APPENDIX A

ITEM 5.1

PLANNING DECISION NOTICES ISSUED BY WOKINGHAM BOROUGH COUNCIL FROM 1st JANUARY TO 28th JANUARY 2025

Application Ref No	Address	Application Details	Town Council Recommendation	Planning Authority Decision
242247	53 Skelmerdale Way	Householder application for the proposed single storey front extension with a two-storey side and rear extension in addition to a part garage conversion following the demolition of the conservatory.	N/O	A
242471	16 Pitts Lane	Householder application for the proposed erection of a single storey front porch and two storey side and rear extension following a single storey rear extension, changes to fenestration and a garage conversion.	C/A	A
242746	5 Aldbourne Avenue	Householder application for the proposed erection, first floor extension and second floor side and rear extension following the demolition conservatory, installation of roof lights, dormer window and changes to existing fenestration.	N/O	A
242767	6 Pitts Lane	Householder application for the proposed demolition of existing conservatory and kitchen, preceding the erection of a single storey rear extension, and installation of 2 roof dormers to form second floor extension. Plus, addition of dormer to detached garage to form first floor garage extension.	C/A	A
242793	7 Courts Road	Householder application for the demolition of existing garage and erection of a two-storey side extension and front porch.	N/O	A
242840	11 Byron Road	Householder application for the proposed erection of a new front porch, two storey front and side extension, single storey rear extensions with installation of roof lights following the demolition of the existing conservatory and changes to fenestration.	N/O	A
242845	26 Easington Drive	Householder application for proposed two storey side and rear extension, along with a single storey front infill extension and changes to fenestration.	R	A
242849	207 Silverdale Road	Householder application for the proposed single storey side and rear extension.	C/A	A
242921	70 Sutcliffe Avenue	Householder application for the proposed erection of a single storey	N/O	A

		rear extension following a part garage conversion with a loft conversion into habitable accommodation and installation of a dormer window and roof lights.		
242973	7 Bythorn Close	Householder application for the proposed first floor front extension with gable end, first floor side extension above garage, ground floor front extension and partial garage conversion.	N/O	A
242992	371 Wokingham Road	Householder application for the proposed garage conversion into habitable accommodation with changes to fenestration.	N/O	A
243009	26 Somerton Gardens	Householder application for the proposed part conversion of the garage to habitable accommodation, plus changes to fenestration.	N/O	A
243010	4 Chicory Close	Householder application for the proposed garage conversion and double storey side extension.	N/O	A
243030	8 Robindale Avenue	Householder application for the proposed erection of a single storey rear extension.	N/O	A
243045	4 Ramsbury Drive	Householder application for the proposed erection of a single storey rear extension, two storey side/rear extension and a loft conversion into a storage room, with installation of Velux windows and changes to fenestration.	C/A	A
243069	2 Chicory Close	Householder application for the proposed conversion of the garage to habitable accommodation plus associated change to fenestration.	N/O	A
243146	15 Kensington Close	Householder application for the proposed single storey rear and single storey side extensions following demolition of existing conservatory.	N/O	A
243174	20 Culver Lane	Householder application for proposed erection of an outbuilding.	C/A	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: 28th January 2025

APPENDIX B

AGENDA ITEM 5.2

PLANNING APPLICATIONS RECEIVED SINCE THE LAST PLANNING MEETING UP TO THE DATE OF PUBLICATION OF THE PLANNING AGENDA ON 28th JANUARY 2025

