incorporate design features to maintain heat balance within buildings, avoiding external doors opening directly into living spaces.
- d) Futureproofing to minimise the need for costly retrofits of new buildings.
- e) Incorporate roof top solar on new homes.
- f) Community energy schemes to provide heat and power to new developments.

#### **Charvil 6: Charvil Parish buildings of traditional local character and areas of special character**

The following sites which are described in Table 9 in the full plan and shown on the Policies Map are identified as local heritage assets. Special consideration should be given to their local heritage value in the formulation of development proposals and in decisions on planning applications.

Building of Traditional Local Character: Heron on the Ford Public House.

Area of Special Character: Heron on the Ford Public House, The Giddy Bridge and the Ford Crossing.

## **Charvil 7: Green corridors**

The Green Corridors shown in Figure 27 in the full plan are identified as the focus for habitat protection, improvement and connections in Charvil Parish.

Development proposals will be supported where they maximise opportunities to protect, enhance and extend Green corridors between existing open spaces and habitats as a means of restoring and enhancing seminatural habitats, create permeability for wildlife in the landscape, and mitigate any impacts of development on biodiversity.

## **Charvil 8: Local green space sites**

The following sites, shown on Figure 28 and detailed in Appendix A in the full plan, are designated as Local Green Spaces, and other than in very special circumstances, no inappropriate development will be permitted within them that would harm their green character and reason for designation.

- a) St Patrick's Wood
- b) St Patrick's Recreation Ground
- c) Land to the east and north of Park View Drive North
- d) Charvil Meadows
- e) Charvil Country Park
- f) Hawthorns Park
- g) Simmons Wood (East Park Farm Greenspace)

## **Charvil 9: Trees**

Development proposals on sites of 0.5 ha or more within or adjacent to the settlement boundary of Charvil Village Centre should achieve a future canopy cover of around 40% of the site area principally through the retention of existing trees and the planting of new trees. Where such an approach would be impracticable for viability, layout or design reasons, the use of other green infrastructure should be used where they can offer similar benefits to trees.

Planning proposals that affect existing trees or introduce new trees will be accompanied by a tree management plan which will include provision for the like for like replacement of any trees lost within the first five years from the completion of the development.

All planning proposals that have more than 10 metres of road frontage will be required to provide at least one roadside tree where there are no overriding reasons why this will not be possible. One tree will be required for every additional 10 metre length of roadside. Where it is not possible to provide a roadside tree planted in the ground, it will be necessary to contribute towards off site provision within Charvil.

Schemes that seek to enhance natural features and connectivity with existing green infrastructure will be supported.

## **Charvil 10: Valued local views**

Proposals for development should seek to retain views from public areas within Charvil to the surrounding landscape (as identified in Figure 31 in the full plan) and maintain a positive relationship with local landscape features of value to local people as identified in Table 10 in the full plan.

Locally important views include the following:

- a) From Charvil to the Bowsey Hill
- b) From the north of Charvil across Thames Valley to Shiplake
- c) From the north of Charvil across Thames Valley to Sonning
- d) Local Views of Charvil Country Park Lakes
- e) Local Views of Charvil Ford

### **Charvil 11: Pedestrian and cycling environment**

New development is expected to maintain or improve highway and pedestrian safety. Where relevant, applications should demonstrate how development will maintain or enhance safety and convenience for pedestrians and cyclists at the following locations and key routes will be supported in principle.

Specifically, the following locations are identified as requiring improvements to the pedestrian and cycling environment. Development proposals which enable improvements to the safety, legibility and attractiveness of these locations and routes will be supported in principle:

#### **Accident Locations**

Identified in Figure 36 in the full plan as requiring improvements to the pedestrian and cycling environment:

- a) Road crossings on the A4 Great West Road.
- b) Road Crossings on the A3032 Old Bath Road.

