

ITEM 5.1**PLANNING DECISION NOTICES ISSUED BY WOKINGHAM BOROUGH COUNCIL FROM
2nd JULY – 29th JULY**

Application Ref No	Address	Application Details	Town Council Recommendation	Planning Authority Decision
250892	81 Elm Road	Householder application for proposed single storey front extension and single storey side extension alongside changes to fenestration. (Part retrospective)	C/A	A
250926	93 Silverdale Road	Householder application for erection of a single storey rear and side extension, the proposed erection of an outbuilding, insertion of one roof light, and alterations to the roof design (Part-retrospective).	C/A	A
251058	5 Elm Lane	Householder application for the proposed erection of a two-story rear extension, following demolition of the existing conservatory.	N/O	A
251071	5 Erleigh Court Gardens	Householder application for the proposed garage conversion followed by first floor side extension above the garage, single storey rear extension, front porch and changes to fenestration.	R	A
251107	3 Rosedale Crescent	Householder application for the proposed erection of a single-storey rear extension and patio, alongside the conversion of the existing garage to habitable space, the addition of two roof lights, and the erection of an outbuilding, including fenestration.	R	A
251166	7 Hitch Hill Close	Householder application for the conversion of the existing garage to facilitate habitable space with fenestration.	N/O	A
251189	10 Eriswell Close	Householder application for the proposed garage conversion to create habitable accommodation.	N/O	A
251217	15 Fairview Avenue	Householder application for the proposed erection of a loft conversion with a new roof line including a side dormer and a single storey rear extension with new fenestration and the demolition of existing conservatories.	N/O	A
251266	22 Bridport Close	Householder application for the proposed conversion of the garage to habitable accommodation and erection of a single storey rear extension, plus changes to fenestration.	N/O	A
251282	32 Squirrels Way	Householder application for the proposed erection of a single storey front extension to create porch, part	N/O	A

APPENDIX A

		single part two storey side extension, single storey rear extension, conversion of the existing garage, plus changes to fenestration.		
251333	17 Dene Close	Householder application for the proposed erection of single storey side/front extension.	N/O	A
251364	477 Wokingham Road	Full application for the proposed erection of a new timber boundary fence, gates and brick piers, following the removal of the existing fence, plus installation of permeable pavers to front drive (part retrospective).	N/O	A
251383	57 Beech Lane	Householder application for the proposed erection of a single storey rear extension, a single storey side extension, and a front dormer extension.	N/O	A
251396	60 Ryhill Way	Householder application for the proposed conversion of the existing garage into habitable accommodation with replacement of the garage door with new fenestration.	C/A	A
251526	Central Square Reading, University of Reading	Full application for the proposed erection of a cycle store following demolition of existing cycle store plus relocation of existing bin store.	N/O	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: 29th July 2025

AGENDA ITEM 5.2PLANNING APPLICATIONS RECEIVED SINCE THE LAST PLANNING MEETING UP TO THE DATE OF PUBLICATION OF THE PLANNING AGENDA ON 29th JULY 2025

Planning Ref No:	Address	Application Details	Town Ward
250943	1 Hilltop Road RG6 1BY	Householder application for the proposed single storey rear extension to replace existing conservatory, along with alterations to the roof to serve an extension of the loft conversion.	Whitegates
251516	12 Kerris Way RG6 5UW	Application for works to protected tree/s TPO 197/1980, T10 T10, Ash – Crown reduction by 2m all round, leaving it at an approximately height of 20m and spread of approximately 9m; remove limb with sever cavity. This type of application does not require consultation and is for information only.	Radstock
251550	Verge adjacent to 2 Ebborn Square, RG4 4JY	Application for works to protected tree/s TPO 0342-1987 TREE ID 004073 Mulberry (Morus nigra): To reduce the canopy back to previous pruning points and enter a 5/7 pollarding cycle to mitigate the risk of stem failure due to the decay pockets. Reason for Works: The tree was found to have a number of extensive decay cavities confined to the stem of the tree, and it was deemed it or parts of it could fail influencing the neighbouring property (no.2) and the adjacent adopted public highway.	Cutbush
251566	7 Hilmanton RG6 4HN	Application to vary condition 1 of planning consent 242423 for the proposed erection of a front porch, single storey rear extension, and installation of a rear dormer and roof lights to facilitate conversion of the loft to habitable accommodation, plus changes to fenestration. Variation is to allow changes to rooflights.	Hillside
251579	36 Erleigh Court Gardens, RG6 1EH	Full application for the proposed change of use of existing property into a sui generis HMO (7 or more occupants) dwelling. (retrospective)	Whitegates
251586	8 Culver Lane RG6 1DS	Full application for the proposed erection of a 1-bedroom detached dwelling within the curtilage land along with associated access, parking and bin storage plus new crossover, dropped kerb following demolition of existing detached garage and conservatory to No 8, Culver Lane and new crossover onto Culver Lane.	Whitegates
251603	49 Elm Road RG6 5TR	Householder application for the proposed erection of a single storey side extension and 2no dormer windows to second floor to facilitate loft conversion to create habitable accommodation.	Hillside
251613	77 Elm Road RG6 5TB	Householder application for the proposed erection of a single storey front extension to form a porch, alongside a part single, part two- storey, and part three storey side/rear extension incorporating gables, rear dormers, and roof lights to the front within a redesigned roofs cape, following the demolition of the existing garage, office, and dining room.	Hillside
251630	28 Sellafeld Way RG6 3BT	Householder application for the proposed erection of a single storey rear extension and garage conversion.	St Nicolas

