



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; 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 4 February 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 7 JANUARY 2025** Page 5
To approve the minutes of the Planning and Community Committee meeting held on 7 January 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**

To note information on decision notices received from the planning authority since the last meeting. (*Appendix 6*)

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7. **PLANNING APPEALS**

To note that the following appeals against refusal of planning permission has been lodged with the Planning Inspectorate:

Application: 241638
Location: Garage Block Next To 45, Ravensbourne Drive, Woodley, Wokingham
Proposal: Full application for proposed erection of a 2no bedroom dwelling following demolition of the existing garage block. (Woodley Town Council had no objections to the proposal)

Application: 242124
Location: 32 Wilmington Close, Woodley, Wokingham, RG5 4LR
Proposal: Full application for the proposed installation of 1 no. new communications kiosk. Linked appeal 3357278 / 242148 (Woodley Town Council had no objections but submitted concerns relating to the proposal)

Application: 242147
Location: Land outside 145 Crockhamwell Road, Woodley, RG5 3JP
Proposal: Full application for proposed erection of a 2no bedroom dwelling following demolition of the existing garage block. (Woodley Town Council submitted objections to the proposal)

Application: 242148
Location: Land outside 145 Crockhamwell Road, Woodley, RG5 3JP
Proposal: Application for advertisement consent for the proposed installation of 1 no. internally illuminated digital display within a communications kiosk. Linked appeal 3357277 / 242147 (Woodley Town Council submitted objections to the proposal)

8. **TREE PRESERVATION ORDERS**

Applications for works to trees

This type of application does not require consultation.

To note application 250001:

Location: TPO 1955/2024, T1 and T2: 91 Reading Road, Woodley, Wokingham, RG5 3AE.

Proposal: T1, Oak – Fell.
T2, Oak – Fell.

9. **CYCLING & WALKING TASK & FINISH WORKING GROUP**

To note **Report No. PC 2/25** of the Cycling & Walking task and finish working group meeting held on 6 January 2025. Page 21

There were no recommendations made at this meeting due to be considered by the Committee.

10. **PREMISES LICENCE**

To consider the following application for a variation of premises licence, received by Wokingham Borough Council:

Business: Jalpari of Woodley Restaurant
Address: Shop Unit 3 & 4, Loddon Vale Centre, Woodley,
Reading, RG5 4UL
Details: Time change of recorded music and supply of alcohol
Times: Unamplified background music (indoors) and supply of
alcohol – 8am-11pm 7 days a week

Comments are required to be submitted for this application by 5 February 2025.

11. **PAVEMENT LICENCE**

To note the following application for a pavement licence, received by Wokingham Borough Council:

Business: Coffee #1
Address: 65 Crockhamwell Road, Woodley, RG5 3JP
Details: Application for land adjacent to the above for the operation
of refreshment facilities
Times: Mondays to Friday 07:00 (7am) to 18:00 (6pm)
Saturdays and Sundays 08:00 (8am) to 18:00 (6pm)

A plan is provided at **Appendix 11**.

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Comments were required to be submitted for this application by 28 January 2025. As this was prior to this meeting, details were circulated to Members via email. No objections were received.

12. **ACTIVE TRAVEL**

a) To consider the request for an indication of support regarding initiatives to improve cycling infrastructure for residents using Twyford Station, received from Twyford Parish Council and set out at **Appendix 12a**.

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b) To consider providing comments in relation to the British Horse Society's 'footpath review' concept, the details of which are provided at **Appendix 12b**.

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c) To note the summary of design changes in relation to the Woodley to Reading Active Travel Route, provided by Wokingham Borough Council and set out at **Appendix 12c**, and that an Wokingham Borough Council Individual Executive Member Decision is due to be made regarding this in March 2025.

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13. **TRANSPORTATION & HIGHWAYS**

a) Highways Issues

- i. To consider the following raised by a resident relating to concern over residents' crossing near the junction of Howth Drive / Reading Road:

"I'm appealing to you as I've tried Wokingham borough council in the past and had no luck. Yet again there has been an accident on Reading Road/Howth drive.

I applied to Wokingham Borough Council around 4 or 5 years ago to have some kind of pedestrian crossing put in around here. We live near St Dominics school but our children go to school at Highwood. I walked my son to school when he first started 5 years ago, but it just isn't safe to cross, cars drive too fast along here. Which has resulted in me driving my children to school now. We aren't the only ones needing to cross this road for schools, there seem to be many others. The councils response to my request was that they sent someone out to look at the area, and there wasn't enough need for a crossing. Which is nuts! They only need to look at the addresses of the families at the local schools to see that many like us feel forced to drive around a mile (which could easily be walked if it were safer!)

I've always said that that road is an accident waiting to happen, and last weekend proves it! I believe the car was upside down following its collision! What if me and my 3 young children had been trying to cross the road at this time! Or any of the elderly people who live in the sheltered accommodation on the corner of that road."

- ii. To highlight and discuss any other highways issues noted by Members.

b) Community Speedwatch

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

14. **COMMUNITY ISSUES**

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

15. **PUBLICATIONS/INFORMATION**

To note receipt of the following:

- Thames Valley Police Community Speedwatch newsletter – Decelerate 6
- Berkshire Association of Local Councils newsletter – January 2025

16. **FUTURE AGENDA ITEMS**

To consider suggestions for future agenda items.

17. **PUBLICITY/WEBSITE**

To consider suggestions for items to be publicised.

18. **ENFORCEMENT ISSUES**

- a) To note the enforcement notifications listed in **Appendix 18a.**

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- b) To note the enforcement case closures listed in **Appendix 18b.**

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

Present: *Councillors: B. Soane (Vice-Chairman); D. Bragg; K. Baker; C. Jewell; J. Sartorel; P. Singh; J. Taylor*

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

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

127. **APOLOGIES**

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

128. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

129. **MINUTES OF THE PLANNING AND COMMUNITY COMMITTEE MEETING HELD ON 10 DECEMBER 2024**

RESOLVED:

- ◆ That the minutes of the Planning and Community Committee meeting held on 10 December 2024 be approved and be signed by the Chairman as a true and accurate record.

130. Following a proposal, Members unanimously agreed to bring forward agenda item 10 – Revised Estimates 2024/25 and Budget Estimates 2025/26 – for consideration as a number of applicants were in attendance to present their applications.

131. **REVISED ESTIMATES 2024/25 AND BUDGET ESTIMATES 2025/26**

Members considered Report No. PC 1/25 and the applications received for grant funding for 2025/26.

Representatives from the Link Visiting Scheme and Readibus, along with the Town Council representative appointed to ARC, were in attendance and provided a short explanation of each organisations work in relation to their annual grant applications for 2025/26.

Members noted the recommendation in Report No. PC 1/25 that the Committee consider referring three annual grant applications which provide support to children and young people – ARC, First Days and Home-Start Wokingham District – to the Leisure Services Committee to be considered for the award of a Youth Grant utilising unspent 2024/25 Youth Service budget. It was highlighted this approach had been taken last year in light of the Youth Grant fund which had been setup by the Leisure Services Committee to utilise unspent 2023/24 Youth Service budget allocation. The Deputy Town Clerk confirmed that, whilst the Youth Grant fund was now spent, the 2024/25 Youth Service budget remained unspent and the Leisure Services Committee could choose to use this to fund these applications again, although this would be entirely at their discretion.

Following consideration, Members unanimously

RESOLVED:

- ◆ To note Report No. PC 1/25
- ◆ To recommend that the Revised Budget Estimates for 2024/25 be approved.
- ◆ To approve a budget of £23,210 for the 2025/26 financial year.
- ◆ For the annual grants received from ARC, First Day's Children's Charity and Home-Start Wokingham District to be referred to the Leisure Services Committee for consideration for funding utilising the unspent 2024/25 Youth Service budget.
- ◆ To recommend to the Strategy and Resources Committee that the following Annual Grants be awarded for 2025/26:

Keep Mobile	£6,000
Link Visiting Scheme	£2,000
ReadiBus	£14,210
The Wokingham Volunteer Centre	£1,000
Total	£23,210

- ◆ To recommend to the Strategy and Resources Committee that the Budget Estimates for 2025/26, subject to the figures above, be approved.

At this point, three Annual Grant representatives left the meeting.

132. **ACTIONS / FOLLOW UPS**

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

27 February 2024 – Minute 188

Councillor Taylor advised Members that the Cycling & Walking task & finish working group had met on 6 January.

Members noted the issue of parking outside schools had not been raised as representatives from MyJourney Wokingham were not in attendance. Councillor Taylor advised the group had reviewed potential cycling and walking routes across Woodley, which had been collated by Councillor Jewell, and that the next steps were to walk / cycle those routes to confirm their appropriateness and identify any infrastructure improvements required, including signage. Members noted MyJourney Wokingham would then be engaged with to review the routes and compare with their own, and to discuss ways forward to progress the improvements, seeking to utilise Wokingham Borough Council funding, if available, and joint and grant funding opportunities. Before finalising, it was planned that public consultation would take place to feed into the final route maps.

12 December 2024 – Minute 116

Councillor Taylor advised that she had not yet received the slides from her HALC Planning training, but has chased and would circulate when received.

133. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

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

134. **PLANNING DECISIONS**

RESOLVED:

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

135. **PLANNING APPEALS**

RESOLVED:

- ◆ To note the following appeal decision by the Planning Inspectorate:

Application: 232620
Location: The Point, London Road, Woodley, Wokingham, RG6 1BE
Proposal: Demolition of 2 no. existing dwellings and erection of a drive-thru, landscaping and access.
Decision: The appeal was dismissed.

136. **EXISTING LAWFUL CERTIFICATION NOTIFICATION**

RESOLVED:

- ◆ To note the following application for a certificate of lawfulness received by Wokingham Borough Council:

Application: 243085
Location: 16 Welford Road, Woodley, Wokingham, RG5 4QS
Proposal: Application for a certificate of existing lawful development for the erection of a single storey front extension with canopy roof.

137. **TREE PRESERVATION ORDERS**

RESOLVED:

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

Application: 243106
Location: TPO 3/1951 WOODLAND 3: Land south of 4a Oak Way, Woodley, Wokingham, RG5 3QS.
Proposal: T1, Hazel (ID 012183) - Prune back lateral branches to provide maximum 1m clearance from property (distance to be dictated by suitable growth points).

