

**EARLEY TOWN COUNCIL – PLANNING COMMITTEE – DECISION NOTIFICATIONS RECEIVED
FROM 29TH JUNE TO 26TH JULY 2022**

Application No:	Detail	Town Council Recommendation	Planning Authority Decision
220591	Householder application for the proposed general refurbishment of the dwelling including the installation of an ASHP (Air Source Heat Pump) at Wessex Gate Lodge, Whiteknights Road.	N/O	A
221188	Householder application for the proposed single-storey rear extension with 3no. rooflights and two-storey side extension, canopy to front to create porch to include changes to fenestration, following demolition of the existing garage at 25 Rosedale Crescent.	C/A	A
221204	Householder application for the demolition of existing outbuilding and erection of a single-storey outbuilding to create habitable space. (Retrospective at 1 Anderson Avenue.	C/A	A
221338	Householder application for the proposed part conversion of garage to create habitable accommodation, single-storey front extension, part single-storey part two-storey rear extension, loft conversion to create habitable accommodation, to include 1no. dormer, plus 6no. rooflights at 9 Pimento Drive.	N/O	A
221380	Householder application for the proposed erection of a raised decking platform to incorporate metal railings, 2no. privacy screens and access steps to the rear of the property. (Part retrospective) at 112 Silverdale Road.	R	R
221465	Householder application for the proposed extension of the garage, including separate changes to fenestration (rear) at 8 Fairview Avenue.	R	A
221470	Householder application for proposed single-storey detached outbuilding to the rear at 24 Salcombe Drive.	C/A	A
221507	Householder application for the proposed erection of a detached outbuilding following demolition of existing shed at 6 Delamere Road.	R	A
221554	Householder application for the proposed erection of a single-storey front/side extension and single-storey rear extension at 37 The Delph.	C/A	A
221603	Household application for the proposed conversion of existing garage to habitable accommodation, plus erection of single-storey side/rear extension to dwelling, with rear decking at 108 Chilcombe Way,	N/O	A
221605	Householder application for the proposed erection of a single-storey side extension and single-storey rear extension at 43 Byron Road.	N/O	A
221644	Full application for the proposed erection of 2no. semi-detached dwellings, following demolition of the existing dwellinghouse. 2no. bicycle storage to rear at 5 Henley Wood Road.	R	R

APPENDIX A

221668	Householder application for the proposed insertion of a rear dormer window in main roof to create habitable accommodation with insertion of Juliet balcony, insertion of 2no. rooflights in front of main roof and other changes to fenestration at 31 Chatton Close.	C/A	A
221674	Householder application for the proposed erection of a single-storey side/rear extension at 9 Robindale Avenue	N/O	A
221696	Householder application for the proposed erection of a single-storey rear extension, extension to the roof to extend existing first-floor habitable accommodation, plus the insertion of 3no. rooflights and 4no. dormers at 42 Palmerstone Road.	N/O	A
221698	Householder application for the proposed two-storey rear extension plus changes to fenestration at 8 Catcliffe Way.	N/O	A
221776	Householder application for the proposed hip to gable loft conversion and raising of the roof to create habitable first-floor space, erection of a front porch, installation of 2no. pitched roof dormers and 1no. rooflight, and changes to fenestration at 18 Finch Road.	R	A
221790	Application for the prior approval of the erection of a single-storey rear extension, which would extend beyond the rear wall of the original house by 6.00m, for which the maximum height would be 2.68m and the height of the eaves 2.48m at 11 Hartsbourne Road.	N/C	A
221800	Householder application for the erection of a single-storey front extension to form a porch and part conversion of garage to habitable accommodation, plus changes to fenestration. (Part retrospective) at 2 Kenton Road.	N/O	A
221825	Householder application for the proposed two-storey rear extension at 92 The Delph.	R	A
221853	Householder application for the proposed erection of a single-storey rear extension, including the conversion of the existing garage at 4 Lidstone Close	N/O	A
221875	Application to vary Condition 2 of planning consent 201741 for the proposed erection of single-storey side extensions including 1no. rooflight, front single-storey extension to form porch following demolition of existing conservatory. Condition 2 refers to approved details and the variation is to allow alterations to the size of the front bedroom and utility room, changes to the roof, and changes to fenestration. (Part-retrospective) at 9 Hillside Road.	N/O	A
221884	Householder application for the proposed erection of a single-storey front and rear extension, including the associated insertion of rooflights at 4 Tinwell Close.	N/O	A
221892	Full application for the proposed subdivision of the site and erection of a detached 2no. bedroom dwelling and car port following demolition of existing outbuildings, with associated access, storage and parking at 544 Wokingham Road.	R	R
221913	Householder application for the proposed erection of a single-storey rear extension with a lantern roof at 4 Whitestone Close.	N/O	A

