



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 4th February 2025 which commenced at 7.00pm.

Present:

Chair – Councillor M Smith

Councillors: N Brock, R Cook, M Iyengunmwena and A Neal.

In attendance: E Carroll (Deputy Town Clerk), W Luck (Advisor to Planning Committee) and a representative from ACER.

121. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R Browne, M De Jong, S Jordan, P Jorgensen and C Smith.

122. DECLARATIONS OF INTEREST

There were no declarations of interest.

123. PUBLIC FORUM

The ACER representative raised concerns regarding a Reading Borough Council notice which was on display at the end of the bridge in Culver Lane that details a possible change in road layout at that location but shows no plans. Councillor Neal advised that this could be in relation to Wokingham Borough Council's Woodley to Reading Active Travel Route and that information/plans are due to be published by WBC shortly.

The ACER representative also raised concerns in relation to application 243244 – 36 Pitts Lane in that there would be a loss of privacy for the neighbouring property from rear facing windows and that noise pollution would be caused by the air conditioning units, which were considered to be less than 1m from the neighbouring property.

124. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 7th January 2025 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 107 - 120)

125. APPLICATIONS FOR PLANNING PERMISSION

125.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

125.2 Planning Applications Received since the Last Meeting of this Committee

125.2.1 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 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) at 61 Wilderness Road. Councillors noted that WBC had already approved this application.
- 243072 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 at 11 & 15 Alder Close.
- 243073 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 at 7 – 9 Alder Close.
- 243074 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 at 1 – 7 Gelder Close.
- 243075 Full application for the proposed replacement of existing timber casement windows to new double glazed PVCu casement windows at 6 – 14 Hornbeam Drive.
- 243171 Householder application for the proposed garage conversion and changes to fenestration at 39 Doddington Close. Councillors noted that WBC had already approved this application.
- 243215 Householder application for the proposed single storey front porch extension and dormer extension, plus changes to fenestration at 11 Moorhen Drive.
- 243250 Householder application for the proposed single storey rear extension following the demolition of the existing conservatory at 12 Bradmore Way.
- 250025 Full application for the proposed change of use from amenity land to residential curtilage, following a garage conversion and changes to fenestration at 1 Culford Close.
- 250042 Householder application for the proposed single storey front, side and rear extensions, plus the addition of three roof lights and changes to fenestration at 25 Binbrook Close.
- 250048 Householder application for the proposed erection of a single storey front extension to create porch at 410 Wokingham Road.
- 250080 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 at 19 Meadow Road.
- 250094 Householder application for the proposed part conversion of garage to habitable accommodation, changes to fenestration and insertion of 1 no. rooflight at 20 Kerris Way.
- 250101 Full application for the proposed erection of 1 no. detached single storey building to form a new SEND unit with playground and canopy, plus associated plant room and sprinkler tank, parking and landscaping at Radstock Primary School, Radstock Lane.

- 250140 Application to vary condition 2 of planning consent 240151 for the proposed single storey front and two storey rear extensions with changes to fenestration and a single storey outbuilding. Condition 2 refers to approved details and the variation is to allow changes to fenestration (part-retrospective) at 19 Easby Way.

125.2.2 Conditional Approval Recommendations

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

- 243235 Householder application for the proposed single storey side and rear extension, plus loft conversion following the demolition of the existing conservatory at 3 Eastcourt Avenue.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following conditions: - 1: The ground floor element of the extension, with the separate access to the side, shall only be used as ancillary accommodation to the main dwelling, and not be used as a separate unit of accommodation for fee paying occupants without prior approval of WBC, to ensure adequate parking is provided at all times, and to protect the amenity of neighbouring properties, as defined by Policies CP3 and CC07.

2: The proposed window to the guest bedroom in the side elevations shall be of obscured glazing, with no opening lights below 1.7m above floor level, unless otherwise agreed by WBC, to protect the privacy and amenity of neighbouring property, pursuant to Policy CP3.

- 243252 Householder application for the proposed conversion of the existing outbuilding to an ancillary annexe with changes to fenestration. (Part retrospective) at 560 Wokingham Road.

This application was discussed and the decision can be found in Minute Item: 125.2.3.

- 250007 Householder application for the erection of a modified outbuilding to form a residential annexe. (Part retrospective) at 12 Culver Lane.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following conditions: - 1: 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.

2: For this outbuilding to remain ancillary to 12 Culver Lane, no pedestrian access to the adjacent dwelling shall be provided to protect the privacy and amenity of the current and future occupants of that adjacent dwelling, as supported by Policy CP3. ETC would also express their concerns about this structure becoming a separate dwelling.

125.2.3 Applications Requiring a Committee Decision

- 243244 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) at 36 Pitts Lane.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as the applicant has failed to provide any information of the noise generated by the proposed AC units, thus not enabling this application to be properly considered with regards to the

impact on the amenity of neighbouring properties, contrary to Policy CP3. And whilst there are similar front boundary treatments in the vicinity, it is considered that the proposal of a 2m high wall and railings is sufficiently different in height to cause harm to the character of the area, as supported by Policy CP3.

