



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 6th May 2025 which commenced at 7.00pm.

Present:

Chair – Councillor M Smith

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

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

172. APOLOGIES FOR ABSENCE

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

173. DECLARATIONS OF INTEREST

There were no declarations of interest.

174. PUBLIC FORUM

There were no members of the public present.

175. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 8th April 2025 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 154 – 171)

176. APPLICATIONS FOR PLANNING PERMISSION

176.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

176.2 Planning Applications Received since the Last Meeting of this Committee

176.2.1 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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| 250888 | Householder application for proposed single storey front, single storey side extension and single storey rear extension alongside associated changes to fenestration followed by the demolition of existing conservatory and utility room at 20 Rosemary Avenue. |
| 250941 | Householder application for the proposed single storey rear extension following the removal of existing conservatory. Along with changes to the front porch and fenestrations at 7 Flamborough Close. |

- 250942 Householder application for the proposed garden wall and double entrance gates (retrospective) at 2 Tickhill Close.
- 251000 Householder application for the proposed alterations to the front to include the erection of a dormer to facilitate a new bedroom within the existing roof space at 30 Knossington Close.
- 251013 Householder application for the proposed erection of single-storey extensions to the rear and side, along with part front extensions and the conversion of an existing porch at 19 Tinwell Close.

176.2.2 Conditional Approval Recommendations

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

- 250689 Householder application for proposed raising of the garden decking (retrospective) at 14 Silverdale Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that the submission to and approval by WBC of details of side screening to the decking area to a minimum height of 1.8m above the decking, and, if approved, to be erected within three months of this approval. To protect the privacy and amenity of neighbouring properties pursuant to Policy CP3.

- 250926 Householder application for the proposed garage conversion (retrospective) and outbuilding at 93 Silverdale Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following conditions 1. As the alterations appear to result in accommodation with a separate entrance, the conversion as hereby approved shall be used as ancillary accommodation to the main dwelling house 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, TB08.

2. In response to the concerns of a neighbouring property, and as the proposed conversion appears to have a separate access, it shall not be used as a business use 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.

176.2.3 Applications Requiring a Committee Decision

There were no applications requiring a Committee Decision.

176.2.4 Tree Works Applications

There were no Tree Works applications.

176.3 Permitted Development Rights

The following permitted development rights applications were noted: -

250904 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 3.57m and the height of the eaves 2.55m at 7 Hitch Hill Close.

250955 Prior approval submission for the erection of an additional storey to create first floor habitable accommodation with a maximum height of 6.8m at 1 Sellafield Way.

However, Councillors recommended that WBC refuses this application as it is considered that the mass, built form and height of this proposal causes significant harm to the character of the area on this prominent corner location, creating a disharmonious relationship with the adjacent dwellings, when considered against the provisions of Condition AA.2 (3) (a) (ii) of the relevant Permitted Development Order and is contrary to Policies CP1 and CP3 in that they fail to maintain or enhance the quality of the environment, fail to provide an attractive scheme and are generally inappropriate, fail to contribute to a sense of space and fail to integrate with the surrounding character of development. It is considered an alternative, well considered design under a full application would be more appropriate.

251041 Prior approval submission for demolition of 3 no. buildings and interconnecting link buildings at Faraday Building, 100 Thames Valley Park Drive.

176.4 Planning Applications Withdrawn

There were no withdrawn planning applications.

176.5 Adjoining Parish Consultations/Local Authority Consultations

There were no Adjoining Parish/Local Authority Consultation notifications.

177. **PLANNING APPEALS**

177.1 230099 – Aldi Stores Ltd, Land to the South of Gazelle Close, Winnersh, RG41 5HH

Members noted that an Inspector has been appointed by the Secretary of State to hold an inquiry into this appeal which will begin on 13th May 2025 and is expected to run for 6 to 8 days. Appeal ref: - APP/X0360/V/24/3339712

178. **PLANNING ENFORCEMENT STATISTICS**

Councillors noted the Planning Enforcement data received from Wokingham Borough Council for March 2025 – closed cases and April 2025 – live cases.

179. **TREE PRESERVATION ORDERS**

Members noted that no Tree Preservation Order notifications had been received.

180. **STREET NAMING & NUMBERING**

Members noted that no street naming and numbering notifications had been received.

181. **LICENSING**

Councillors noted that no Licensing applications had been received.

182. **LODDON GARDEN VILLAGE**

- 182.1 Councillors received a written update from Councillor M Smith on his attendance at the Loddon Garden Village Forum held by the University of Reading on 16th April 2025, where plans were presented of the proposed development. Attendees engaged in a tabletop activity to generate questions about the development which were put to the University of Reading representatives in attendance. The nature reserve within the site is now referred to as the Eco Valley and a walk-around visit for Councillors is to be arranged.
- 182.2 Councillors received a verbal update from Councillors M Smith and A Neal on their attendance on 1st May 2025 at a meeting with Arborfield & Newland Parish Council, Shinfield Parish Council and Winnersh Parish Council. The aim of the meeting was to collectively discuss the possibility of requesting a monitoring officer as part of any WBC planning approval conditions for the Loddon Garden Village proposal, who would ensure that key parts of the project were delivered as per any approval and conditions.

183. 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 March 2025.
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184. PRESS RELEASES/WEBSITE/SOCIAL MEDIA

No press releases were requested.

Bill Luck left the meeting

185. 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

186. CONFIDENTIAL MINUTES OF THE PREVIOUS MEETING

The Confidential Minutes of the meeting held on 8th April 2025 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 169 – 170)

187. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 7.56pm.

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Chair, Planning Committee