Application: 243119
Location: TPO 3/1951 WOODLAND 3: St James' Church, Kingfisher Drive, Woodley, Wokingham, RG5 3LH.

Proposal: T002, Common Beech - Crown lift to 3m above ground level.
T003, Lime - Remove epicormic growth; cut back elongated branch overhanging footpath by 1.6m back to previous reduction point; reduce lateral branches to create 0.5m canopy clearance to streetlight and lamp column; crown lift around canopy to 2.5m reducing secondary and tertiary branch tips only.
T004, Horse Chestnut - Remove deadwood.
T005, Horse Chestnut - Reduce tips of large lateral branch on west side of crown by up to 3m in length and 1-2m of side shoots; remove deadwood and declining branch stubs in lower canopy; crown lift secondary and tertiary branches to 3m over footpath only.

T006, Pedunculate Oak - Crown lift cutting a small number of low branch tips to 3m above ground level; remove deadwood.

T007, Horse Chestnut - Crown lift to create 2.5-3m canopy clearance above ground level.

T008, Crack Willow - Re-pollard to 1m beyond previous reduction points leaving 1m stumps.

T009, Cotoneaster - Cut back crown on south side by up to 2.5m to clear footpath. T010, Red Oak - Crown lift secondary and tertiary branches to 3m over footpath and 2m over lawn.

138. **PLANNING ENFORCEMENT**

Members noted the slides from Wokingham Borough Council in relation to planning enforcement guidance, as provided in the agenda.

It was recommended the slides be provided to all new Members of the Committee as part of their training.

Councillor Taylor advised Members that she had read Wokingham's Local Planning Enforcement Plan – July 2024 – and had noticed it referred to residents raising enforcement concerns with their local town or parish councillor who could then help to seek an informal resolution. Members were concerned by this as this was not something they were aware that residents were being advised of, and felt they would not be in a position to offer such assistance nor wished to become "piggy in the middle" between residents and the Borough Planning Enforcement team. It was requested this be raised with Wokingham Borough Council to find more information about; the Town Clerk agreed to initially raise this with other local council Clerks within Wokingham to find out if they were aware, before raising with Wokingham Borough Council officers.

139. **TRANSPORTATION & HIGHWAYS**

139.1 **Community Speedwatch**

Councillor Taylor advised Members that the Community Speedwatch Group needed to undertake more sessions, but these are weather dependent. She also advised the group needed to identify more sites, with a few currently due to be assessed.

139.2 **Highways Issues**

Members noted that Wokingham Borough Council had sent out communication regarding the closure of Headley Road for the implementation of the proposed pedestrian crossing adjacent to the entrance to the Oakwood Centre. Concern was raised about the diversion route proposed, which appeared to cause issues with access to Headley Road East car park, and potential impact on the Oakwood Centre and Coronation Hall. The Town Clerk agreed to raise the matter with Wokingham Borough Council to find more information and resolve any potential issues.

140. **COMMUNITY ISSUES**

There were no community issues raised by Members.

141. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ♦ To note receipt of the following:
 - Promise Inclusion newsletter – December 2024

142. **FUTURE AGENDA ITEMS**

There were no future agenda items suggested by Members

143. **PUBLICITY/WEBSITE**

There were no publicity and website matters raised by Members.

The meeting closed at 8.52 pm

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Woodley Town Council

Observations on the following Planning Applications made at the Planning & Community Committee meeting held on 10 December 2024

Application No. & Address	Proposal
242906 Tennis Courts, Silver Fox Crescent, Woodley, RG5 3JA	Application to vary conditions 2, 3 and 4 of planning permission 241301 for the proposed erection of 1 no. self-build detached dwelling. Condition 2 refers to the approved details, 3 to external materials, 4 to boundary treatments and the variation is for alteration of the elevations and inclusion of a first floor to the dwelling, plus changes to the wording of conditions 3 and 4 to reflect submitted details. We have received revised/additional plans for the above application. The revised details show: Amended plans have been received which include two front facing dormers to serve bedrooms 2 and 3 and show a change in fenestration for bedroom 1 (incorporation of a high level window and rooflights). These amendments are provided to protect neighbouring amenity and ensure future occupiers of the dwelling would have suitable outlook and light. Revised external materials schedule has also been provided. Lastly, the description of development has been amended to remove reference to, and alteration of, the wording of condition 5 (landscaping).
Observations: No objections.	
242938 Land At, Headley Road East, Woodley, RG5 4SN	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.
Observations: The Planning & Community Committee have considered this application and object on the grounds that the Planning Inspectorate imposed condition 30 – working hours – for a reason, and that the change these would, even for a temporary period, would be unsocial and present an unreasonable level of disruption to local residents who have already been impacted by this development. Members also noted that the applicant commented they had not undertaken any prior community engagement regarding the request for this change, and only planned to inform neighbouring residents if approved, which the committee felt was unneighbourly.	

243025 60 Rochester Avenue, Woodley, RG5 4NB	Householder application for the proposed erection of an attached garage following demolition of the existing car port.
Observations: No objections.	
243062 93 Haddon Drive, Woodley, RG5 4LY	Householder application for the proposed erection of a two storey rear/side extension.
Observations: No objections.	
243084 68 Campbell Road, Woodley, RG5 3PG	Householder application for the proposed single storey rear/side extension with front canopy roof, brick wall and garage conversion.
Observations: No objections.	
243094 32 Rose Close, Woodley, RG5 4UR	Householder application for the proposed two storey side extension and ground floor front extension.
Observations: No objections.	
243103 12 Corbett Gardens, Woodley, RG5 4JY	Householder application for the proposed erection of a single storey rear extension.
Observations: No objections.	
243109 40 Haddon Drive, Woodley, RG5 4LU	Householder application for the proposed erection of a single storey side/rear and front extensions along with changes to fenestration with addition of bay window to the front following demolition of the existing attached garage and outbuilding.
Observations: The Planning & Community Committee noted that the Wokingham Borough Planning Portal only provides a location and block plan for this proposal – no other plans are visible. As such, the Committee could not consider the application and recommend the application is not determined until sufficient plans are published, and the Committee have been able to consider these at their next meeting – due to take place on the Tuesday 4 February. Comments will be provided by 6 February.	
243122 325 Headley Road East, Woodley, RG5 4SE	Householder application for the proposed erection of a single storey rear extension, following demolition of existing conservatory.
Observations: No objections.	

243123 38 South Lake Crescent, Woodley, RG5 3QJ	Householder application for the proposed garage extension and conversion to habitable area, insertion of rooflight and changes to fenestration.
Observations: No objections.	
243153 97 Fairwater Drive, Woodley, RG5 3JQ	Householder application for the proposed front porch and storey rear extension with change in fenestration.
Observations: No objections.	

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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.	Project is with the Amenities team, awaiting available staff resource – A decision on locations will presented to future P&C Committee for consideration.	02/01/25

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.	Working group next due to meet with MyJourney when potential walking / cycling routes discussed – March/April 2025.	30/01/25

Meeting Date:		21 May 2024	
Minute	Action	Progress Update	Last Updated
11.1	Write to WBC to seek information on the criteria / rationale behind selecting EV charging space locations.	(10 June) Information circulated to Members with guidance from WBC on rationale / criteria for selecting EV charge point locations. Specific information on the	13/06/24

Meeting Date: 21 May 2024			
Minute	Action	Progress Update	Last Updated
		rationale behind selecting the location on Wheble Drive is being sought by the Town Clerk.	
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

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.	Yet to progress	02/01/25
116	Councillor Taylor to send slides from HALC Planning course to Deputy Town Clerk to circulate these.	COMPLETE Cllr Taylor circulated to Committee Members on 9 Jan 2025.	30/01/25
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.		
116	Committee to consider WBC's Planning Enforcement teams document regarding their work and suggestions for support from local councils.	COMPLETE Considered at meeting – 7 Jan 2025.	30/01/2025

Meeting Date:		7 January 2025	
Minute	Action	Progress Update	Last Updated
138	Town Clerk to raise matter of local councillors helping to resolve planning enforcement matters with other Clerks to find out if they are aware; then raise matter with WBC officers.	COMPLETE	30/01/25
139.2	Town Clerk to liaise with WBC regarding Headley Road closure and diversion route for implementation of new pedestrian crossing to find more information and resolve any potential issues.	COMPLETE WBC have confirmed diversion route and new closure dates – circulated to all Councillors. West bound to Coronation Hall will be maintained. Pedestrian access to the Oakwood Centre will be maintained. Officers will advise hirers.	30/01/25

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

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Woodley Town Council

PLANNING APPLICATIONS

Application No. & Address	Proposal
243101 22 Beaver Way, Woodley, Wokingham, RG5 4UD	Householder application for proposed two storey rear extension with changes to fenestration followed by the demolition of the existing conservatory.
243176 108 Reading Road, Woodley, RG5 3AD	Householder application for the proposed erection of a single storey rear extension, plus erection of a replacement roof with 2 no. dormers to create first floor accommodation following removal of the existing roof and chimneys, creation of front and rear roof terraces, removal of the front bay window and changes to fenestration.
243184 33 Duffield Road, Woodley, Wokingham, 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.
243216 10 Gainsborough Close, Woodley, Wokingham, RG5 4HD	Householder application for the proposed erection of a single storey rear extension including a roof lantern, garage conversion to create habitable accommodation along with changes to fenestration following demolition of the existing conservatory.
243247 259 Loddon Bridge Road, Woodley, Wokingham, RG5 4BL	Householder application for the proposed part garage conversion to create habitable accommodation plus changes to fenestration.
250029 165 Butts Hill Road, Woodley, RG5 4NX	Householder application for the proposed single storey side and rear extensions following the demolition of the existing side porch and existing rear extension
250075 10 Master Close, Woodley, RG5 4UB	Householder application for the proposed conversion of the existing attached garage to habitable accommodation along with changes to fenestration.
250096 17 Godstow Close, Woodley, RG5 4LE	Householder application for the proposed single storey front extension along with changes to fenestration.
250134 6 Tennyson Road, Woodley, RG5 3RH	Householder application for the proposed erection of a single storey front, side and rear extension, plus changes to fenestration following demolition of existing conservatory.
250142 10 Bakers Place, Woodley, RG5 4AX	Householder application for the proposed detached garage conversion into habitable living accommodation.
250143 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.
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.

