



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

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; 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 22 July 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

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 17 JUNE 2025**
To approve the minutes of the Planning and Community Committee meeting held on 17 June 2025 and for the Chairman to sign them as a true record.
(These minutes were provided in the Full Council agenda of 24 June 2025)
4. **ACTIONS / FOLLOW UPS**
To review the actions / follow ups arising from previous meetings of the committee. ***(Appendix 4)*** Page 3
5. **CURRENT PLANNING APPLICATIONS**
To consider current planning applications and agree comments to be forwarded to the planning authority. ***(Appendix 5)*** Page 5

6. **PLANNING DECISIONS**
To note information on decision notices received from the planning authority since the last meeting. (*Appendix 6*) Page 7
7. **TREE PRESERVATION ORDERS**
Confirmed TPOs
To note that Wokingham Borough Council has confirmed the following Tree Preservation Order:

TPO 1999/2025 – 5 Woodlands Avenue, Woodley, Wokingham, Berkshire, RG5 3HN
8. **ENFORCEMENT ISSUES**
 - a) To note the enforcement notifications listed in *Appendix 8a*. Page 9
 - b) To note the enforcement case closures listed in *Appendix 8b*. Page 10
9. **WOKINGHAM BOROUGH COUNCIL PUBLIC BUDGET SURVEY**
To consider providing a response on behalf of the Town Council to Wokingham Borough Council's public budget survey, which is seeking views on what areas of discretionary spending people see as most important.

The survey is provided at **Appendix 9**. Page 11

The deadline for comments from town / parish councils is 4 August 2025.
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. **COMMUNITY ISSUES**
To highlight and discuss any recent community issues noted by Members.
12. **PUBLICATIONS/INFORMATION**
To note receipt of the following:
 - Promise Inclusion newsletter – June 2025
 - Berkshire Association of Local Councils newsletter – July 2025
13. **FUTURE AGENDA ITEMS**
To consider suggestions for future agenda items.
14. **PUBLICITY/WEBSITE**
To consider suggestions for items to be publicised.

ACTIONS & FOLLOW UPS FROM PREVIOUS MEETINGS

Meeting Date:		14 November 2023	
Minute	Action	Progress Update	Last Updated
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

Meeting Date:		30 January 2024	
Minute	Action	Progress Update	Last Updated
172	Members to consider potential locations for new Town Council noticeboards.	At meeting (20 May 2025) Town Clerk advised a list of locations was being collated, taking into account previous feedback from Councillors. A suitable design has been identified, but these are more expensive than expected. A request will be presented to the Strategy & Resources Committee for additional funding at a future meeting, with the final list of locations presented to P&C for consideration	20/05/25

Meeting Date:		27 February 2024	
Minute	Action	Progress Update	Last Updated
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.	04/02/25

Meeting Date:		12 December 2024	
Minute	Action	Progress Update	Last Updated
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 (20 May 2025) no company had responded to confirm responsibility; further consideration needs to be made to consider to how the Town Council might assume responsibility for the noticeboard	20/05/25
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.		

Meeting Date:		17 June 2025	
Minute	Action	Progress Update	Last Updated
29.2	Submit request to Wokingham Borough Council to clear foliage and provide a long-term solution to the issue of overgrown foliage obscuring signs on the roundabout at Bader Way / A329M.	Details submitted to Wokingham Borough Council. Awaiting response.	17/07/25
29.3	Submit response to Wokingham Borough Council's proposed Traffic Regulation Order amendment highlighting concern that there is no explicit reference to free parking for visitors to the Museum of Berkshire Aviation.	COMPLETE Response submitted on 18 June 2025	
33	Publicise information regarding planning decisions and how these concurred, or not, with the committee's comments.	COMPLETE Publicised on 7 July	17/07/25

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

PLANNING APPLICATIONS

Application No.	Address	Proposal	Parish Ward	Borough Ward
251292	52 Antrim Road, Woodley, Wokingham, RG5 3NT	Householder application for the proposed single storey front extension, with new fenestration.	South Lake North	South Lake
251403	79 Woodlands Avenue, Woodley, Wokingham, RG5 3HG	Householder application for the proposed erection of single storey rear extension.	South Lake North	South Lake
251470	1 Halstead Close, Woodley, Wokingham, RG5 4LD	Full application for the proposed erection of first floor side extension following subdivision of existing dwelling, associated parking and amenity land.	Coronation Central	Bulmershe & Coronation
251472	28 Tennyson Road, Woodley, Wokingham, RG5 3RH	Householder application for the proposed engineering operations to re-level the rear garden and facilitate the formation of a patio with associated retaining structures.(Retrospective)	Loddon Airfield West	Loddon
251501	30 Reading Road, Woodley, Wokingham, RG5 3DB	Householder application for the proposed erection of first floor side extension, garage conversion and changes to fenestrations.	Coronation Central	Bulmershe & Coronation
251559	25 Colemans Moor Lane, Woodley, Wokingham, RG5 4BT	Householder application for the proposed erection of a part single, part two storey side/rear extension and changes to fenestration following demolition of existing porch, conservatory and garage.	Loddon Airfield South	Loddon
251580	Land to the north of 6 Woodlands Avenue, Woodley, Reading, RG5 3HJ	Permission in principle application for residential development (including demolition of an existing bin store) comprising the erection of a minimum of 2 and a maximum of 4 dwellings.	Bulmershe	Bulmershe & Coronation
251582	28 Tennyson Road, Woodley, Wokingham, RG5 3RH	Full application for the proposed erection of a 2m replacement fence. (Retrospective)	Loddon Airfield West	South Lake
251584	5 Ashtrees Road, Woodley, Wokingham, RG5 4LP	Householder application for the proposed erection of a two storey rear extension with associated alterations to rear and side fenestration, following demolition of the existing rear conservatory.	Coronation Central	Bulmershe & Coronation