APPENDIX A

221955	Householder application for the proposed erection of a single-storey rear and side extension at 11 Huntingdon Close.	N/O	A
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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

2nd August 2022

EARLEY TOWN COUNCIL - PLANNING APPLICATIONS RECEIVED

THIS DOCUMENT ONLY SHOWS APPLICATIONS RECEIVED UP TO THE DATE OF PUBLICATION OF THE PLANNING AGENDA ON 26TH JULY 2022.

W/E 8TH JULY 2022

Planning Ref No:	Application Details	Address	Town Ward
221642	Householder application for the proposed roof alterations with first-floor internal changes and the insertion of a new balcony.	235 Wokingham Road, RG6 7DU	Maiden Erlegh
221650	APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO1366/2010, T1 - T1, Ash – Remove branches on south side extending towards no. 10 Henley Wood Road. This type of application does not require consultation and is for information only.	10 Henley Wood Road, RG6 7EE	St Nicolas
221770	Householder application for the proposed erection of a single-storey side extension following demolition of existing attached garage.	32 Easington Drive, RG6 3XN	Hawked on
221879	Householder application for the proposed installation of a rear dormer and rooflight to facilitate conversion of the loft to habitable accommodation.	2 Moor Copse Close, RG6 7NA	Maiden Erlegh
221899	Householder application for the proposed erection of a single-storey front, side and rear extension.	10 Springdale, RG6 5PR	Radstock
221960	Householder application for the proposed conversion of the garage into habitable accommodation.	8 Beauchief Close, RG6 4HY	Hillside
221983	Householder application for the proposed erection of a single-storey rear extension, following demolition of existing conservatory.	39 Loxwood, RG6 5QZ	Radstock
221991	Householder application for the proposed erection of a single-storey side extension, following replacement of the existing garage and side extension.	2 Shepherds House Lane, RG6 1AD	Whitegates
222039	Consultation from Reading Borough Council for the following proposal: Erection of a single-storey extension with associated external and internal alterations to the existing central kitchen building to facilitate the relocation of the School of Art. This is an adjoining Local Authority notification of application which does not require consultation and is for information only.	University of Reading, Whiteknights Road, RG6 6EU	x

W/E 15TH JULY 2022

221509	Householder application for the proposed erection of a rear/side extension to the West elevation, part single- part two-storey side extension to the East elevation to incorporate 3no. rooflights, and changes to fenestration, following the demolition of the existing conservatory. (Amended proposed plans and elevations)	67 Durand Road, RG6 5YU	Radstock
221749	Householder application for the proposed part double- part single-storey side extension, part double- part single-storey rear extension following	268 London Road, RG6 1AJ	Whitegates

APPENDIX B

	demolition of side garage and rear conservatory and changes to fenestration. (Revised plans and elevations)		
221797	Outline application with all matters reserved for the proposed erection of 10 no. dwellings following demolition of the existing dwelling.	Crockers, Rushey Way, RG6 4AS	Hillside
221945	Householder application for the proposed erection of rear dormer window to facilitate loft conversion to create habitable space.	10 Faygate Way, RG6 4DA	Cutbush
221980	Householder application for the proposed conversion of existing garage to habitable space and the erection of a single-storey front porch and rear extension with internal alterations.	12 Allonby Close	St Nicolas
222014	Householder application for the proposed erection of a single-storey side extension, garage conversion to create habitable accommodation, plus alterations to garage roof.	11 Harwich Close, RG6 3UD	Hawkedon
222027	Householder application for the proposed single-storey front extension plus part single- part two-storey rear extension.	15 Stanton Close, RG6 7DX	Maiden Erlegh
222048	Householder application for the proposed erection of a single-storey front extension, garage conversion to create habitable accommodation, first-floor rear extension, loft conversion including the insertion of rear dormer, hip to gable roof extension, plus changes to fenestration.	53 Chiltern Crescent, RG6 1AL	Whitegates
222072	Householder application for the proposed erection of a single-storey side/rear extension, first-floor side extension, plus garage conversion to create habitable accommodation and changes to fenestration.	32 Ledran Close, RG6 4JF	Cutbush