APPENDIX B

251648	33 Stanton Road RG6 7DX	Householder application for the proposed erection of second-storey rear and side extension creating three additional bedrooms, porch extension and demolition of existing garage.	Maiden Erlegh
251661	33 Stanton Close RG6 7DX	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 2.77m and the height of the eaves 2.57m. This type of application only requires consultation with adjoining neighbours of the site and is for information only.	Maiden Erlegh
251670	25 Firmstone Close RG6 4JS	Householder application for the proposed erection of part two-storey and part single-storey rear extension, single-storey front extension and conversion of existing garage to create habitable accommodation.	Cutbush
251672	28 Springdale RG6 5PR	Householder application for proposed single storey rear and side extension following demolition of existing single storey rear extension and garage.	Radstock
251687	50 Bradmore Way RG6 4DS	Householder application for the proposed erection of a first-floor rear extension, changes to fenestration and garage conversion to create gym.	Cutbush
251715	128 Church Road RG6 1HR	Full application for the proposed installation of statues to the elevations and roof of the building.	Whitegates
251725	13 Raggleswood Close, RG6 7LH	Householder application for the proposed erection of a single storey front extension to form a guest room and porch, alongside the conversion of the existing garage to habitable accommodation with associated alterations to front fenestration (part retrospective).	Maiden Erlegh
251752	Sonning Quarry, Playhatch Road, Sonning Eye	Consultation from Oxfordshire County Council for the following proposal: Planning application for the winning and working of mineral as a southern and eastern extension to Sonning Quarry using existing consented ancillary facilities, office, weighbridge, welfare, wheel wash facilities and internal access roads within Phase C, existing site access points onto Playhatch Road, and the A4155; together with retention and operation of plant site and ancillary facilities, to include the concrete block making operations and ready mixed concrete plant situated south of Playhatch Road along with retention and use of field conveyor including bridges over Playhatch Road and Spring Lane and an unnamed watercourse parallel to Spring Lane; together with retention of existing crossing points over Berry Brook and other watercourses; with progressive restoration using indigenous and imported materials to agricultural land and nature conservation habitat. This type of application does not require consultation and is for information only.	x
251759	40 Chatteris Way RG6 4JA	Householder application for the proposed erection of a two-storey side extension following partial demolition of existing detached double garage along with changes to fenestration.	Cutbush

Dated: 29th July 2025

AGENDA ITEM 7**WOKINGHAM BOROUGH COUNCIL'S PLANNING ENFORCEMENT INFORMATION****Closed Enforcement Cases – June 2025**

Address	Details	Outcome
ASDA, Lower Earley District Centre, Chalfont Way	Unauthorised erection of a building	No breach
Field opposite Weir Pool House, Mill Lane x3	PCN Served	Notice served
1 Wheelton Close	Fence moved without permission	Notice served
11 Courts Road	Change of use to care home	No breach
14 Stilton Close	The black patch on the garage belongs to the council however No. 14 ha	No breach
17 Finstock Close	U/a erection of a structure	No breach
19 Beech Lane	Outbuilding/garage being used as separate dwelling	Application submitted
20 Culver Lane	PP 250666 refused	Application submitted
20a Beech Lane	New dwelling house created without PP	No breach
30 Chiltern Crescent	Single-storey rear extension being built onto existing extension	No breach
48 Delamere Road x 4	PCN served	Notice served
71 The Crescent	Car dealership operating from residential property without PP	No breach
477 Wokingham Road	Material COU from Sui Generis HMO to a single dwelling house	No breach
100 Anderson Avenue	Building works to front of property	No breach