250159 49 Clover Rise, Woodley, RG5 4WL	Householder application for the proposed installation of an air source heat pump to rear.
250165 Tennis Courts, Silver Fox Crescent, Woodley, Wokingham, 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.

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
NONE	

APPROVED – CONTRARY TO TOWN COUNCIL RECOMMENDATION

Ref. / Address	Details
NONE	

APPROVED – ENDORSING TOWN COUNCIL RECOMMENDATION

Ref. / Address	Details
242708 Powerscourt, Western Avenue, Woodley, RG5 3BN	Householder application for the proposed erection of a detached outbuilding with incidental residential storage at first floor level following the demolition of the existing single garage.
242835 74 Malone Road, Woodley, RG5 3NJ	Application to vary condition 2 of planning consent 241071 for the Householder application for the proposed erection of a single storey front extension to create porch, two storey side, single storey rear extension along with changes to fenestration following demolition of the existing detached garage plus removal of the chimney. Condition 2 refers to approved details and the variation is alterations to the roof form.
242906 Tennis Courts, Silver Fox Crescent, Woodley, RG5 3JA	Application to vary conditions 2, 3 and 4 of planning permission 241301 for the proposed erection of 1 no. self-build detached dwelling. Condition 2 refers to the approved details, 3 to external materials, 4 to boundary treatments and the variation is for alteration of the elevations and inclusion of a first floor to the dwelling, plus changes to the wording of conditions 3 and 4 to reflect submitted details.
242952 198 Loddon Bridge Road, Woodley, RG5 4BS	Householder application for the proposed erection of a single storey rear extension with installation of roof light and changes to fenestration.
242984 1 Mulberry Close, Woodley, RG5 3LR	Householder application for the proposed erection of a single storey side extension following demolition of existing garage and removal of a porch canopy roof, plus changes to fenestration.

APPROVED – ENDORSING TOWN COUNCIL RECOMMENDATION cont...	
243025 60 Rochester Avenue, Woodley, RG5 4NB	Householder application for the proposed erection of an attached garage following demolition of the existing car port.
243032 18 Eastwood Road, Woodley, RG5 3PY	Householder application for the proposed single storey front and side extension.
243084 68 Campbell Road, Woodley, RG5 3PG	Householder application for the proposed single storey rear/side extension with front canopy roof, brick wall and garage conversion.
243103 12 Corbett Gardens, Woodley, RG5 4JY	Householder application for the proposed erection of a single storey rear extension.

**Report of a virtual meeting of the Cycling & Walking Task & Finish Working
Group held on Monday 6 January 2025 at 12.30pm**

Members Present: Cllr June Taylor (Chairman)
Cllr Carol Jewell
Steve Vale (Loddon Valley Ramblers)

Officers present: M. Filmore, Deputy Town Clerk;

1. APOLOGIES

There were no apologies for absence.

2. DECLARATIONS OF INTEREST

There were no declarations of interest made by Members.

3. MEETING – 7 MAY 2024

Members noted the report of the committee's meeting held on 7 May 2024, as provided in the agenda.

4. ACTIVE TRAVEL ROUTE MAP PLANNING

Councillor Jewell presented suggestions for both major and connecting cycling and walking routes across Woodley, to act as a starting point for discussions. Members went through these routes and made suggestions and amendments; the map is provided at **Appendix A** for reference.

Members noted that the focus of the route mapping exercise was to provide active travel route options, not routes for leisure purposes. It was also noted that routes converge in the town centre, with an appropriate location possibly able to be used as a centralised transport hub, with provision of secure cycling storage and appropriate area maps, although it was recognised funding would need to be sought for this.

Members agreed the next steps would be for the suggested routes to be walked and / or cycled in person by Members of the committee, to be checked for their appropriateness, to identify infrastructure issues / upgrades which might be required, and to identify appropriate locations for route signage. It was suggested this should be targeted for completion by the end of March.

Once routes have been checked it was suggested the committee should meet with MyJourney Wokingham to review the routes. It was noted this would provide an opportunity to check the routes do not contradict any of MyJourney's own routes, and to discuss opportunities for MyJourney and the Town Council to work together on linking the final routes into MyJourney's schemes and map designs.

After this, Members agreed a public consultation should take place to get feedback on the suggested routes, with any comments then worked into the final maps.

It was recommended that the final maps could show some of the major bus stops in the area to help link routes into the wider transport network.

A suggestion was made that, in the long term, there was a desire to design a boundary walking route around Woodley.

RESOLVED:

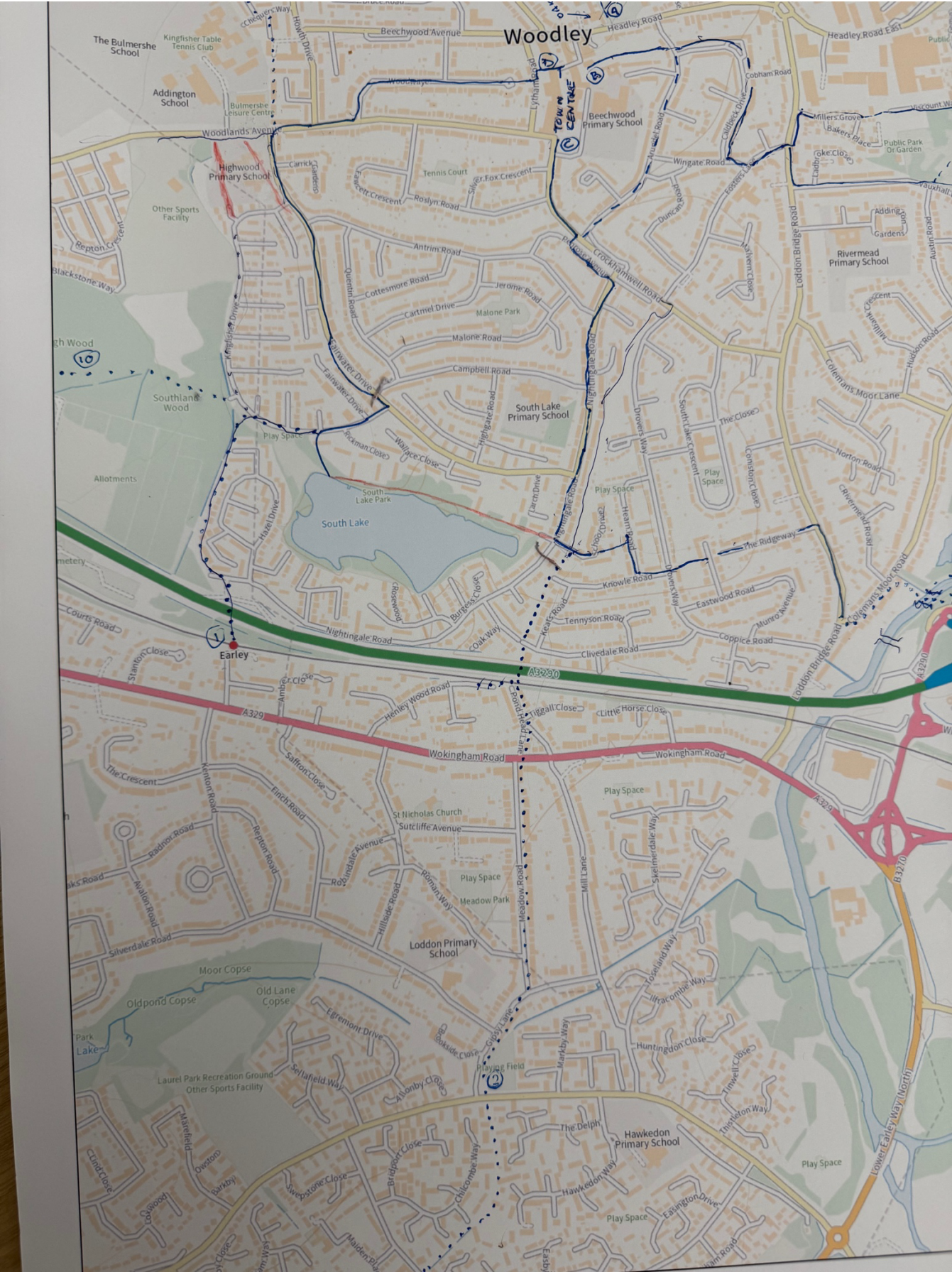
- ◆ For Members to walk and / or cycle the suggested routes - checking their appropriateness, identifying infrastructure issues / upgrades which might be required, and identifying appropriate locations for route signage – with this work shared amongst Members; Steve Vale to check routes C & D (as indicated in Appendix A), whilst Councillors Taylor and Jewell would liaise to arrange for other routes to be covered.