W/E 22ND JULY 2022

221747	Householder application for the proposed erection of a single-storey front extension, part single- part two-storey rear extension and conversion of garage to create habitable space, following demolition of existing conservatory.	12 Cutbush Close, RG6 4XA	Cutbush
221757	Householder application for the proposed two-storey side extension to include infill of dwelling to existing garage and canopy to front porch. Changes to fenestration. Removal of existing chimney.	4 Reeds Avenue, RG6 5SR	Radstock
221781	Householder application for the proposed garage conversion into habitable space, erection of a single-storey front extension to include a pitched roof porch, part single- part two-storey rear extension to include 1no. rooflight, internal alterations and changes to fenestration.	9 Harcourt Drive, RG6 5TL	Hillside
222212	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 5.90m, for which the maximum height would be 3.57m and the height of the eaves 3.11m. This type of application only requires consultation with adjoining neighbours of the site, so is for information only.	79 Redhatch Drive, RG6 5QN	Radstock

Planning Enforcement Figures

Number of Cases Closed June 2022	9
Number of Live Cases July 2022	22

Figures received from Wokingham Borough Council

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

Agenda Item 20.

TITLE	Implementing the Leisure Strategy
FOR CONSIDERATION BY	The Executive on Thursday, 28 July 2022
WARD	Maiden Erlegh; Winnersh
LEAD OFFICER	Deputy Chief Executive - Graham Ebers
LEAD MEMBER	Executive Member for Environment, Sport and Leisure - Ian Shenton

PURPOSE OF REPORT (INC STRATEGIC OUTCOMES)

Approval to progress proposed location of new 3G pitch in the Earley area, and S106 finance approval for physical activity enhancements at Forest School.

RECOMMENDATION

That the Executive approves the following:

- 1) Subject to planning, FF funding and endorsement by formal public consultation prior to planning application, the outcome of the option appraisal analysis, Maiden Erlegh School, is progressed as the proposed 3G pitch site.
- 2) Approval & release funds for use of S106 finance for physical activity enhancements at Forest School.

EXECUTIVE SUMMARY**New 3G pitch site**

Following the outcome of the Local Football Facility plan conducted by Football foundation, data showed that Wokingham has over 524 football teams and in need of an additional 3G pitches with growth being seen each year. This will address the shortfall in 3G provision and cater for the demand from affiliated football clubs and the community. A technical appraisal for sites within the Earley area has been conducted.

S106 Finance approval for physical activity enhancements at Forest School

S106 funding has been identified to be utilised within the Winnersh area, funding will be towards providing new facilities or improving existing facilities within Wokingham Borough.

Funding will be used for enhancements on the swimming pool, Sports Studio, and sports pitches.

It has also been agreed that following the enhancements, community use will be offered, targeting our BAME community for the Swimming Pool use, Women's only sessions and targeted swimming programmes for our vulnerable adults and children.

This will also apply for the studio gym space, again targeted for our vulnerable children and adults.

The school will manage and procure the works to be carried out. Our property team will be monitoring the works carried out.

BACKGROUND

New 3G pitch site

Following the outcome of the Football Foundation Local Football plan, it identified the need for additional 3G sites across the Borough and will address the shortfall in 3G provision. Implementation of these will help provision to cater effectively for the demand from affiliated football clubs alongside community requirements, across the Borough.