Live Enforcement Cases – July 2025

Address	Details
Barber at ASDA, Chalfont Way	Barbers Portacabin on paved area near shop entrance without PP
Field opposite Weir Pool House, Mill Lane	Rubble being dumped on land without PP
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
1 Easby Way	Extension used as annex with different postal address
1b Pond Head Lane	Breach of conditions 2/6/7/8/9/10 on planning consent 173162
2 Conygree Close (Annex)	Annex created without permission
4 Meadow Road	Property being used as a HMO
5 Leighton Court	Suspected Air BnB
6 Meadow Road	Property being used as a HMO
7 Wilderness Road	Garage removed without permission and outbuilding in rear garden built
8 Meadow Road	Property being used as a HMO
8 Hilbury Road	Vehicle repair business operating from residential property without PP
26 Erleigh Court Gardens	Properties in rear gardens being rented out
36 Erleigh Court Gardens	Properties in rear gardens being rented out
48 Delamere Road	Garage as self-contained flat without PP
53 Mill Lane	Dormer too close to boundary – not as per approved plans
299 Wokingham Road	Unauthorised works
405 Wokingham Road	Breach of conditions 2/6/7/8/9/10 on planning consent 173162

Dated: 29th July 2025

Raising the Profile of Earley

Why should Earley raise its profile?

The parliamentary constituency name now includes Earley

National news about the MP often mentions the constituency name

With local government reorganisation happening, more visibility of the town will help prevent it being lost in some future structure

A higher profile among residents will give more weight to preserving the town's identity in a new local government environment

Anecdotal reports from residents report a low profile of Earley Town Council

How to raise the Earley profile internally?

Distribute a printed, Earley newsletter to all households

- Many residents don't know what the Town Council does
- Some residents, even if on-line, prefer to use printed media, containing useful telephone numbers etc.
- WBC have stopped distributing their newsletter
- We could engage with community in putting a newsletter together with a call-out for photographs and stories
- If scheduled for Autumn 2026, there is time to do it and it's not an election year for the town

How to raise the Earley profile externally?

Upgrade and expand the town's boundary signage

- There are only 4 boundary signs. Pitts Ln, Loddon Br, Elm Rd, Lower Earley Way eastbound
- 3 of the existing signs still refer to Wokingham District
- A 5th sign disappeared from Lower Earley Way westbound sometime after 2009
- There are many major routes into Earley that have no boundary sign e.g. Sutton Seeds, 3 Tuns, Pepper Ln, Woodlands Av, Kennetmouth path, Earley Station, A329(M) etc.
- With local government reorganisation, it is an opportunity to remove the top tier branding from the boundary signs, as is being done by Wokingham Town (see below)
- The town profile can be raised by using its logo/emblem (see below) with a welcome message



Comments on WBC's Needs Based Transport Review

Earley Town Council's Bus Services Working Group has considered commercial services, community transport services and volunteer driver services when responding to the following 4 questions of the review: -

- What is working in your area?
- What is not working?
- Can we work together to help meet the needs in the community?
- Do you have ideas you would like to tell me about?

Comments on the 4 questions: -

1. What is working in your area?

Buses

- **The number 21** is one of two principal bus services in Earley, serves Lower Earley, is frequent and runs 24 hours a day. Along with the number 17 service, it has been chosen to run electric buses from summer 2025. This is a vote of confidence from Reading Buses in the service and Earley.
- **The 4/4a service** is a principal bus service and runs between Reading and Wokingham/Bracknell along the central Earley corridor of Wokingham Road. It is frequent and serves all the railway stations between Reading and Bracknell. Many of the bus stops have real time service information.
- **The number 3 service** runs between Reading and Shinfield/Arborfield with some buses continuing onto Wokingham. The section between Reading and Shinfield looks well used and the service also allows those living in the Hilmanton area of Lower Earley as an alternative to catching the number 21.
- **Buses to the Royal Berkshire Hospital** – Earley residents have a choice of catching the 3, and 19a/b/c from Earley to the main entrance of the RBH. This provides an alternative to driving to Reading and paying to use hospital car parks.
- **Bus fares** – Earley is located within the 'simplyReading' fare zone which means all-day adult fares are capped at £4.50. Shinfield and Winnersh/Wokingham are in a different fare zone where the cap is higher.
- **Bus service information** – Reading Buses provide an app which can be downloaded into your mobile phone allowing the passenger to buy tickets in advance and to track the whereabouts of the bus you are waiting for. There is also a facility to 'tap on/off' which caps fares and is similar to the system used by Transport for London. Reading Buses also provide a range of paper versions of maps, fare guides and bus timetables too.

- **Railair bus serving Winnersh Triangle railway station** – This change allows travellers to catch/alight from the service at the station thereby avoiding the need to travel to Reading railway station.

Community Transport & Volunteer Transport Services

- **The Earley volunteer transport service** – This service is run by Nick Fellows and is very popular and the numbers using it have increased from 2317 trips in 2023 to 3357 in 2024. The majority of trips were for medical appointments but there were a substantial number for social activities to reduce loneliness. Despite its popularity, the service is currently under significant strain.
- **Earleybus** – This service is provided to those booking in advance and is generally used for group social activities such as visiting the cinema. The vehicle they use are capable of taking wheelchairs.