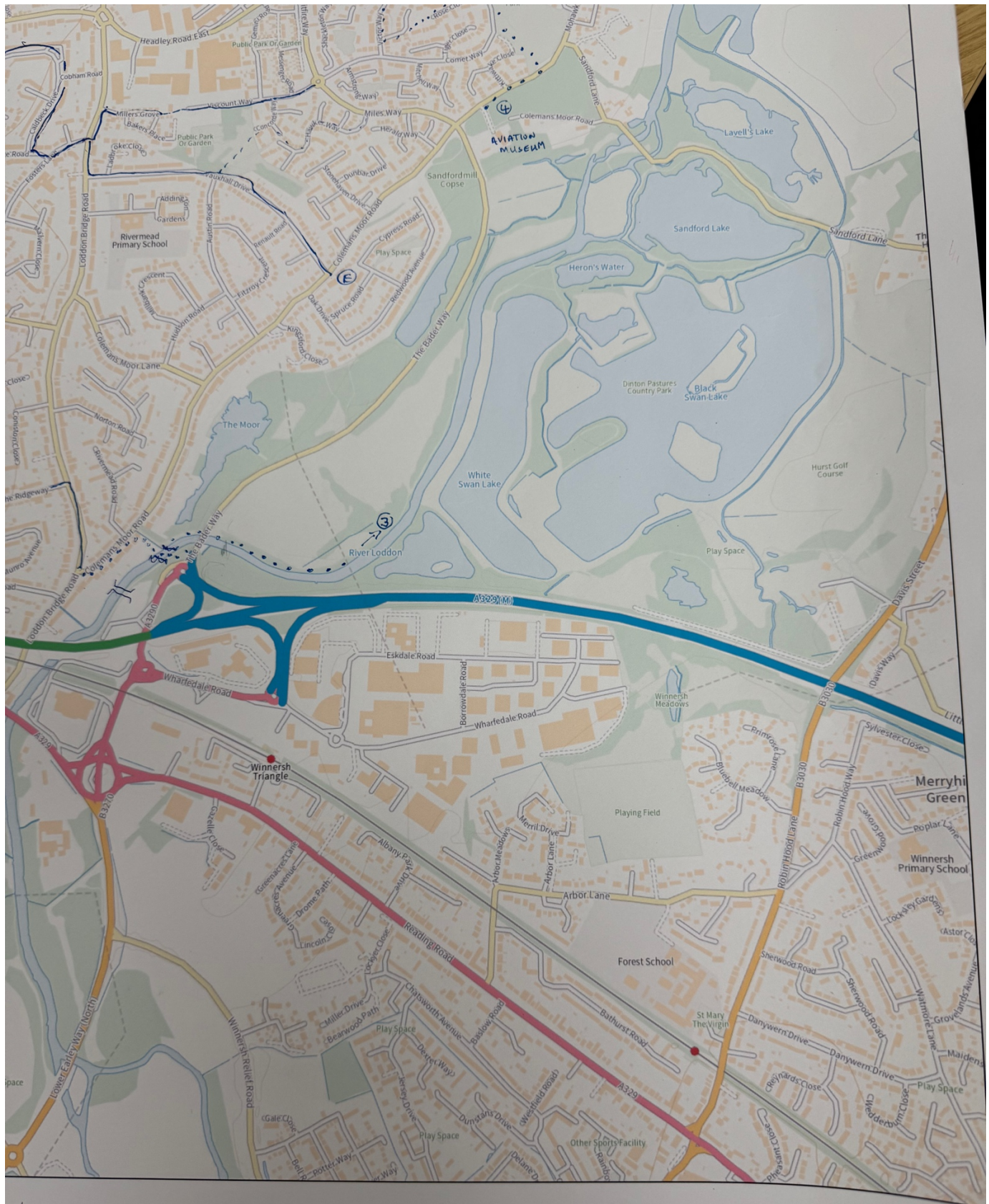
5. TERMS OF OPERATION

Members read through the Terms of Operation (ToP) for the working group.

It was noted that the majority of the groups ToPs would need to be undertaken after the mapping exercise is completed, and there were no further actions to be undertaken at this stage.

The meeting closed at 1.55 pm





PH/TOWN CENTRE

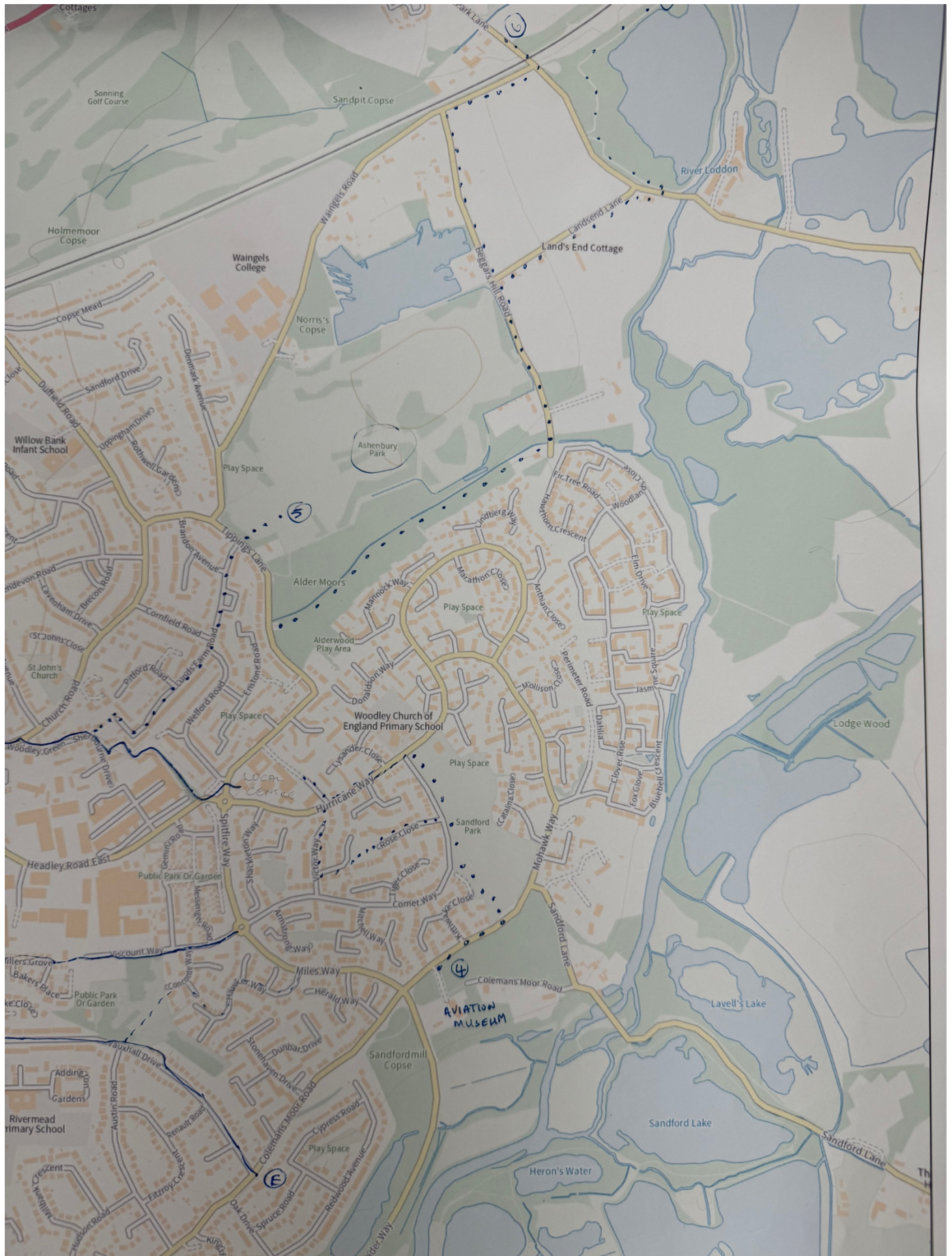
opping piazza, Hurican Way (AIRFIELD 1)
 picture Way (AIRFIELD 2)
 imans Moor Road (LODDON)

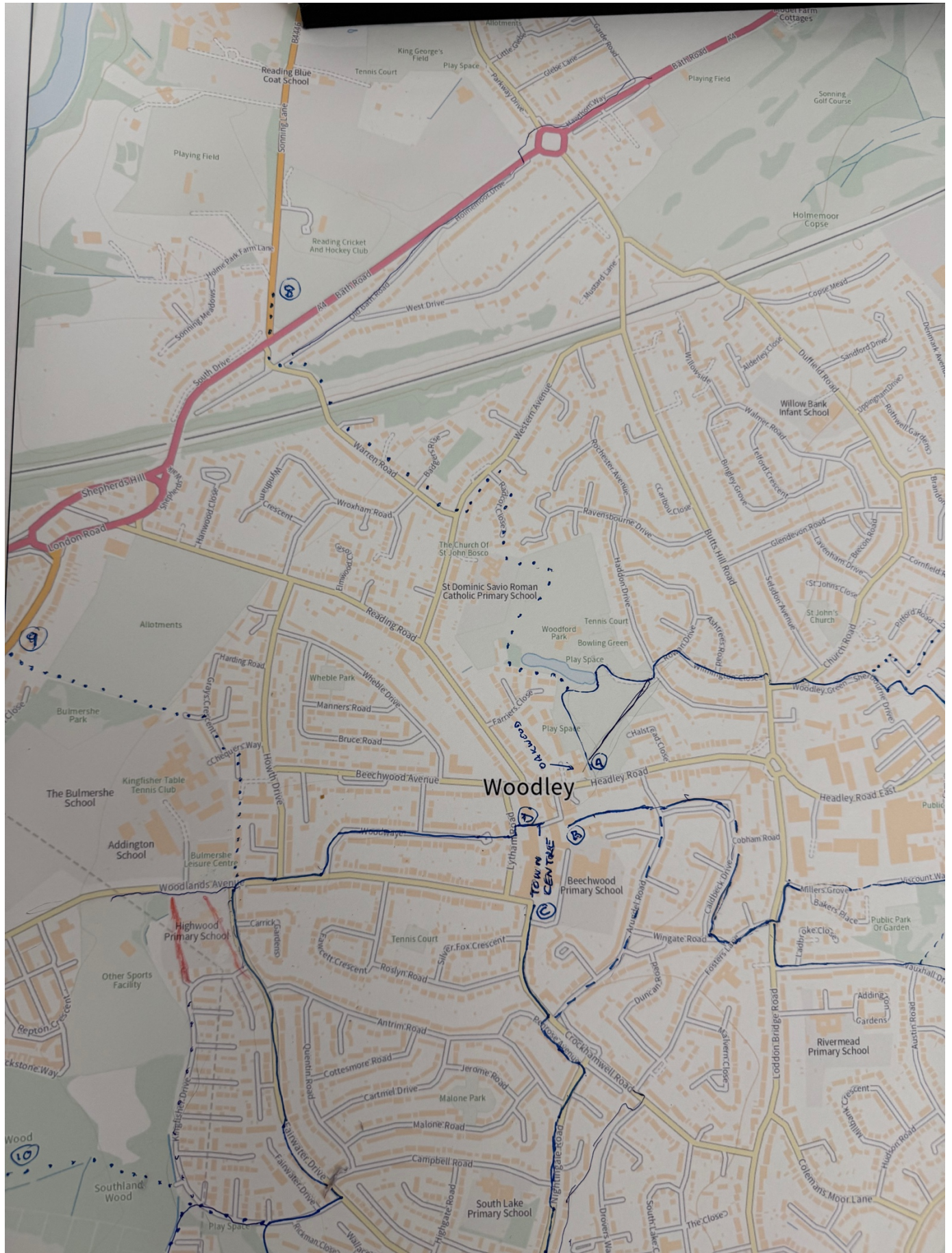
CONNECTIONS ...

