



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 March 2025 which commenced at 7.00pm.

Present:

Chair – Councillor M Smith

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

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

138. APOLOGIES FOR ABSENCE

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

139. DECLARATIONS OF INTEREST

There were no declarations of interest.

140. PUBLIC FORUM

There were no members of the public present.

141. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 4th February 2025 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 121 - 137)

142. APPLICATIONS FOR PLANNING PERMISSION

142.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

142.2 Planning Applications Received since the Last Meeting of this Committee

142.2.1 No Objection Notifications

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

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| 250026 | Householder application for the proposed two storey front infill extension and single storey rear extension. Plus, the addition of one sky light and changes to fenestration at 628 Wokingham Road. |
| 250080 | Householder application for proposed single storey side extension, to include a pitched roof, 2No roof lights to the existing roof, changes to fenestration and addition of raised patio area. Followed by the demolition of the existing chimney. (Part Retrospective) at 19 Meadow Road. WBC has received revised plans. |

- 250197 Householder application for the proposed two storey front, side and rear extension, plus the addition of 2 no. roof lights and changes to fenestration at 102 Redhatch Drive.
- 250246 Full application for the proposed change of use of the property to supported living accommodation (Use Class C2) at 40 Elm Road.
- 250247 Full application for the proposed change of use of the property to supported living accommodation (Use Class C2) at 413 Wokingham Road.
- 250286 Householder application for the proposed erection of a single storey side extension to form a garage, a first-floor rear extension and a detached single storey outbuilding, plus installation of additional hardstanding at 4 Brompton Close
- 250287 Householder application for the proposed erection of a single storey side extension to include veranda following demolition of the existing garage and veranda, raising of the single storey flat roof at the rear, installation of solar panels plus changes to fenestration at 58 Redhatch Drive.
- 250325 Householder application for the proposed conversion of existing garage to create habitable accommodation plus changes to fenestration at 15 Northbourne Close.
- 250330 Householder application for proposed single storey rear extension with changes to fenestration. Followed by the demolition of existing conservatory at 26 Chatteris Way.
- 250383 Householder application for the proposed erection of a part single part two storey front, side and rear extensions to include a new porch, a rear dormer and roof light, loft conversion to create habitable accommodation following demolition of existing detached garage at 40 Shepherds House Lane.
- 250436 Householder application for the proposed single storey rear extension to facilitate a conservatory at 26 Meadow Road.

142.2.2 Conditional Approval Recommendations

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

- 250139 Householder application for proposed single storey side extension, with changes to fenestration, along with 3 No roof lights to the existing roof at 34 Beech Lane.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that as the alterations result in accommodation with a separate entrance, the extension as hereby approved shall be used as ancillary accommodation to the main dwellinghouse and shall not be used, sold or sub-let as separate dwellings. 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, TB07.

- 250387 Householder application for the proposed two storey front extension, and single storey rear extension. Plus, a garage conversion, installation of roof lights and changes to fenestration at 10 Cassia Drive.

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.

250406 Householder application for the proposed single storey rear extension. Plus, the installation of roof lights and changes to fenestration. Following the demolition of the existing conservatory at 5 Harrington Drive.

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.

250409 Householder application for the proposed erection of a two-storey extension to link the garage to the main dwelling, conversion of the garage to habitable accommodation, addition of 3 no. dormers to facilitate creation of first floor accommodation plus changes to fenestration at 122 Hilmanton.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that as the accommodation formed as part of these proposals is self-contained and has no direct personnel link to the host dwelling, it shall only be used incidental to the use of the main dwelling, and shall not be used as a separate unit of accommodation without prior approval of WBC, to ensure that adequate car parking is provided on curtilage at all times, and to avoid impact on the amenity of neighbouring properties. pursuant to Policies CP3 and CC07.

142.2.3 Applications Requiring a Committee Decision

250321 Householder application for the proposed formation of a front drive for car parking (retrospective) at 42 Culver Lane.

Councillors recommended that objection be raised to this application and recommends that WBC refuses the application as the linear drain is inadequate, in failing to be able to collect all the water run-off for the full width of the drive, contrary to Policy CC10, and S163 of the Highways Act 1980. Also, the applicant has failed to demonstrate a Sustainable Drainage solution by not detailing the installation of adequate soakaway facilities to serve the linear drain, contrary to Policy CC10, and S163 of the Highways Act 1980.

142.2.4 Tree Works Applications

The following tree works applications were noted: -

250271 Application for work to protected tree(s) TPO 565/1992, T1 T1, Oak – Crown lift to 3m by removing epicormic growth up to 3m and removal of 1 no. lower branch (as indicated in photograph) at 9 Kenton Road.

250378 Application for works to protected tree/s TPO 197/1980, AREA 2 T1, Oak – Fell.

142.3 Permitted Development Rights

The following permitted development rights applications were noted: -

250266 Application for advertisement consent for the proposed installation of 1 no. internally illuminated totem sign, 1 no. non-illuminated totem sign and 1 no. externally applied vinyl at 410 Thames Valley Park Drive.

250316 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 4.00m and the height of the eaves 3.00m at 28 Mill Lane.

142.4 Planning Applications Withdrawn

There were no withdrawn planning applications.

142.5 Adjoining Parish Consultations/Local Authority Consultations

There were no Adjoining Parish/Local Authority Consultation notifications.

143. PLANNING APPEALS

Members noted that no planning appeal notifications had been received.

144. PLANNING ENFORCEMENT STATISTICS

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

Bill Luck left the meeting

145. TREE PRESERVATION ORDERS

Members noted that Tree Preservation Order 1980/2024 – Tree at Brambles, Gipsy Lane, Earley, RG6 3HG was confirmed without modifications by Wokingham Borough Council on 3rd February 2025.

146. STREET NAMING & NUMBERING

Members noted that in relation to planning application 172335, Wokingham Borough Council has registered the following properties as separate dwellings: - 20A & 20B Beech Lane, Earley, Reading, RG6 5PT.

147. LICENSING

Councillors noted that notification from Wokingham Borough Council had been received of an application for a variation of premises licence for University of Reading Students Union, Student Union Building, Main Campus, Whiteknights, RG6 6AZ. A comment has been submitted.

148. NEIGHBOURHOOD PLANS

Councillors received a written report from Councillors R Cook, C Smith and M Smith who had been appointed as a working group to research neighbourhood plans and whether there was a need for a neighbourhood plan for Earley.

Councillors thanked the Working Group for their work and agreed with the conclusion that as Earley has little land available for major residential development, the benefits of having a Neighbourhood Development Plan were not proportionate to the work and costs involved in

developing one. Councillors agreed that in the future, there could be a review of this conclusion, which takes into account an approved Wokingham Borough Council Local Plan.

149. 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 January 2024.
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150. PRESS RELEASES/WEBSITE/SOCIAL MEDIA

No press releases were requested.

151. EXCLUSION OF PUBLIC AND PRESS

There were no members of the public or press present. It was agreed that the remaining items on the agenda be taken under Part II.

PART II

152. WOODLEY TO READING ACTIVE TRAVEL ROUTE

153. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 8.10pm.

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Chair, Planning Committee