251587	189 Fairwater Drive, Woodley, Wokingham, RG5 3JQ	Householder application for the proposed erection of a first-floor extension.	South Lake South	South Lake
251660	11 The Ridgeway, Woodley, Wokingham, RG5 3QD	Householder application for the proposed erection of a single storey rear extension with a flat roof incorporating a roof lantern and new rear-facing fenestration, following demolition of the existing conservatory.	Loddon Airfield West	South Lake

Woodley Town Council
PLANNING DECISIONS

WITHDRAWN – NO DETERMINATION MADE BY WOKINGHAM BOROUGH COUNCIL

Ref. / Address	Details
NONE	

REFUSED – CONTRARY TO TOWN COUNCIL RECOMMENDATION

Ref. / Address	Details
NONE	

REFUSED – ENDORSING TOWN COUNCIL RECOMMENDATION

Ref. / Address	Details
250150 3 Fawcett Crescent, Woodley, RG5 3HX	Householder application for the proposed two storey front, side and rear extension, plus changes to fenestration and the conversion of the roof into habitable living accommodation.
251124 Land at Lands End House, Beggars Hill Road, Lands End, Twyford, RG10 0UD	Permission in principle application for the proposed erection of 1 no. detached dwelling.

APPROVED – CONTRARY TO TOWN COUNCIL RECOMMENDATION

Ref. / Address	Details
None	

APPROVED – ENDORSING TOWN COUNCIL RECOMMENDATION

Ref. / Address	Details
250183 Emmanuel Church Centre, South Lake Crescent, Woodley, RG5 3QW	Full application for the proposed 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.
250434 44 Coppice Road, Woodley, 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.
250897 14 Selsdon Avenue, Woodley, RG5 4PG	Householder application for proposed single storey front extension to facilitate a front porch followed by a two storey side, part two storey and single storey rear extension, along with loft conversion to create habitable accommodation to include 1 No.dormer followed by changes to fenestration and demolition of 1 No. chimney and existing outbuilding.
250932 179 Loddon Bridge Road, Woodley, RG5 4BP	Full application for the proposed erection of 1no. 4 bedroom dwelling plus restoration of entrance brick wall following demolition of the existing dwelling.

APPROVED – ENDORSING TOWN COUNCIL RECOMMENDATION cont...

251044 82 Woodlands Avenue, Woodley, RG5 3HD	Householder application for the proposed single storey front and rear extension plus garage conversion, following the demolition of the existing single storey rear extension.
251115 43 Rowan Drive, Woodley, RG5 4LN	Householder application for the proposed erection of a single storey front extension.

ENFORCEMENT NOTIFICATIONS - 22nd July 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.

ADDRESS	POTENTIAL BREACH REPORTED
3b South Lake Parade, Kingfisher Drive, Woodley, Wokingham, RG5 3SJ	Running a motorcycle business
82 Lunds Farm Road, Woodley, Wokingham, RG5 4PZ	Running business without planning permission
10 Brecon Road, Woodley, Wokingham, RG5 4PR	Change of use to house of multiple occupants
39 Forest Road, Woodley, Wokingham, RG5 4BQ	Car port (home office) and front garden converted to driveway without planning permission
97 Fairwater Drive, Woodley, Wokingham, RG5 3JQ	No planning permission for single storey front extension loft conversion
29 Rochester Avenue, Woodley, Wokingham, RG5 4NA	Unauthorised building work without permission
7 Quentin Road, Woodley, Wokingham, RG5 3NF	Window installed without planning permission

ENFORCEMENT CLOSURES - 22nd July 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.