- ① Early Station
- ② Asda (continues off map)
- ③ Dinton Pastures

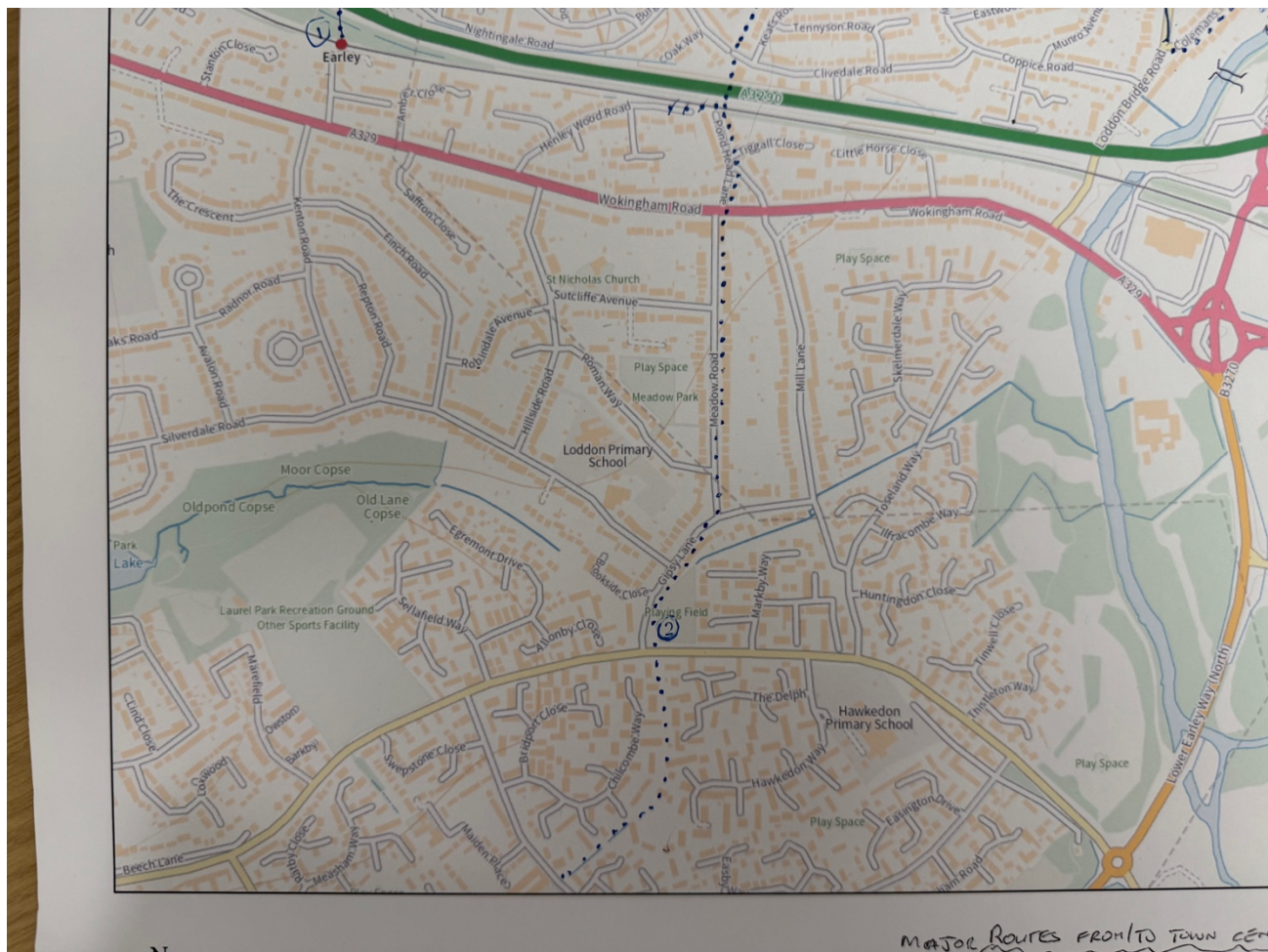
WALKING ONLY





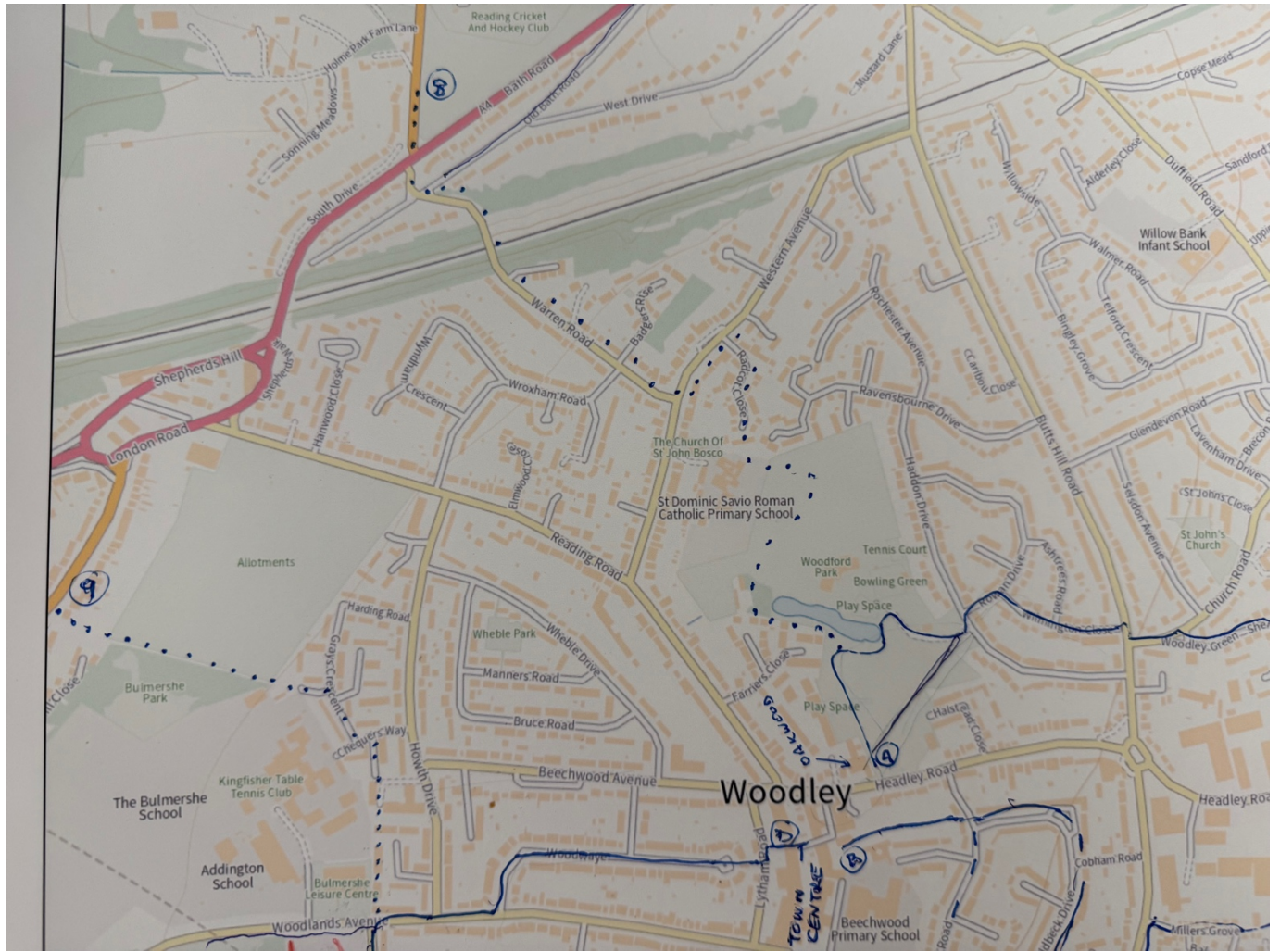


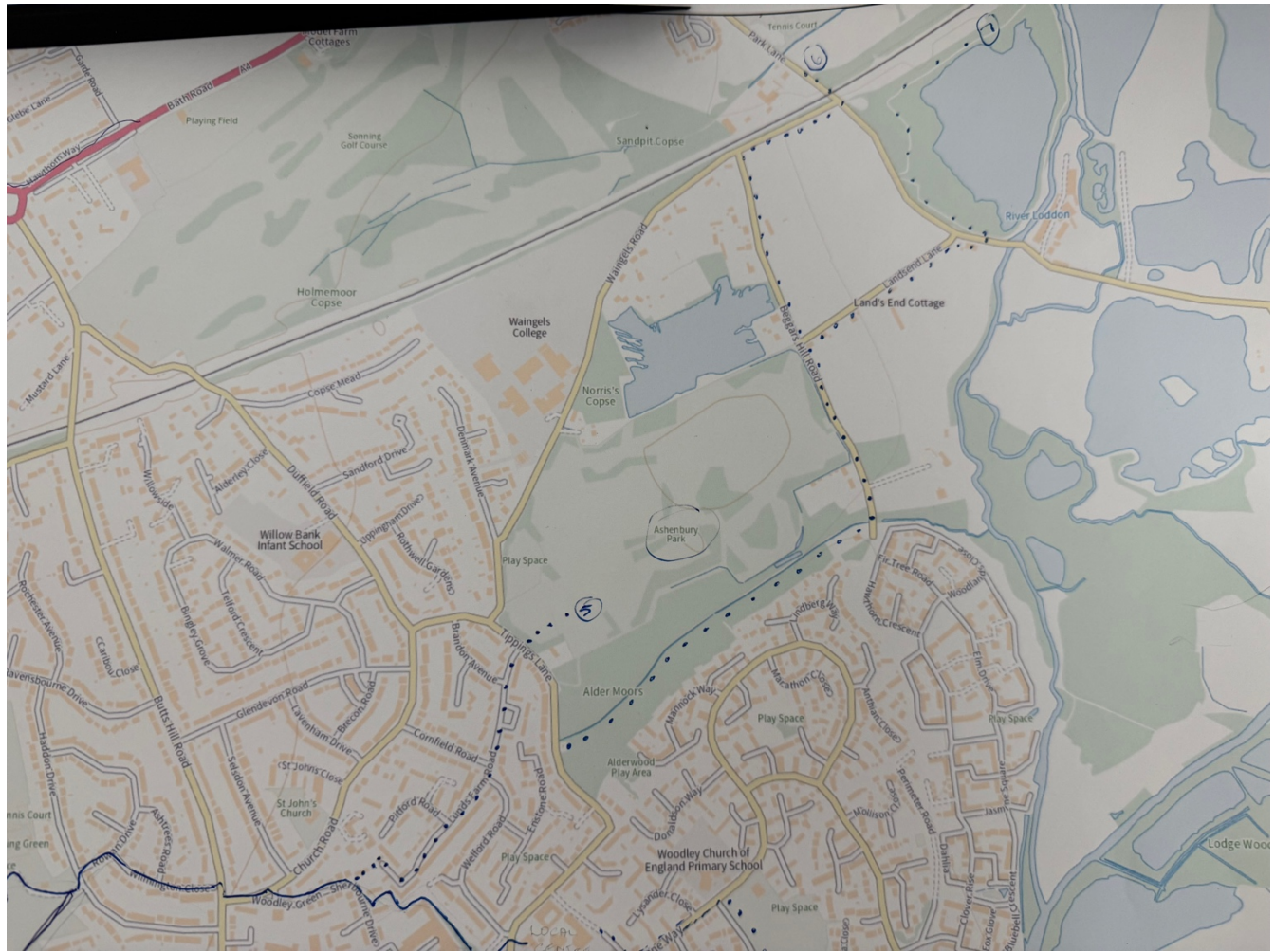




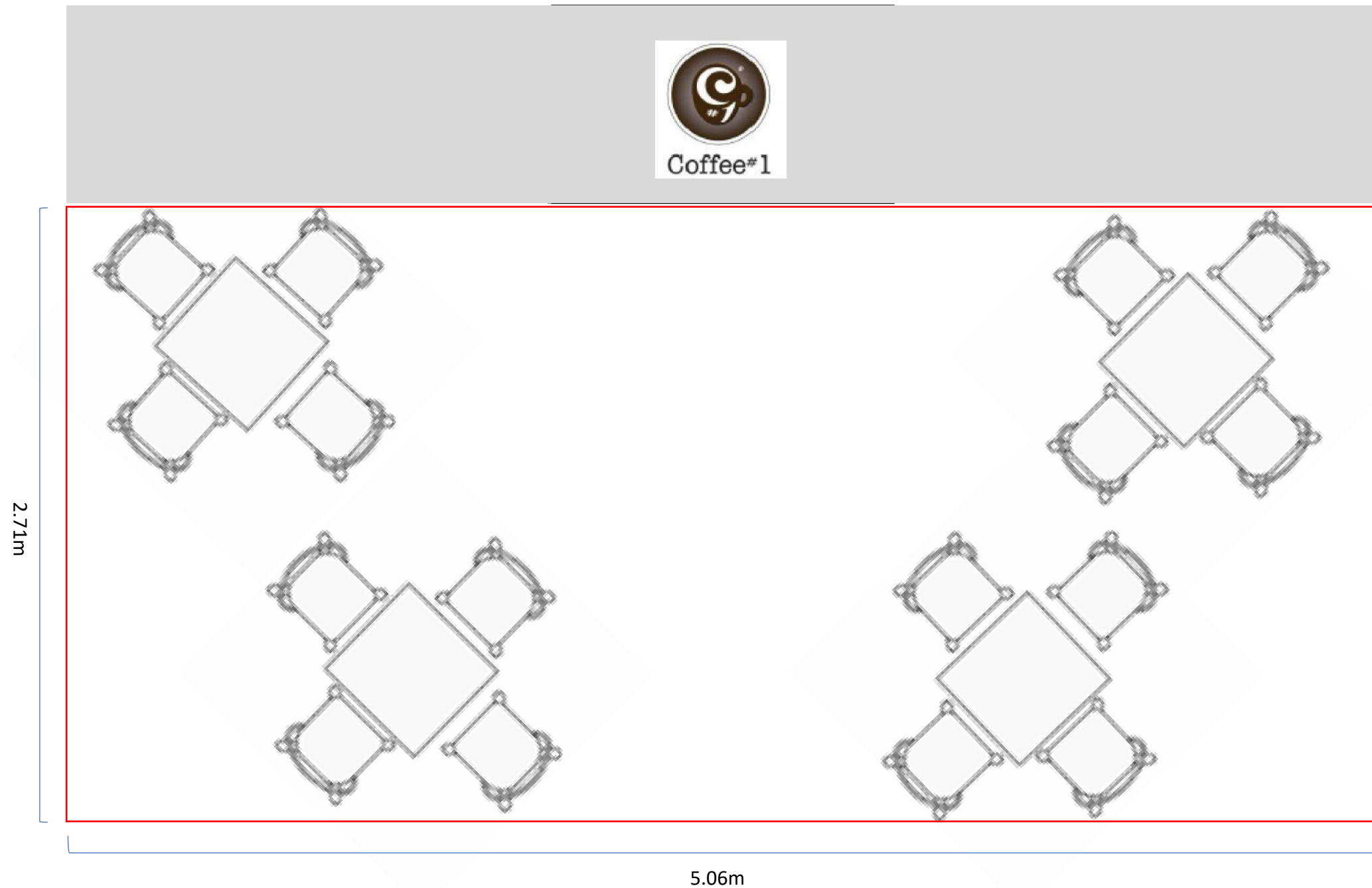
MAJOR ROUTES FROM/TOWN CENT











PEDESTRIANISED AREA



Coffee#1

65 Crockhamwell Rd
Woodley RG5 3JP

Friday, January 24, 2025 at 12:31:38 Greenwich Mean Time

From: Deputy Clerk - Twyford PC <deputy.clerk@twyfordparishcouncil.gov.uk>

Date: Wednesday, 22 January 2025 at 14:06

To: Deputy Clerk - Twyford PC <deputy.clerk@twyfordparishcouncil.gov.uk>

Subject: Exploring Parish Councils support for bike lockers and cycle routes

Dear all,

Twyford Parish Council's Planning and Amenities Committee would like to engage to explore your interest in supporting initiatives aimed at improving cycling infrastructure for residents who use Twyford Station. This includes the potential installation of secure bike lockers at the station and enhancing cycle route connectivity between Twyford and surrounding villages/towns.

Secure bike lockers at Twyford Station

We are keen to gauge the level of support for introducing secure bike lockers at Twyford Station. This facility would offer residents a safe and convenient option for storing their bikes, encouraging more people to cycle to the station rather than by alternative transport.

Improved cycle routes between villages/towns and Twyford Station

We would like to discuss the possibility of advocating for better cycle routes to connect nearby villages/towns with Twyford Station. Safer and more accessible cycle routes would not only promote sustainable travel but help reduce traffic congestion and parking pressures around the station.

We believe that residents would greatly benefit from these improvements. Your support and collaboration could play a crucial role in advancing these efforts and making cycling a more viable option for commuters.

If this is something your council would be interested in, please can I kindly ask for a response by the 22nd February 2025 – we would be more than happy to arrange a joint meeting with WBC to discuss how we can move this forward together.

Kind regards,
Lynn

Mrs Lynn Povey
Deputy Clerk to Twyford Parish Council
Twyford Parish Council
PO Box 8250
READING
RG6 9SZ
Tel: 0118 9345444
Mobile: 07300 298272

Friday, January 24, 2025 at 12:36:56 Greenwich Mean Time

Subject: Re: Wokingham Pilot Access and Rights of Way Campaign
Date: Friday 24 January 2025 at 12:36:56 Greenwich Mean Time
From: Matthew Filmore
To: Admin
Attachments: Outlook-es40f0mz.png

From: Nicola Greenwood <nicola.greenwood@bhsvolunteer.org.uk>