Data from the current the local football plan showed that Wokingham has over 524 football teams and in need of an additional 3G pitches with growth being seen each year; an addition of a new 3G pitch this will alleviate the need for players to travel outside of the Borough. The two local partner football clubs Whitenights and Laurel Park have between them estimated 33 teams who have a need training facilities Monday to Friday within their local area, there is a capacity issue as facilities such as Ryesh green, Arborfield and Goals are at full capacity, some teams are also having to travel outside the borough.

Weekend fixtures are at full capacity also, meaning that additional games cannot be played, therefore offering facilities will increase growth and development of the sport.

From the previous executive report approved (March 2021 – Implementing the leisure strategy) which within the strategy two of our seven priorities, Health and Wellbeing (general) and 'Maintain and extend accessibility to outdoor spaces' and the targets within that; increase playing Pitch strategy to meet future demand and to secure investment and Increase the number of clubs accessing and utilising outdoor spaces, Laurel Park was cited as proposed site.

After progressing with the Football Foundation it was noted that car parking, noise and light would cause a significant issue to residents and impact the nature reserve located next to the proposed site. Funding for the carpark (located by Rushey way) would have had to be sourced separately from that of the funds received from the Football Foundation.

S106 Finance approval for physical activity enhancements at Forest School

Following developments within the Winnersh area, S106 funding has been identified and the criteria for the funding allows much needed enhancements in the swimming pool, gym and sports pitches at Forest School, this will not only be beneficial for the students, but it will allow the facilities to be opened up for our BAME and vulnerable groups within the community. The use of both the studio and swimming pool will be used for community sessions each week.

BUSINESS CASE

New 3G pitch site

The need has been identified for additional 3G sites across the Borough and will address the shortfall in 3G provision for the 524 teams that require this facility and cater for the demand from affiliated football clubs and the community.

A previous site had been identified but further to this a technical appraisal has taken place to include the original option and five other proposed sites, each proposed site has been appraised in terms of its location including access, any existing facilities and if Football Foundation approved of which is needed to support any funding received. The findings are detailed below for each site:

Criteria	Option 1 - Maiden Erlegh School	Option 2 - Laurel Park	Option 3 - Chalfont Park
Location Access	Pros <ul style="list-style-type: none"> ➤ Site with existing facilities and road access. ➤ Walkable for local residents. ➤ No loss of grass pitches. ➤ Can be utilised by school, enhancing their facilities. Cons <ul style="list-style-type: none"> ➤ Construction will need to be during school holidays. 	Pros <ul style="list-style-type: none"> ➤ Site with existing facilities and road access. ➤ Walkable for local residents. Cons <ul style="list-style-type: none"> ➤ Additional parking will be required and to be funded. ➤ Loss of grass pitches. ➤ Limited day time use. ➤ Nature reserve located next to site. ➤ Flood lighting to be added. ➤ Road safety issues off Marefield road. 	Cons <ul style="list-style-type: none"> ➤ Close proximity to housing. ➤ Insufficient parking. ➤ Loss of grass pitches.
	Option 4 - Lower Early Events Field	Option 5 – Field next to Sindlesham Mill	Option 6 - Meredith Way
	Cons <ul style="list-style-type: none"> ➤ Close proximity to housing. ➤ Insufficient parking. 	Cons <ul style="list-style-type: none"> ➤ Forms part of the Loddon Valley South Berkshire Biodiversity Opportunity Area. ➤ Pylons on site. ➤ Flood risk. ➤ Traffic impact on already congested road. 	Cons <ul style="list-style-type: none"> ➤ Currently private owned land. ➤ Major traffic impact as existing onto roundabout. ➤ Flood risk.
Existing facilities	Option 1 - Maiden Erlegh School	Option 2 - Laurel Park	Option 3 - Chalfont Park
	Pros <ul style="list-style-type: none"> ➤ Established 9 aside pitch/lighting. ➤ Changing rooms and toilets. ➤ Sufficient Parking. 	Pros <ul style="list-style-type: none"> ➤ Established sports field. ➤ Changing rooms and toilets. ➤ Some Parking available. 	Cons <ul style="list-style-type: none"> ➤ No existing facilities on site.
	Option 4 - Lower Early Events Field	Option 5 – Field next to Sindlesham Mill	Option 6 - Meredith Way
	Cons <ul style="list-style-type: none"> ➤ No changing or toilet facilities. ➤ Insufficient power supply. 	Cons <ul style="list-style-type: none"> ➤ No existing facilities on site. 	Cons <ul style="list-style-type: none"> ➤ No existing facilities on site.
Football Foundation approved	Option 1 - Maiden Erlegh School	Option 2 - Laurel Park	Option 3 - Chalfont Park
	Yes	Yes	No
	Option 4 - Lower Early Events Field	Option 5 – Field next to Sindlesham Mill	Option 6 - Meredith Way
	No	No	No