ADDRESS	POTENTIAL BREACH REPORTED	INVESTIGATION OUTCOME / RESOLUTION
4 Coppice Road, Woodley, Wokingham, RG5 3QX	House of multiple occupants with large amount of residents	No breach
53 Woodway, Woodley, Wokingham, RG5 3HB	Not building in accordance with approved plans - overhanging	No breach
5 Woodlands Avenue, Woodley, Wokingham, RG5 3HN	300 plus year old Oak tree with a current tpo request going through has been having 3ft in diameter limbs removed from new house owner	No breach
4 Coppice Road, Woodley, Wokingham, RG5 3QX	Subdivision of the property into two flats	No breach
271 Headley Road East, Woodley, Wokingham, RG5 4SE	The wall to the extension is right up to the public footpath	No breach
3 The Parade - Fairwater Drive, Fairwater Drive, Woodley, RG5 3JG	Penalty charge notice served	Notice served
97 Fairwater Drive, Woodley, Wokingham, RG5 3JQ	Unauthorised installation of hardstanding and dropped kerb	No breach
3 The Parade - Fairwater Drive, Fairwater Drive, Woodley, RG5 3JG	They are erecting a porch that is larger than permitted	No breach
95 Fairwater Drive, Woodley, Wokingham, RG5 3JQ	Building to front side and back of the current house	No breach

Our Budget Conversations

Local councils are facing severe financial challenges. The money we get from central government, Council Tax and other sources is not going to be enough to carry on doing all the things we currently do for residents.

We must change and we are going to have to make difficult decisions in the next few years.

This might mean stopping some of the things we are doing now, changing how we do them or reducing them. We need to understand residents' and communities' views and priorities when we make these decisions.

Get involved

Our Budget Conversations are the chance for you to be involved. We need to hear about what is most important to you and what is less important.

Our Fairer Funding campaign

We are calling for changes to the way local councils are funded by the government and are asking for your support. Wokingham Borough is one of the worst funded councils in the country because the government does not take into account the true cost of providing services when it allocates money.

As part of our Budget Conversations, we are asking people to join our campaign by adding their name and postcode to our list of supporters. You can add your name at the end of the survey.

Our financial situation

We're one of the lowest funded councils in the country and are facing a budget challenge unlike any we've seen before.

This year, we are having to find savings of £7.8 million after having already found more than £23 million over the past two years.

We do not yet know exactly how much we will have to save next year or in the future because the Government will not announce its plans for local government funding until December – but we know very significant savings will be needed.

Our estimate is that we may need to save as much as **£33million** over the next three years.

To put this into context, **£33million** is not much different to our entire yearly budget for **road maintenance, waste and recycling collections, planning, grass cutting and parks combined**.

We are not going to stop all these things – but it is a good way to think about the challenge we are facing.

Q1 Context:

About 80% of the money we spend is on things we legally must do, such as providing social care to adults and children who need support. The Budget Conversations are about the things we have a choice over – we are asking you about things we could reduce, do in different ways or stop altogether to save money and ways we could try to make more money.

This is a list of things we have a choice over how much we spend on. Please tick the circle next to the three you think most important when it comes to council spending:

- Supporting local businesses in the borough
- Tackling climate change through local action
- Supporting art, culture and sport in the borough
- Engaging with communities and giving everyone a say in decisions
- Supporting people struggling with the cost of living
- Promoting equality, diversity and inclusion across the borough
- Making it easy for everybody to contact the council

Q2 Context:

As well as providing services to people who need our support, including adults and children with learning difficulties, physical disabilities and those with mental health issues, we are responsible for waste and recycling collections, upkeep of the area and providing facilities for the community. We have some choice over how much we spend on these areas.

Please tick the circle next to the two you think most important it comes to council spending:

- Keeping our parks and play areas in good condition
- Keeping all our community facilities (such as libraries, community centres and children's centres) open and providing services
- Keeping our roads, footpaths and cycle paths in good condition
- Maintaining waste and recycling collection at current levels
- Maintaining our street cleaning at current levels
- Providing more social and affordable housing

Q3 Context:

Some of our income comes from charging people to use specific services such as car parks or sports pitches. These charges help us pay for the services and can contribute to paying for other things we provide. We have some choice over how much to charge for them.

In general, would you rather pay more for something you use (such as car parking, green waste collection, pitch hire) or accept lower standards and reduced services?

- ☐ I would want to pay more for the things I use to maintain services and standards
- ☐ I would not want to pay more so would accept lower standards and reduced services

Q4 Context:

The money councils have for non-essential services is reducing and so some communities are taking on more of these themselves, such as a volunteer-run library.

To what extent do you support the statement below?

It will be increasingly important for communities to work together and residents to help each other as Government funding for the council reduces

1	2	3	4	5
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Fully support

Do not support at all

Q5 Context:

We are always looking for ways to provide services more efficiently and for new ways to generate income.

Do you have any other comments on the council's budget, including areas where you believe we could generate income or save money?

Q6 Context:

The total funding we have available is not going to change so an increase in spending in one area would need a decrease in another.

Although we are focussed on saving money, we would like to know if there are any areas you think need more investment or spending. If you have any suggestions for increased spending, please also tell us where you would spend less.

Q7 Context:

The government allocates funding to local councils largely on the basis of deprivation level. We agree deprivation is an important factor, but it is not the only one. We believe better account should be taken of the real cost of meeting local needs (such as adult and children's social care) which are not currently factored in properly.

We continue to lobby for changes to the way funding is allocated to local councils so that it takes more account of the real cost of providing services locally. If you would like to support us on this, please provide your name and postcode.

Name

Postcode

Are you happy for us to contact you about our next round of budget engagement?

- ☐ Yes
☐ No

If yes, please give us your email address