Sent: 20 January 2025 16:15

Subject: Wokingham Pilot Access and Rights of Way Campaign

Dear Sir/Madam

I hope all is well with you.

Please find attached a document with information about the British Horse Society Pilot Campaign that is now running in Wokingham. Please also find attached the response form.

The campaign is to gauge opinion from local groups, charities and committee's before presenting to Wokingham Borough Council (WBC) for their opinion. The concept asks for a review of the footpath network. Identifying public footpaths, that if given bridleway or restricted byway status, would offer improved connections between towns, areas of settlement, places of interest e.g. schools and country parks, existing bridleways and byways. Also, those that would help to offer alternatives to busy or dangerous road and to form circular routes for increased recreational opportunities.

We believe recreation , Active Travel and health and well-being need to go hand in hand to offer increased connectivity and safer alternatives for vulnerable road users. Moving Wokingham towards a greener, healthier, safer future that also addresses the inequality in the current Public Rights of Way network is vital for the whole community. The current Public Rights of Way network in Wokingham and across the UK, appears to be an undervalued resource but holds enormous potential.

The British Horse Society would value your opinion on the 'footpath review' concept for this pilot campaign. Please would you return the response form to me at this address by 28th February 2025. If this is not possible, for any reason at all, please do contact me direct.

Please do ask if you have any questions or would like to discuss the concept further.

Many thanks

Nicola Greenwood

BHS Access and Bridleways Officer - Wokingham

Wokingham Pilot Campaign

To assess the effect a 'footpath review' may have on the Parishes in Wokingham and how these may connect to the town centre and neighbouring Authorities. Gauging opinion from local groups before presenting to Wokingham Borough Council (WBC) for their opinion.

The concept

A review of the footpath network to identify public footpaths that if given bridleway or restricted byway status would offer improved connections between towns, areas of settlement, places of interest e.g. schools and country parks, existing bridleways and byways. Also those that would help to offer alternatives to busy or dangerous road and to form circular routes for increased recreational opportunities. Please see the concept illustration below, no specific routes are indicated, it is appreciated that the Rivers, M4 and A329(m) increase the challenge.



