



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 7th January 2025 which commenced at 7.00pm.

Present:

Chair – Councillor M Smith

Councillors: N Brock, R Browne, R Cook, A Neal, S Jordan and P Jorgensen

In attendance: E Carroll (Deputy Town Clerk) and W Luck (Advisor to Planning Committee).

107. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M De Jong, M Iyengunmwena and C Smith.

108. DECLARATIONS OF INTEREST

There were no declarations of interest.

109. PUBLIC FORUM

There were no members of the public present.

110. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 10th December 2024 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 89 - 106)

Councillor P Jorgensen entered the meeting

111. APPLICATIONS FOR PLANNING PERMISSION

111.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

111.2 Planning Applications Received since the Last Meeting of this Committee

111.2.1 No Objection Notifications

RESOLVED that a recommendation of no objection be made to the Local Planning Authority in respect of the following applications:

- 242979 Householder application for the proposed erection of a single storey rear extension with installation of roof lights, modifications to the roof and changes to fenestration following the demolition of the existing conservatory at 61 Wilderness Road.

- 243069 Householder application for the proposed conversion of the garage to habitable accommodation plus associated change to fenestration at 2 Chicory Close.
- 243127 Full application for proposed external and internal refurbishment, repairs and alterations consisting of replacement windows and doors; replacement roofs, including new roof lights, cowls and lanterns; installation of solar panels; concrete repairs; full mechanical and electrical services upgrade; erection of two external staircases; new detached bin and bike store; and hard and soft landscape and accessibility improvements at URS Building, Whiteknights Campus.
- 243134 Full application for the proposed installation of a drainage bypass interceptor/separator at Land adjacent to Wessex Hall, Whiteknights Road.
- 243146 Householder application for the proposed single storey rear and single storey side extensions at 15 Kensington Close.
- 243188 Scoping Opinion application to determine the content of an Environmental Impact Assessment for the proposed development of the Site to deliver around 3,930 dwellings together with associated infrastructure (to include internal roads / internal and external access points, landscaping, site wide flood alleviation and surface water drainage and other required infrastructure). New link road over the M4 motorway to Lower Earley Way; new junctions and potential highway upgrades to existing routes. Phased expansion of the Thames Valley Science and Innovation Park (around 100,000m²). New neighbourhood and district centres (retail, leisure, sports, cultural, health and service facilities); and associated education facilities to include primary and secondary school provision. Provision of Suitable Alternative Natural Greenspace, landscaping to include a country park at Hall Farm/Loddon Valley SDL.

Whilst Councillors raised no objection to the Scoping Opinion application itself, it was agreed that ETC would raise concerns about certain aspects of the Environmental Impact Assessment, which would be agreed between committee members and submitted to WBC by the consultation end date on 14th January 2025.

111.2.2 Conditional Approval Recommendations

RESOLVED that the following observations and comments be sent to the Local Planning Authority in respect of the following applications:

- 243136 Householder application for the proposed single storey front extension and garage conversion to create habitable accommodation at 15 Hilmanton.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that as these proposals have a separate entrance, no part of the extension as hereby approved shall be used as a separate unit of accommodation for fee paying occupants, unless otherwise approved by WBC in writing, to ensure that adequate car parking is provided at all times, to protect the amenity of neighbouring properties, pursuant to Policies CC07 and CP3.

- 243174 Householder application for the erection of an outbuilding at 20 Culver Lane.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that the outbuilding hereby approved shall only be used incidental to the host dwelling and shall not be let as a separate unit of accommodation, without prior approval by WBC, to ensure adequate parking is provided and to protect the amenity of neighbouring properties, pursuant to Policies CP3 and CC07.

111.2.3 Applications Requiring a Committee Decision

There were no applications recommended for refusal.

111.2.4 Tree Works Applications

There were no tree work applications.

111.3 Permitted Development Rights

The following Permitted Development applications were noted: -

- 243128 Listed Building consent for proposed external and internal refurbishment, repairs and alterations consisting of replacement windows and doors; replacement roofs, including new roof lights, cowls and lanterns; installation of solar panels; concrete repairs; full mechanical and electrical services upgrade; erection of two external staircases; new detached bin and bike store, and hard and soft landscape and accessibility improvement at URS Building, Whiteknights Campus.
- 243158 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 4.00m, for which the maximum height would be 3.00m and the height of the eaves 3.00m at 33 Mays Close.

111.4 Planning Applications Withdrawn

There were no withdrawn planning applications.

111.5 Adjoining Parish Consultations/Local Authority Consultations

There were no Adjoining Parish Consultations/Local Authority Consultation consultations.

112. PLANNING APPEALS

Members noted that no planning appeal notifications had been received.

Bill Luck left the meeting

113. PLANNING ENFORCEMENT STATISTICS

Councillors noted the Planning Enforcement figures received from Wokingham Borough Council for November 2024 – closed cases and December 2024 – live cases.

114. TREE PRESERVATION ORDERS

Members noted that no tree preservation order notifications had been received.

115. STREET NAMING & NUMBERING

Councillors noted that no street naming or numbering notifications had been received.

116. LICENSING

Councillors noted that no licensing applications had been received.

117. ROYAL BOTANIC GARDEN (KEW) – THAMES VALLEY SCIENCE PARK

Councillors noted that ETC's Planning Committee had received an invitation from the partner working with the Royal Botanic Gardens (Kew) to attend an information session at Shinfield Parish Council, which will provide details on the Community Engagement Plan that has been prepared by Kew prior to the submission of a planning application. Several Councillors indicated that they will be attending.

118. PUBLICATIONS

Members noted that the following publications had been received and are available for perusal from the Council Offices:

Wokingham Borough Council	Neighbourhood CIL Proportion Reports November 2024.
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119. PRESS RELEASES/WEBSITE/SOCIAL MEDIA

The following press release was requested for the Council's website: -

- To publicise the concerns raised by the Planning Committee to Wokingham Borough Council in relation to application 243188 – Hall Farm/Loddon Valley SDL (Scoping Opinion application)

120. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 7.43pm.

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Chair, Planning Committee