Planning Ref No:	Address	Application Details	Town Ward
242979	61 Wilderness Road RG6 7RR	Householder application for the proposed erection of a single storey infill, a single storey front/side extension with a front canopy roof and a single storey rear extension following demolition of the existing external store, plus changes to fenestration and modifications to the existing roof form. (Amended description)	Redhatch
243072	11 & 15 Alder Close, RG6 3UP	Full application for the proposed replacement of existing timber and PVCu casement windows to new double glazed PVCu casement windows, plus replacement of existing front entrance and patio doors with new composite and PVCu.	Hawkedon
243073	7 – 9 Alder Close RG6 3UP	Full application for replacement of existing timber and PVCu casement windows to new double glazed PVCu casement windows. Replacement of existing front entrance and patio doors with new composite and PVCu.	Hawkedon
243074	1-7 Gelder Close RG6 3US	Full application for the proposed replacement of existing timber casement windows to new double glazed PVCu casement windows, plus replacement of the existing front entrance and patio doors with new composite and PVCu.	Hawkedon
243075	6-14 Hornbeam Drive, RG6 3UT	Full application for the proposed replacement of existing timber casement windows to new double glazed PVCu casement windows.	Hawkedon
243171	39 Doddington Close, RG6 4BJ	Householder application for the proposed garage conversion and changes to fenestration.	Cutbush
243215	11 Moorhen Drive RG6 4NZ	Householder application for the proposed single storey front porch extension and dormer extension, plus changes to fenestration.	Cutbush
243235	3 Eastcourt Avenue RG6 1HH	Householder application for the proposed single storey side and rear extension, plus loft conversion following the demolition of the existing conservatory.	Whitegates
243244	36 Pitts Lane RG6 1BT	Householder application for the proposed loft conversion to create habitable accommodation including insertion of additional roof lights, amendments to the gate and boundary fence plus installation of 3no. air conditioning units. (part retrospective)	Whitegates
243250	12 Bradmore Way RG6 4DS	Householder application for the proposed single storey rear extension following the demolition of the existing conservatory.	Cutbush
243252	560 Wokingham Road, RG6 7JB	Householder application for the proposed conversion of the existing outbuilding to an ancillary annexe with changes to fenestration. (Part retrospective)	St Nicolas
250004	79 Durand Road RG6 5YU	Application for works to protected tree/s TPO 1698/2019, T1 T1, Oak – Crown reduction by 1.5-2m to historic reduction points, reducing overall crown from 9m to 7-7.5m. **This type of application does not require consultation and is for information only.**	Radstock
250007	12 Culver Lane RG6 1DS	Householder application for the erection of a modified outbuilding to form a residential annexe. (Part retrospective)	Whitegates

APPENDIX B

250025	1 Culford Close RG6 3AS	Full application for the proposed change of use from amenity land to residential curtilage, following a garage conversion and changes to fenestration.	Hawkedon
250042	25 Binbrook Close RG6 3BW	Householder application for the proposed single storey front, side and rear extensions, plus the addition of three roof lights and changes to fenestration.	St Nicolas
250048	410 Wokingham Road, RG6 7HX	Householder application for the proposed erection of a single storey front extension to create porch.	Maiden Erlegh
250080	19 Meadow Road RG6 7EX	Householder application for proposed single storey side extension, to include a pitch roof, 2No roof lights to the existing roof and changes to fenestration. Followed by the demolition of the existing chimney.	St Nicolas
250082	Field House, Pepper Lane, RG2 7DG	Consultation from Reading Borough Council for the following: Prior notification: Demolition of boarding house. **This type of application does not require consultation and is for information only.**	x
250094	20 Kerris Way RG6 5UW	Householder application for the proposed part conversion of garage to habitable accommodation, changes to fenestration and insertion of 1 no. rooflight.	Radstock
250115	27 Mill Lane RG6 7JF	Householder application for the proposed erection of a single storey front extension to form porch, first floor side extension to include alterations to existing front dormers, erection of 1no. dormer to the rear elevation plus insertion of 1no. rooflight to the existing roof.	St Nicolas