Why

We believe recreation , Active Travel and health and well being need to go hand in hand to offer increased connectivity and safer alternatives to increasingly busy and dangerous roads for vulnerable road users. Moving Wokingham towards a greener, healthier, safer future that also addresses the inequality in the current Public Rights of way network is vital for the whole community. The current rights of way network appears to be an undervalued resource but holds enormous potential.

There are a number of current policies WBC are actively following and consulting on: The ROWIP, LCWIP, DMMO process, Greenways, SANG, Active Travel, Health and Well Being, which are all explained below. However, while each of these has excellent ideals, they don't complement each other to provide a cohesive off road network which would encourage people to choose Active travel, instead of their car, or take more exercise recreationally.

Wokingham has been chosen for this pilot for the following reasons -

- The Rights of Way Improvement plan (ROWIP) acknowledges and seeks to address the inequality in the current network, with a long list of desired routes. However, whilst it is a requirement for councils to review their ROWIP every 10 years, these are a plan for management with desired actions, but without actual Government targets to reach and actively implement.

- Active Travel options are poor, whilst the Council seeks to improve this with new Greenways (walking and cycling routes for active travel and to link the Strategic Development Locations) as part of housing development, there are challenges with this. The Local Cycling and Walking Infrastructure Plan (LCWIP) proposals for Wokingham seem to largely be on-road routes, or via shared footways which are undesirable for many reasons. Some are proposed along pavements and verges which would mean total exclusion of horse riders from roads they legally have a right to use if these are implemented - Horse riders are not permitted to use on-road cycleways, it is also against the law/Highway code for a bicycle to pass a horse on their left side.
- Definitive Map Modification Order (DMMO) applications have been submitted along some footpaths in the Borough on historic evidence, some also with user evidence.
- The Borough is urban/rural, each parish is different.
- The Public Rights of Way (PRoW) network is extensive but only approximately 10% is bridleway, less than half the national average of 22% which in itself is considered woefully inadequate.
- The bridleway network is fragmented, leaving vulnerable users unable to avoid increasingly busy roads. There is only one very short bridleway circuit in Barkham, all other circular routes in the Borough are footpath so only available to pedestrians.
- Off road access between bridleways, byways, areas of settlement, towns, villages, schools and places of interest e.g. country parks, is limited. The proposed Greenways will assist with this, but gaps will still remain. For horse riders, access to the Greenways in Wokingham will only be where possible - some Greenways will cross SANG (Suitable Alternative Natural Greenspace) areas or follow footways where only pedestrian use is currently permitted.
- Parts of the footpath network are inaccessible to those who have a right to use it for kissing gates, steps, stiles and other barriers. Only able bodied people can negotiate these, excluding access by disabled, elderly and parents with buggies and prams.
- Health and Well being, including mental health are vital, the 2020 pandemic proved how vital access to the outdoors is for everyone. Also with an 'ageing population', staying active is really important.
- Wokingham has a high percentage of horse owners living in the Borough. Recreational horse riding is essential for the survival of equestrianism, an improved PRoW network could help to secure its future.

How

I see this as potentially an easy win for the Council. The infrastructure largely already exists, but too much of it is only open to pedestrians.

- Not all footpaths would be needed. Surely this suggestion is preferable to 'The Right to Roam'? Providing a useful compromise as part of the much needed public gain.
- Footpaths would be chosen for upgrade for their location and convenient links they could offer, coupled with the minimum width of 3m. Trimming may be required in some places to achieve width/height where this exists but overgrowth has restricted the available space. Pinch points (e.g. tree jutting into the way) should not be an issue if there is space to pass either side of it. Some landowners may be willing to support the community need by widening narrower paths in situations where the path is highly desirable but currently too narrow. With an agreement for allowing higher rights, there should also be scope to move paths to a more desirable location, either to form more direct routes or that suit the land owner better than the current path e.g. moving the route to a boundary.
- There may be a cost implication where surface/drainage improvements are needed. However, as these footpaths are already in use by the public, if they are already in a poor state, any improvements needed, would surely be needed anyway to allow continued/improved access by those other than pedestrians who already have the right to use them e.g. wheelchair users. Funding may be gained from existing grants, also by fund raising from groups who will benefit from the upgraded/reclassified routes.
- DMMO application routes applied for as bridleway, or restricted Byway, that already have footpath classification and would help to provide the above benefits, could be given their higher status more quickly, saving the Council money. This money could instead be spent on pathway improvements. It is appreciated that Government policy for a fast track system would probably be needed to make this possible.
- To identify which footpaths to reclassify, stakeholders representing the user groups should be consulted and public consultations held. ROWIP, Active Travel and LCWIP plans considered to bring together one plan with timescales for phased delivery. Potential target of 2050 to reach completion .

Benefits

Walkers - No reduction in access, walkers would be able to continue using 100% of the off road network. Walkers would still retain sole use of the majority of the network and would benefit from any drainage and surface improvements made. As they age and their mobility is reduced, they would have easier access to the improved routes, with increased width and without barriers that may otherwise prevent them from continuing to enjoy walking. Knowledge that by sharing more routes with other users they are assisting with provision of a community need.

Cyclists - Increase in available off road routes, for both Active Travel and recreation. Opportunity to avoid riding on the roads and feel safer without the motorised traffic. Ability to enjoy more of the countryside. Increased opportunities to also ride with others who are currently put off riding their bike for fear of accidents on the road. Parents may be more encouraged to ride with their children and feel more confident allowing their children (of an appropriate age) to ride with their friends unsupervised and cycle to school. Cycling is currently a male dominated activity, increasing off road access may encourage more women to take up cycling.

Horse riders - Increase in available off road routes, for both Active Travel and recreation. Opportunity to avoid riding on the roads and feel safer without the motorised traffic. Ability to enjoy more of the countryside. Increased opportunities to also ride with others who are currently put off riding their horse out towards their nearest bridleway for fear of accidents on the road. Parents may feel more confident allowing their children (of an appropriate age to ride out with their friends unsupervised. Horse riding is a female dominated activity, there are policies to encourage women to take up and remain in sport, increasing recreational horse riding activities will support these.

Disabled and Elderly - Increase in available routes that are easier to navigate, for both Active Travel and recreation. Opportunity to enjoy more of the countryside instead of having to use the roads with mobility aids such as 'trampers', or walking on pavements next to motorised traffic. We are an ageing population, staying active is vital to assist in maintaining health and well being. Wider routes with improved surfaces will allow easier access by wheelchair, including those who need their legs elevated. Also, easier use by those who need someone to walk by their side e.g. partially sighted or those with conditions that affect their balance, such as Parkinson's.

Parents with buggies and prams, children on wheeled toys such as scooters, balance bikes etc - Increase in available routes for both Active Travel and recreation. Opportunity to enjoy more of the countryside, giving children a little more freedom to safely use their wheeled toys or toddle on foot without the worry of motorised traffic next to them. Safer and easier to control children on off road pathways than along road edge pavements when they could fall off their wheeled toy into the road. Increased width and improved surfaces that will allow buggies and prams to pass through barriers and past other users more easily.

Landowners - Opportunity to move pathways that are through fields to boundaries that suit them better, or give more space between a public route and their home. Knowledge that by agreeing to higher rights on a footpath they own, they are supporting the whole community, increasing safety and enjoyment of the countryside. Allowing these routes to remain in perpetuity for many future generations to also enjoy.

Objective and desired outcome

Gaining improved connectivity between existing bridleways and byways, also towns, villages and places of interest (e.g. country parks, schools etc). Creation of circular routes, please see concept illustration above. Ultimate goal of a circular, off road, bridleway route in every parish which are linked, forming a 'honeycomb' or spiders web pattern of bridleways and byways over the whole of the Wokingham Borough.

A high level of support for the concept from all local groups with an interest in access that represent the Borough and Wokingham community as a whole.

Wokingham Borough Council to voice their support for the pilot. An agreement in principle, they have the power or should there be a Govt. policy for a 'footpath review', that they would be willing to adopt this and actively implement the necessary revisions to the existing network.

Wokingham Pilot Campaign - 'Footpath review' response form

The British Horse Society would value your opinion on the 'footpath review' concept for this pilot campaign. Before filling in this form please would you read the information document that accompanies it.

Please would you return this form on or before 28th February 2025. Thank you.

Name:	
Address:	
Email address:	
Group/organisation/charity I am representing:	
Date:	
1. Recreation, Active Travel and health and well being need to go hand in hand to offer increased connectivity and safer off road alternatives to increasingly busy and dangerous roads for vulnerable, non motorised road users.	
I agree	I disagree
2. Wokingham needs to move towards a greener, healthier, safer future that also addresses the inequality in the current Public Rights of Way network.	
I agree	I disagree
3. The current Public Rights of Way network, for having such a high percentage of footpaths which only allow use by walkers, with limited access by disabled, those with buggies and prams, is an undervalued resource that holds enormous potential. There is potential in the footpath network to provide improved connections throughout the Borough for more non motorised, vulnerable road user groups than are currently unable or not permitted to use it.	
I agree	I disagree
4. A footpath review is a more attractive and viable option than 'The right to roam'.	
I agree	I disagree
5. Offering more off road connections between areas of settlement and to places of interest e.g. country parks and schools. Also off road circular routes for more non motorised groups is important to my group/organisation/charity.	
I agree	I disagree
6. The criteria set out in the information document, for how the footpath network can be improved, is appropriate and necessary to gain a much needed facility for the Wokingham Borough community as a whole.	
I agree	I disagree

Please write any other comments your have below

I would like to receive updates on this campaign

Yes

No

Thank you again for taking the time to give your opinion on this pilot campaign.

Please return the form to:

nicola.greenwood@bhsvolunteer.org.uk

Nicola Greenwood

British Horse Society Access and Bridleways Officer - Wokingham



Woodley to Reading Active Travel Route

Summary of Design Changes

Woodlands Avenue East (Woodley town centre to Howth Drive)

1

A 2.3m cycle track is proposed along the northern side of Woodlands Avenue taking space from existing verges. The carriageway would be retained as a two-way 5.5m wide in response to your concerns over the previously proposed narrowing to 5m.

The verges and existing footway on the south side would be largely kept, except for a narrow section of verge between Woodway and Howth Drive.