Taking all options into consideration, the appraisal analysis criteria identify that Maiden Erlegh School would be the most suitable location based on the existing facilities, access to the site and opening up usage for the school.

Next Steps including timeline for implementation

- Public Consultation – September 2022
- Planning application submitted – Mid October 2022
- Football Foundation Bid submitted – January 2023
- Decision from Football Foundation on bid – April 2023
- Build Process – July/August 2023
- Open site – September 2023

The cost of the 3G pitch with associated works is around £800k with a contribution of £300k from WBC and the remainder from the Football Foundation of around £500k.

3G Pitch	YEAR 1 (6 months due to start Sept 23)	YEAR 2	YEAR 3
INCOME	£28k	£57k	£58k
EXPENDITURE			
Maintenance	£4k	£8k	£8k
Utility Cost	£3k	£6k	£6k
Staffing	£3k	£5k	£5k
Loan Repayment	Due to start in year 2	£26k	£26k

Any additional profit from the hiring of the 3G pitch will be paid into the sinking fund contribution.

S106 Finance approval for physical activity enhancements at Forest School.

Funding will be used for enhancements on the swimming pool, Sports Studio, and sports pitches.

The funding criteria will allow much needed enhancements within the Forest School, enhancing the pool floor, refurbishment of the gym with the installation of air con and gym equipment and sports equipment for sporting pitches.

Community use has been negotiated with the school with BAME swimming sessions and community use for vulnerable adults and children in the area in the swimming pool, gym and sports pitches beneficial to the local community.

The funding has been split into the identified areas as:

- £133k –Gym enhancements
- £74k – Swimming pool enhancements
- £1k – Sporting equipment for sporting pitches

FINANCIAL IMPLICATIONS OF THE RECOMMENDATION

The Council faces severe funding pressures, particularly in the face of the COVID-19 crisis. It is therefore imperative that Council resources are focused on the vulnerable and on its highest priorities.

	How much will it Cost/ (Save)	Is there sufficient funding – if not quantify the Shortfall	Revenue or Capital?
Year (Year 1) 2023/24	£300k £500k Football Foundation grant Income £28k Expenditure £10k Surplus:£18k	Yes	Capital Football foundation grant Revenue (Loan repayments commence April 24)
Next Financial Year (Year 2) 2024/25	Income £57k Expenditure: £19k loan £26k Surplus:£12k	Yes	Revenue
Following Financial Year (Year 3) 2025/26	Income £58k Expenditure: £19k Loan £26k Surplus:£13k	Yes	Revenue

Other Financial Information

This is a project that attracts funding from the Football Foundation, subject to a contribution from Wokingham Borough Council. Given the enhancement generated and the level of grant it attracts, it is a sound business case to proceed at this time on works.

There is a provisional allocation already agreed from the 'Capital Contingency' budget within the agreed programme so there will be no impact on the overall capital programme.

Stakeholder Considerations and Consultation

3G pitch consultation will take place prior to Planning permission and Planning will consult as part of the planning process.

Public Sector Equality Duty

Equalities assessment will be carried out for both developments.

Climate Emergency – *This Council has declared a climate emergency and is committed to playing as full a role as possible – leading by example as well as by exhortation – in achieving a carbon neutral Wokingham Borough by 2030*

A 3G pitch will allow teams to no longer travel outside the borough to access a 3G pitch, enhancements within Forest School will allow local groups to access facilities within their local area rather than further afield of outside of the Borough.

List of Background Papers

N/A

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