Dated: 28th January 2025

APPENDIX C

AGENDA ITEM 7

WOKINGHAM BOROUGH COUNCIL'S PLANNING ENFORCEMENT INFORMATION

Closed Enforcement Cases – December 2024

Address	Details	Outcome
Hawkedon Primary School	Is PP needed for temporary floodlights for the 9 aside muga pitch	No breach
10 Erleigh Court Gardens	Properties in rear gardens being rented out	No breach
11 Erleigh Court Gardens	Putting in back door and window to the annex in the back garden	No breach
14 Erleigh Court Gardens	Properties in rear gardens being rented out	No breach
18 Erleigh Court Gardens	Properties in rear gardens being rented out	No breach
19 Easby Way	A garden room was built last month and now they are extending	No breach
24 Erleigh Court Gardens	Properties in rear gardens being rented out	No breach
38 Erleigh Court Gardens	Properties in rear gardens being rented out	No breach
128 Church Road	Breach of cond relating to no. of visitors	No breach
128 Church Road	Creation of hardstanding	Not expedient
215 Wokingham Road	Drive cannot be used so cars parking on the path	No breach

Live Enforcement Cases – January 2025

Address	Details
Land adjacent to 6 Aldbourne Avenue	Have the conditions of the consents to applications 191098 and 192717
The Moat House Hotel, Mill Lane	Raising of ground without permission
Trelawney, Elm Road	U/A works to trees
1 Wheelton Close	Fence moved without permission
1b Pond Head Lane	Breach of conditions 2/6/7/8/9/10 on planning consent 173162
7 Wilderness Road	Garage removed without permission and outbuilding in rear garden built
8 Highfields	A taxi business being run from the property without PP
12 Culver Lane	Compliance check with notice
12 Erleigh Court Gardens	Properties in rear gardens being rented out
19 Beech Lane	Outbuilding / garage being used as separate dwelling
19 Meadow Road	Deviation from approved plans for an outbuilding from app 233000
22 Allonby Close	Ground level raised & large outside lights impacting neighbour
26 Erleigh Court Gardens	Properties in rear gardens being rented out
28 Erleigh Court Gardens	Properties in rear gardens being rented out
31 Culver Lane	Breach of condition 3 – materials
34 Erleigh Court Gardens	Properties in rear gardens being rented out
36 Erleigh Court Gardens	Properties in rear gardens being rented out
36 Pitts Lane	Air con installed without permission
42 Culver Lane	Changes to levels in the front garden to create a driveway and wall
53 Mill Lane	Dormer too close to boundary – not as per approved plans
66 Sutcliffe Avenue	Extension at front of house w/o PP
70 Chiltern Crescent	Being used as an unauthorised HMO
215 Wokingham Road	Lighting not in accordance with details approved 242335
215 Wokingham Road	Single storey side extension roof not in accordance with approved plan
299 Wokingham Road	U/A works – static caravan installed at site w/o PP
405 Wokingham Road	Breach of conditions 2/6/7/8/9/10 on planning consent 173162

Dated: 28th January 2025

Shire Hall Webinar 15/1/25

This webinar was held by a firm called Wrenbridge who are the developers of the site and are specialists in industrial redevelopment projects.

They are hoping to put in for planning permission in the spring. They have been taking advice from WBC.

The Emerging proposals are for 5 modern industrial units on the old Shire Hall complex that will be leased to various companies, (these companies are unknown at the present time). They are planning for buildings with a high design finish and of good quality.

There will be associated car parking (226) and secure bike storage; 45 EV points and 14 disabled parking spaces.

The estimated number of people that will eventually work on the site is predicted to be far less than the number that worked at Shire Hall so no changes to the access road are planned. There will be no additional bus services. There will be new internal roads.

They plan for a high level of sustainability with low energy carbon technology, solar panels, heat pumps, maximum use of daylight and linear SUD systems and scrapes. The will be a rain garden along the frontage and wetland areas around the ponds that are already there. A new pedestrian path will be made to give access to the ponds.

The public right of way to Greenwich road will be enhanced with fencing, surfacing and planting. All mature trees will be kept and there will be additional planting.