If WBC are minded to approve this application, the following condition is requested: 1: A detailed landscape scheme for the front boundary, as impacted by the proposed boundary wall, shall be submitted and approved by WBC prior to commencement of works, and the approved landscaping scheme to be implemented with one year of the completion of the front boundary, pursuant to Policy CP3 and the WBC Design Guide.

The ACER representative left the meeting.

243252 Householder application for the proposed conversion of the existing outbuilding to an ancillary annexe with changes to fenestration. (Part retrospective) at 560 Wokingham Road.

This application was discussed in Minute Item 125.2.2. Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as it is considered that the proposal is not an annexe to the host dwelling, by virtue of the proposed accommodation within and its remoteness from the host dwelling, and as such, it is a self-contained dwelling, and a separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities of neighbouring properties and the character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07.

If WBC are minded to approve this application the following condition is requested: 1: Ancillary accommodation - The outbuilding hereby approved shall remain ancillary to the main dwellinghouse and not be used, sold or sub-let as a separate dwelling. Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07.

250115 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 at 27 Mill Lane.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: - 1: By virtue of the inappropriate scale, mass, built form and character of the proposed dormer extension on the front elevation, and not being of a high quality of design, to the detriment of the area, contrary to Policy CP3. 2: Failure to maintain the quality of the environment, with an inappropriate dormer extension, contrary to Policy CP1. 3: Contrary to the guidance in the Borough Design Guide, Section R23, in that the roof form of the proposed dormer extension does not take its form from the main building, is not well considered, does not relate to the design of the existing roof form, contrary to Policy CP3, and the Borough Design Guide.

125.2.4 Tree Works Applications

The following tree works application was noted: -

250004 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 at 79 Durand Road.

125.3 Permitted Development Rights

There were no permitted development application.

125.4 Planning Applications Withdrawn

There were no withdrawn planning applications.

125.5 Adjoining Parish Consultations/Local Authority Consultations

The following Local Authority Consultation was noted: -

250082 Consultation from Reading Borough Council for the following: Prior notification:
Demolition of boarding house at Field House, Pepper Lane.

126. PLANNING APPEALS

126.1 Appeal Decisions

126.1.1 232748 – 102 Elm Road, Earley, RG6 5TD

Councillors noted that an appeal decision had been made by the Secretary of State in relation to Wokingham Borough Council's decision to refuse permission for the change of use from a dwelling house to a House of Multiple Occupancy (HMO) with the addition of one window to the first-floor North elevation. The appeal was dismissed.

Appeal Ref: APP/X0360/W/24/3349279

127. PLANNING ENFORCEMENT STATISTICS

Councillors noted the Planning Enforcement figures received from Wokingham Borough Council for December 2024 – closed cases and January 2025 – live cases.

128. TREE PRESERVATION ORDERS

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

Bill Luck left the meeting.

129. STREET NAMING & NUMBERING

Members noted that in relation to planning application 242727 – Land to the rear of 12 Shepherds Hill, Wokingham Borough Council has registered the new dwelling as 28 Shepherds Hill, Earley, Reading, RG6 1BB.

130. LICENSING

Councillors noted that notification had been received from WBC for a Street Trading Consent Renewal application for ST02 Earley Kebab - Suttons Bowling Club Car Park. It was agreed that a 'no comment' response will be submitted by the closing date on 7th February 2025.

131. TRANSPORT FOR THE SOUTH-EAST

Councillors noted that Transport for the South-East is consulting on its Draft Transport Strategy which highlights their vision for transport in the region over the coming years. The consultation period is open until 7th March 2025.

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

Councillor M Smith gave a verbal update on his attendance at an information session held at Shinfield Parish Council on 20th January 2025, which was also attended by Councillors N Brock, A Neal and the Deputy Town Clerk. The session was held by the partner working with the Royal Botanic Gardens (Kew), on the Community Engagement Plan prepared by Kew prior to the submission of a planning application. The proposed plans are for an herbarium which will store a number of plant specimens in a specialist building.

133. WOODLEY TO READING ACTIVE TRAVEL

Councillor A Neal gave a verbal update on his attendance at Wokingham Borough Council's Woodley to Reading Active Travel meeting held on 22nd January 2025. Plans are still to be decided by WBC's Individual Executive Members (IEMD) and details will be published by WBC at a later date.

134. FORMER SHIRE HALL SITE

Members received a written report from Councillor R Cook on her attendance at a webinar on 15th January 2025, given by Wrenbridge, the developers of the site, who are specialists in industrial redevelopments. Wrenbridge are proposing industrial units at the site, with associated parking, bike storage and electric vehicle charging points. Wrenbridge are working with WBC and looking to submit an outline planning application in spring 2025.

135. 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 December 2024.
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136. PRESS RELEASES/WEBSITE/SOCIAL MEDIA

No press releases were requested.

137. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 8.35pm.

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Chair, Planning Committee