

EARLEY TOWN COUNCIL

Town Clerk
JO FRIEND BA(Hons) PSLCC



Council Offices
Radstock Lane
Earley, Reading
RG6 5UL

Tel: (0118) 986 8995

27 February 2024

Dear Councillor

A meeting of the Planning Committee will be held in the Council Chamber at the Council Offices, Radstock Lane, Earley, Berkshire, RG6 5UL on **Tuesday 5th March 2024** commencing at 7.00 pm.

Yours faithfully

Jo Friend

TOWN CLERK

To: Members of the Planning Committee

Councillors: M Smith (Chair), N Brock, R Browne, R Cook, M Iyengunmwena, S Jordan, P Jorgensen, A Neal, C Smith

A G E N D A

1. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2. DECLARATIONS OF INTEREST

To receive any declarations of interest from Members.

3. PUBLIC FORUM

To receive any questions or planning application comments from members of the public attending the meeting. The Public Forum shall usually not exceed 15 minutes. If there are no questions or comments, the Council will commence business forthwith.

4. MINUTES OF PREVIOUS MEETING

To consider the Minutes of the Meeting of the Planning Committee held on 6th February 2024 and, if appropriate, to agree that they represent a true and correct record and **RESOLVE** they be signed. (Minutes 123 - 138)

5. APPLICATIONS FOR PLANNING PERMISSION

5.1 Decision Notices Issued by the Local Planning Authority

To note the Decision Notices issued by the Local Planning Authority in respect of applications previously before the Committee.

Appendix A

5.2 Planning Applications Received since last meeting of this Committee

To consider the applications received since the last meeting. See Weekly Lists dated 9th February, 16th February, 23rd February and 1st March 2024. Details can also be found on our website at: <https://www.earley-tc.gov.uk/planning-applications/>

Appendix B

As per Supplementary Agenda (provided under separate cover)

5.2.1 No Objection Recommendations

5.2.2 Conditional Approval Recommendations

5.2.3 Applications Requiring a Committee Decision

5.2.4 Tree Work Applications

5.3 Permitted Development Rights

5.4 Applications Withdrawn

5.5 Adjoining Parish/Local Authority Consultations

6. PLANNING APPEALS

To note that no Planning Appeal notifications or decisions have been received.

7. WOKINGHAM BOROUGH COUNCIL'S PLANNING ENFORCEMENT STATISTICS

To note the planning enforcement data received from Wokingham Borough Council for January 2024 – closed cases and February 2024 – live cases. Full details circulated to members prior to the meeting.

Appendix C

8. TREE PRESERVATION ORDERS

To note that no Tree Preservation Order notifications have been received.

9. STREET NAMING & NUMBERING

To note that in relation to planning reference 231305 – 79 Elm Road, the following numbered property has been registered by Wokingham Borough Council: -

79A Elm Road

Earley

Reading

RG6 5TB

Full details circulated to members prior to the meeting.

10. LICENSING

To note that no Licensing applications have been received.

11. WOKINGHAM BOROUGH COUNCIL'S SPEED LIMIT REVIEW

- 11.1 To note that following ETC's submission to WBC Speed Review in 2020, no outcome or feedback has been received from WBC. WBC has now advised that it is dealing with current issues on the road network, which has changed significantly since Covid, rather than past issues.
- 11.2 To review Earley Town Council's original submission to WBC's Speed Review and consider if any amendments need to be made, for it to be resubmitted to WBC and dealt with as a current issue. Members provided with a copy of the submission prior to meeting.

12. PUBLICATIONS

To note that the following publications have been received and are available for perusal from the Council Offices:

Wokingham Borough Council	Neighbourhood CIL Proportion Reports January 2024.
---------------------------	---

13. PRESS RELEASES, WEBSITE & SOCIAL MEDIA

To consider whether any of the foregoing items should receive special press attention.

EARLEY TOWN COUNCIL – PLANNING COMMITTEE – DECISION NOTIFICATIONS RECEIVED
FROM 31st JANUARY 2024 – 27th FEBRUARY 2024

Application Ref No	Address	Application Details	Town Council Recommendation	Planning Authority Decision
232758	2-3 The Parade	Full application for the proposed change of use of the existing unit to a mixed use of grocery shop and ancillary in-house bakery and hot food takeaway counter, plus installation of a fume extract system.	R	A
232793	62 Adwell Drive	Householder application for the proposed erection of a single storey side/rear and first floor side extension following demolition of the existing garage.	N/O	A
232850	62 Skelmerdale Way	Householder application for the proposed erection of a part first floor part single storey side extension, plus part conversion of the existing garage to habitable accommodation.	N/O	A
232854	75 Pitts Lane	(Part-retrospective) 3m single storey side extension to the side of the house with flat roof and a new drop kerb.	R	A
232873	695 London Road	Full application for the proposed erection of a mansard roof extension to create additional habitable accommodation, and addition of a front parking space.	R	R
232880	54 Ryhill Way	Householder application for the proposed erection of a single storey front/side extension, single storey rear extension, garage conversion to create habitable accommodation, plus relocation of garden gate and new pedestrian access gate.	R	A
232887	103 Church Road	Householder application for the proposed single storey side extension along with changes to fenestration.	C/A	A
232991	5 Dove Close	Householder application for the proposed single storey rear extension, a single storey front extension, changes to the fenestration plus the construction of a new boundary wall and electric entrance gates to the front. following the demolition of the existing conservatory.	R	A
233004	6 Basil Close	Householder application for the proposed erection of a single storey front extension, single storey side/rear extension following demolition of existing conservatory	N/O	A