2. What is not working?

Buses

- **Lack of services from Lower Earley to Wokingham** – Other than walking to Wokingham Road to catch a 4/4A or walking to the Shinfield Road to catch a 3 bus to Wokingham; residents living in Lower Earley are unable to catch a bus to Wokingham where they pay their Council Tax. The new estates in Hatch Farm Way do not appear to be served by buses either.
- **Lack of frequent bus services and capacity for children attending local schools** – It is not possible for Lower Earley residents and school children to travel back and forth to our secondary schools in Winnersh and Wokingham. The 19a/b/c bus services are used by school children travelling to/from Reading schools and they get very busy given the size of buses used.
- **Lack of services between Earley and Green Park, Shinfield, Arborfield and Winnersh Triangle railway station** – Apart from catching a number 3 bus or taking multiple buses into and out of Reading, there is no easy way of getting to the named places. Shinfield is a growth area with many jobs being created yet it's not possible to easily travel by public transport from an adjoining area.
- **Lack of connectivity between Lower Earley Asda and Silverdale Road on 19a/c** – In the past, residents living on Meldreth Way had the option of a bus service to Reading via Beech Lane or a bus service to Reading via Silverdale Road. Both services served Asda. Now it's very difficult to get to Asda from Silverdale Road on the 19a/c which is often empty.

- **Access to entrance of Dinton pastures by bus from Earley** – There isn't a bus service from Earley or Lower Earley so those who do not have access to a car or cannot walk to the site are not able to access the facility.
- **Fare boundaries for Shinfield residents** – Unlike residents in Earley or Woodley, residents in Shinfield are outside of the 'simplyReading' fare zone and their capped fares will be higher. Interestingly, the Mere oak Park and Ride is located within the 'simplyReading' fare zone.
- **Too many Earley bus services do not drop off/collect from Royal Berkshire Hospital** - This includes services 21/4/4A. We understand that there is a bus service (Hospital Park and Ride 300) which runs from the Thames Valley Park and Ride but it is not known whether this is a service available to non-NHS staff and whether there is a charge to park there for non-NHS staff.

Community Transport & Volunteer Driver Services

- **The Earley volunteer transport service** – This service is under great strain at the moment. There is a shortage of drivers to provide the service as well as a waiting list for those wanting to use the service for the first time. The office has limited opening hours so requests cannot be taken outside of those hours. The service needs to be advertised more on social media and also at GP surgeries, in order to raise its profile among new residents to the area, those unable to drive anymore and to recruit new volunteer drivers.

Other forms of transport

- **Access to cheaper taxi services** – It is understood that cheaper Uber services are not accessible within Earley. This may be because Earley is wrongly considered be part of Reading which does not allow them.

3. Can we work together to help meet the needs in the community?

Earley Town Council

- **Grant applications** – Local transport groups can apply to Earley Town Council for grants providing they contain details of financial accounts and the steps taken to raise funds elsewhere. Grant applications details and deadlines are advertised on Earley Town Council's website and noticeboards. Details of the process could be shared with WBC to raise its availability.
- **Funding of local bus services** – Earley Town Council were asked by WBC and agreed to make a small contribution to local services. Earley Town Council may consider approaches from WBC for a higher contribution to keep subsidised services running or to get new services off the ground. This is more important than ever with an ever-increasing number of houses being built with the inevitable increase in the number of cars.

Advertising services

- **Getting voluntary groups online** - Many of the groups previously mentioned need help with creating posters/flyers and building an online presence, as they either lack the people or skills to do this task.
- **Information hubs** – There is still an appetite for the printed word on noticeboards across Earley as well as flyers available from libraries, community buildings, GP surgeries, councils and shopping centres. New hubs need to be identified and kept stocked. Earley Town Council has a Helpshop which already provides some WBC services, such as green recycling bags, garden waste sacks etc, however the Helpshop is often overlooked by WBC as an advertising location.

4. Do you have ideas you would like to tell me about?

Transport hubs

- Winnersh Park and Ride transport hub – Why can you only get to Reading from the Park and Ride? Why cannot the P&R become a hub with bus services to Loddon Garden Village, Lower Earley, Woodley and other areas?

Funding for new bus routes

- It takes too long to set up new trial routes. We still have new housing estates not served by buses years after they were built resulting in residents using their cars.

A number of free bus journeys included in your Council tax charge

- Consider giving all households a number of free bus journeys to encourage them to leave their cars at home. This could be extended where new services have been introduced.

Dated: 21st July 2025