2

An uncontrolled crossing would be provided on raised table following stakeholders' requests.

3

Proposals for "continuous footways" crossings at side road junctions which encourage drivers to give way to pedestrians would be kept, following your overall agreement to this change (60% of the consultation respondents agreed with this intervention).

4

The mini-roundabout on Howth Drive would become a T-junction with cycle track crossing. The lay-by parking opposite would be reduced to one vehicle space to facilitate any turning movements at the new junction layout while improving drainage in a more sustainable way. Replacement spaces are no longer considered at Port Close to minimise maintenance costs.

5

Subject to Reading Borough Council agreeing, we aim to plant on green space next to Howth Drive to make up for the loss of trees following your overall support to this proposal (76% of the consultation respondents agreed with the proposal to include new areas of planting and greenery).



Woodley to Reading Active Travel Route

Summary of Design Changes



Woodlands Avenue West (Howth Drive to Church Road)

6

Existing shared use path would be retained and if possible widened to 4m. This is based on your feedback that the present shared use provision is sufficient, whilst it was also proposed during a value engineering workshop with Active Travel England to reduce scheme cost and enable us to deliver the entire route.

7

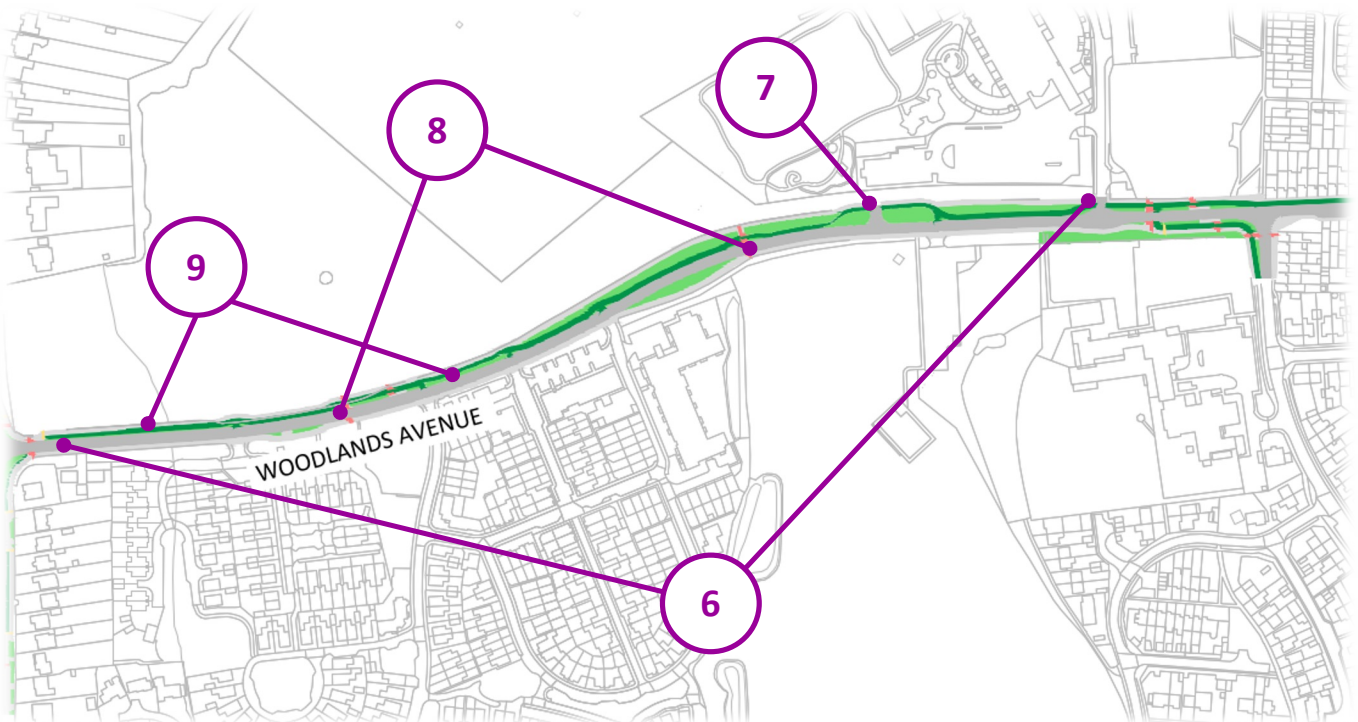
The Addington school entrance would be retained with priority provided to pedestrians and cyclists over the vehicular traffic.

8

Zebra crossings along Woodlands Avenue West would be provided on shallow raised tables to improve safety for pedestrians and cyclists and reinforce the proposed 20mph speed limit. 68% of the consultation respondents agreed with the proposal to create new and improved crossing points, while more crossing points was one of the ways you mentioned that it would help you to cycle or walk more in this area.

9

Existing lay-bys have been retained following stakeholders' concerns about the removal of parking spaces.



Woodley to Reading Active Travel Route

Summary of Design Changes

Church Road, Palmerstone Road and Culver Lane

10

The proposed cycle track stops at the Palmerstone Road junction and a continuous footway crossing at this location has been adjusted to tie into the existing layout.

11

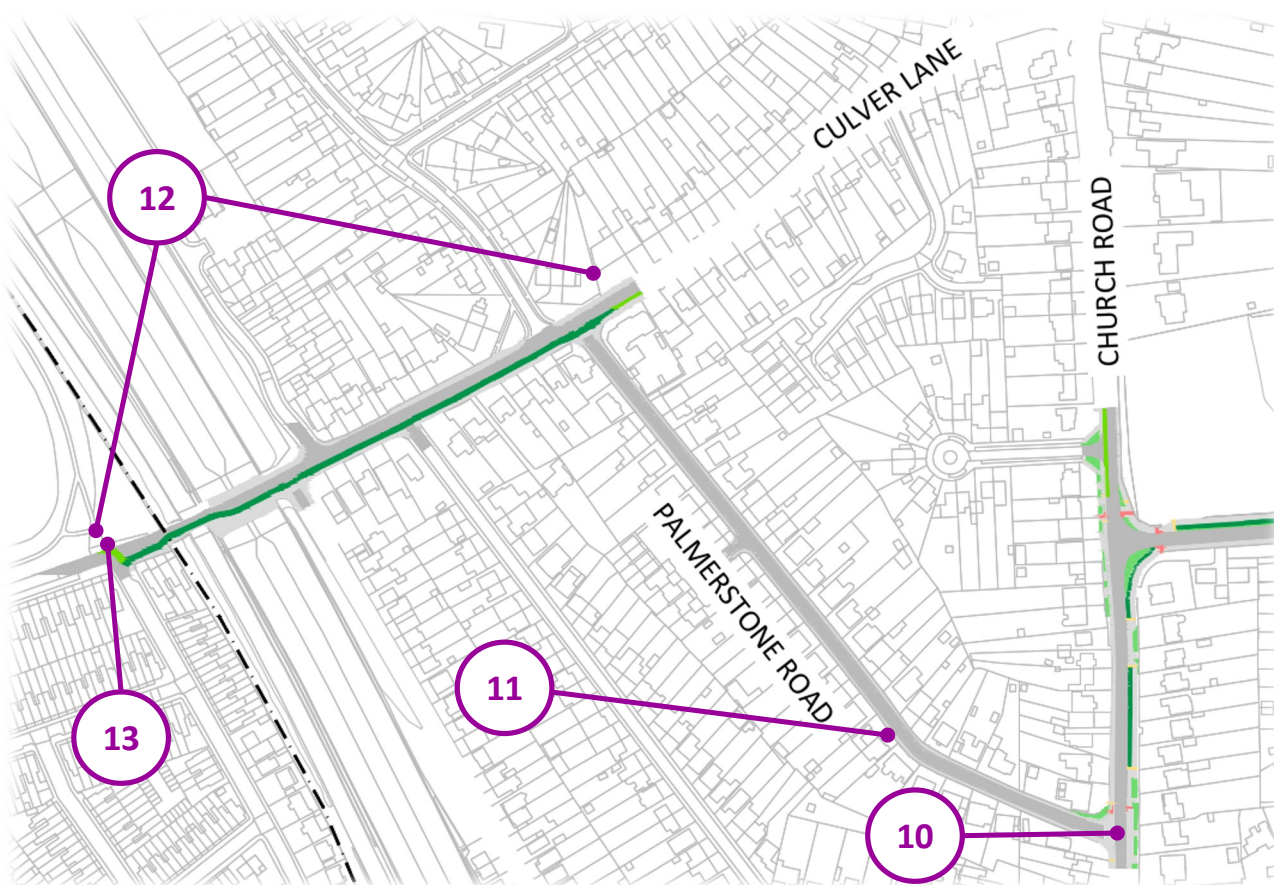
The speed limit on Palmerstone Road and Culver Lane would also be reduced to 20mph following your overall agreement to this proposed element, while all side road junctions on the south side of Culver Lane would be improved to give cyclists and pedestrians priority. 55% of the consultation respondents agreed with the proposal to reduce the speed limit along Woodlands Avenue, Palmerstone Road and Culver lane limit to 20mph.

12

Double yellow lines would be painted to restrict parking along Culver Lane.

13

Existing parking bays west of Culver Lane would be retained whilst a short section of shared use route is now proposed following stakeholders' requests. Due to the narrow road under the bridge a give way system to oncoming traffic has been proposed.



ENFORCEMENT NOTIFICATIONS - 4th February 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
Headley Road East, Woodley RG5 4SN	Construction using Gemini Road as a cut through

ENFORCEMENT CLOSURES - 4th February 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
96 Millbank Crescent, Woodley RG5 4ER	Unauthorised erection of single storey rear extension	No breach
24 Bakers Place, Woodley RG5 4AX	Large buildings erected in rear garden without planning permission	Voluntary compliance
7 Woodwaye, Woodley RG5 3HA	Selling Koi Beauty business	No breach
28 Western Avenue, Woodley RG5 3BH	Building work not in accordance with approved plans	No breach
105 Colemansmoor Road, Woodley RG5 4DA	Breach of condition 4 and Biodiversity Gain Plan condition application 240833	Application submitted
7 Mannock Way, Woodley RG5 4XW	No dropped kerb to access driveway	No breach