APPENDIX A

		and garage, plus the erection of a first-floor rear balcony and removal of first floor window.		
233024	8 Moor Copse Close	Full application for the proposed erection of 2no. studio apartments following demolition of existing garage.	R	R
233027	606 Wokingham Road	Householder application for the proposed two storey front extension, to include single storey porch canopy. Two storey rear extension plus changes to fenestration following conversion of existing garage to create habitable accommodation.	C/A	A
233028	194 Fleetham Gardens	Householder application for the proposed conversion of existing garage to create habitable accommodation, single storey front extension creating porch plus changes to fenestration.	N/O	A
233033	109 Anderson Avenue	Householder application for the proposed erection of a single storey side extension and a single storey rear extension. Conversion of garage to create habitable accommodation and changes of fenestration.	N/O	A
233049	40 Reeds Avenue	Householder application for proposed single storey rear extension following demolition of existing garage.	N/O	A
233131	105 Pitts Lane	Householder application for the proposed single storey rear extension, a single storey front extension, changes to the fenestration plus the construction of a new boundary wall and electric entrance gates to the front. following the demolition of the existing conservatory.	R	A
240143	23 Erleigh Court Gardens	Application to vary conditions 2 and 3 of planning consent 231251 for the proposed erection of 1no. 3 bed dwelling with new crossover, landscaping and associated access, parking and amenity space. Following the demolition of the existing garage and store/utility room. Condition 2 relates to the approved details and condition 3 to the external materials.	N/O	A
233148	38 Sellafeld Way	Householder application for proposed erection of a single storey rear extension, conversion of the garage to create additional habitable accommodation, plus changes to fenestration.	C/A	A

APPENDIX A

N//O = No Objection. A = Approved. C/A = Conditional Approval. R= Refused. N/C = No Comment.
WD =Withdrawn. N/P = No Plans. P/D = Permitted Development

Dated: 27th February 2024

EARLEY TOWN COUNCIL - PLANNING APPLICATIONS RECEIVED**THIS DOCUMENT ONLY SHOWS APPLICATIONS RECEIVED UP TO THE DATE OF PUBLICATION OF THE PLANNING AGENDA ON 27th FEBRUARY 2024****W/E 9th FEBRUARY 2024**

Planning Ref No:	Address	Application Details	Town Ward
240215	44 Kerris Way, RG6 5UW	Application for works to protected tree(s) TPO 205/1981, GROUP 3 T1, Oak – Crown reduction by approx. 3m to a height of approx. 14m and a spread of approx. 12m. This type of application does not require consultation and is for information only.	Radstock
240265	18 Frieth Close, RG6 5UY	Householder application for proposed loft conversion to create habitable accommodation with 1no. dormer to the front elevation with changes to the fenestration	Radstock
240287	93 Silverdale Road, RG6 7NF	Householder application for proposed erection of part single, part two storey side and rear extensions, changes to fenestration and additional outbuilding to the rear. Followed by drop kerb to create parking access.	Maiden Erlegh
240296	64 Silverdale Road, RG6 7LT	Householder application for proposed single storey rear and side extension with patio and approx. 2.32m close boarder fence along with changes to the fenestration	St. Nicolas
240302	4 Burwell Close, RG6 4BB	Householder application for proposed garage conversion to create habitable accommodation, single storey side and rear extension with changes to the fenestration	Cutbush

W/E 16th FEBRAURY 2024

231802	342 Wokingham Road, RG6 7DE	Householder application for the proposed erection of a single storey side and rear extension and proposed roof conversion to create additional living space with 2 no. dormers to the side and rear.	Redhatch
240362	20 Chittering Close, RG6 4BE	APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 1509/2015, T1 and T2 T1, Oak – Crown lift epicormic growth to first major branch; reduce branches over no. 20 Chittering Close to give 3m clearance; reduce upper limb currently at 12m by 2m. T2, Ash - Crown lift epicormic growth to first major branch; reduce branches over no. 20 Chittering Close to give 3m clearance. This type of application does not require consultation and is for information only.	Hillside
240369	81 Elm Road, RG6 5TB	Householder application for proposed garage conversion to annex along with changes to fenestration and new pitched roof. Two additional outbuildings to the rear with pitched roof and hard standing part retrospective.	Hillside

W/E 23rd FEBRUARY 2024

240423	8 Burniston Close, RG6 3XE	Householder application for proposed single storey rear extension and roof conversion of existing conservatory to a flat roof with changes to the fenestration.	Hawkedon
240445	44 Ratby Close, RG6 4ER	Householder application for proposed first floor front extension and 1 no. dormer to the front elevation with changes to the fenestration.	Cutbush
240452	16 Gosforth Close, RG6 3BP	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 4.35m, for which the maximum height would be 3.00m and the height of the eaves 3.00m. This type of application only requires consultation with adjoining neighbours of the site and is for information only.	St Nicolas

W/E 1st MARCH 2024 (UP TO 27th FEBRUARY 2024)

240338	81 Redhatch Drive, RG6 5QN	Householder application for the proposed erection of a carport	Radstock
240485	61 Silverdale Road, RG6 7LL	Householder application for proposed single storey side and rear extensions with changes to the roof to create hip to gable to accommodate 2no dormers to the rear to create habitable accommodation along with changes to fenestration following demolition of existing single storey side extension.	Maiden Erlegh

Dated: 27th February 2024

Planning Committee Meeting - 5th March 2024

Agenda Item 7 – Planning Enforcement Statistics

The below Planning Enforcement data has been received from Wokingham Borough Council since the last meeting: -

Number of Cases Closed January 2024	16
Number of Live Cases February 2024	27

The Planning Committee has been provided with full details under separate cover.

Dated: 27th February 2023