#### **Walking and Cycling Routes detailed in Table 11 in the full plan**

- a) Charvil to Twyford via Old Bath Road A3032 Provision of safe cyclist routes between Charvil and Twyford.
- b) Charvil to Wargrave (Piggott High School) Improve safe access to this important cycle route to majority of residents
- c) Charvil to Woodley Centre Reading via A4 Bath Road/Butts Hill Rd/Headley Road
- d) To Charvil Piggott Primary and Charvil Village Hall via Park Lane from Charvil and outside

#### **Charvil Safe School Route**

Based on the following roads between the Charvil Piggott Primary School and The Piggott Senior School:

- a) Park Lane
- b) Old Bath Road, A3032
- c) Park View Drive South
- d) Bath Road, A4

#### **New Public Rights of Way connections**

- a) A new public footpath between St Patrick Recreation Ground and Milestone Avenue
- b) A pedestrian crossing from new housing developments north of Charvil to connect to Charvil Meadows Country Park
- c) A Charvil to Twyford Greenway

## **Charvil 12: Bus services**

Support in principle will be provided to proposals for development which include support for daytime and evening bus services to Twyford and local demand responsive transport within Charvil Parish.

## **Charvil 13: Local flood risk information**

Development proposals will be supported where they comply with national and local planning policies relating to flood risk. Where relevant to the proposal under consideration, documentary information on local flood events provided by the local community in Charvil Parish will be a material consideration.

Where relevant, applicants are encouraged to engage with Charvil Parish Council prior to submission of planning applications to review and discuss local information on flood events.

## **Charvil 14: Development to support integrated delivery of improved flood resilience and nature recovery**

Proposals for development will be supported where they:

- a) Directly or indirectly enable the restoration, expansion and creation of wetland and woodland habitats in Charvil Parish
- b) Improve resilience to flooding in Charvil Parish

Development proposals must have regard to the Berkshire Local Nature Recovery Strategy.



## **ENFORCEMENT NOTIFICATIONS - 1st April 2025**

*Below are the details of potential planning enforcement issues / breaches of planning permission which have been reported by members of the public to Wokingham Borough Council and are awaiting investigation / resolution.*

<b>ADDRESS</b>	<b>POTENTIAL BREACH REPORTED</b>
<b>Headley Road East, Woodley RG5 4SN</b>	Hours of operation

**ENFORCEMENT CLOSURES - 1st April 2025**

*Below are outcomes / resolutions in relation to planning enforcement issues / breaches of planning permission which have been reported by members of the public to Wokingham Borough Council.*

<b>ADDRESS</b>	<b>POTENTIAL BREACH REPORTED</b>	<b>INVESTIGATION OUTCOME / RESOLUTION</b>
<b>86 Crockhamwell Road, Woodley, Wokingham, RG5 3JZ</b>	Build not consistent with plans. Roof now extends over boundary line.	Application submitted
<b>29 Wallace Close, Woodley, Wokingham, RG5 3HW</b>	Land boundary - unauthorised claim on council land	Voluntary compliance
<b>7 Quentin Road, Woodley, Wokingham, RG5 3NF</b>	Building work not in accordance with approved plans	Not expedient
<b>35 Crockhamwell Road, Woodley, Wokingham, RG5 3LE</b>	Converted a car garage into living accommodation without planning permission	Voluntary compliance
<b>14 Cornfield Road, Woodley, Wokingham, RG5 4QA</b>	Caravan on drive being lived in without permission	No breach
<b>10 The Ridgeway, Woodley, Wokingham, RG5 3QD</b>	Erection of unauthorised dwelling	Application submitted
<b>8 Lavenham Drive, Woodley, Wokingham, RG5 4PP</b>	Erection of boundary walls to front of house	No breach
<b>57 Arundel Road, Woodley, Wokingham, RG5 4JR</b>	Large built structure in rear of garden without planning permission	No breach
<b>56 Lunds Farm Road, Woodley, Wokingham, RG5 4PZ</b>	Exterior of house painted without permission	No breach
<b>8 Lavenham Drive, Woodley, Wokingham, RG5 4PP</b>	Brick walls erected in front of property - breach of land deeds	No breach