



**PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 3<sup>rd</sup> June 2025 which commenced at 7.00pm.

**Present:**

Chair – Councillor M Smith

Councillors: N Brock, R Cook, M De Jong, D Hare, M Iyengunmwena, S Jordan, P Jorgensen, A Neal and C Smith

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

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**1. APPOINTMENT OF COMMITTEE CHAIR & VICE CHAIR**

**1.1** Councillor M Smith called for nominations for the position of Chair of the Planning Committee for municipal year 2025/2026. A nomination for Councillor M Smith was proposed and seconded. There were no other nominations. It was:

**RESOLVED** that Councillor M Smith be appointed as Chair of the Planning Committee.

**1.2** Councillor M Smith called for nominations for the position of Vice Chair of the Planning Committee for municipal year 2025/2026. A nomination for Councillor A Neal was proposed and seconded. There were no other nominations. It was:

**RESOLVED** that Councillor A Neal be appointed as Vice Chair of the Planning Committee.

**2. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Browne.

**3. DECLARATIONS OF INTEREST**

There were no declarations of interest.

*Councillor Jorgensen entered the meeting*

**4. PUBLIC FORUM**

The representative from ACER raised concerns about application 251107 – 3 Rosedale Crescent due to the mass of the outbuilding and the brick finish which is out of character of the area. The representative also raised concerns about application 251071 – 5 Erleigh Court Gardens with regards to mass and dominance, which impacts the neighbouring property. Also, that the proposed gable end roof is out of keeping with the area.

One member of the public added his concerns about application 251071 – 5 Erleigh Court Gardens in relation to the mass and questioned the increase in size of the extension. The member of the public also raised concerns regarding an apple tree at the location.

## 5. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 6<sup>th</sup> May 2025 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 172 – 187)

## 6. APPLICATIONS FOR PLANNING PERMISSION

### 6.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

### 6.2 Planning Applications Received since the Last Meeting of this Committee

#### 6.2.1 Brought forward applications

251071 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 at 5 Erleigh Court Gardens.

This application was brought forwarded on the agenda from Agenda Item 6.2.3. Councillors recommended that objection be raised to this application and recommends that WBC refuses the application for the following reasons: - 1: By virtue of its inappropriate mass, built form and character, contrary to Policy CP3, giving rise to its failure to address the guidance in the Borough Design Guide, Section R23, regarding the relationship of first floor side extensions to the side boundary, thereby creating a terracing effect. 2: The impact on the amenity of No.3, particularly from the two-storey rear extension and the relationship of the side extension to the boundary, is considered inappropriate, contrary to Policy CP3

If WBC are minded to approve this application the following conditions are required 1: The window to the ground floor bathroom is to be fixed closed at all times, unless otherwise agreed in writing by WBC, to prevent it opening over the neighbouring property, to protect their amenity pursuant to Policy CP3. 2: The flank of the proposed storey height bay window in the rear elevation, facing No.7, is to be fitted with opaque material, unless otherwise agreed in writing by WBC, to prevent overlooking of the immediate rear garden to No.7, thereby protecting the amenity of that property pursuant to Policy CP3.

*The two members of the public left the meeting*

251107 Householder application for the proposed erection of a single-storey rear extension, alongside the conversion of the existing garage to habitable space, the addition of two roof lights, and the erection of an outbuilding, including fenestration at 3 Rosedale Crescent.

This application was brought forward on the agenda from Agenda Item 6.2.2. Councillors recommended that objection be raised to this application and recommend that WBC refuses the application as the proposed outbuilding, when considered cumulatively with the extended dwelling, is overdevelopment, and of inappropriate built form and mass and inappropriate materials contrary to the character of the area, and the amenity of neighbouring properties, contrary to Policy CP3.

If WBC are minded to approve this application the following condition is requested 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.

*The ACER representative left the meeting*

### 6.2.2 No Objection Notifications

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

- 250960 Householder application for the proposed single storey rear extension along with conversion of existing outbuilding into habitable space at 59 Ramsbury Drive.
- 251038 Householder application for the proposed erection of a part single- storey, part two-storey rear extension, alongside the conversion of the existing garage to facilitate habitable space with fenestration at 1 Wimblington Drive.
- 251058 Householder application for the proposed erection of a single-storey rear extension, including new fenestration at 5 Elm Lane.
- 251117 Householder application for the proposed single storey rear extension with flat roof and one roof light at 20 Kenton Road.
- 251166 Householder application for the conversion of the existing garage to facilitate habitable space with fenestration at 7 Hitch Hill Close.
- 251189 Householder application for the proposed garage conversion to create habitable accommodation at 10 Eriswell Close.
- 251216 Householder application for the proposed erection of a single storey rear extension at 15 The Crescent.
- 251217 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 at 15 Fairview Avenue.
- 251219 Application for works to protected tree/s TPO 1614/2017, T1 and T2 T1, Ash – Fell and replace. T2, Ash – Fell and replace at 30 Henley Wood Road.

### 6.2.3 Conditional Approval Recommendations

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

- 250892 Householder application for proposed single storey front extension and single storey side extension alongside changes to fenestration. (Part retrospective) at 81 Elm Lane.

Councillors recommended that no objection be raised to this application subject to WBC imposing the conditions attached to application 240369 to any approval of this application, pursuant to Policy CP3 that the "annexe" formed as part of these proposals has a separate entrance, 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.

- 251107 Application for 3 Rosedale Crescent was discussed in Minute Item 6.2.1

### 6.2.4 Applications Requiring a Committee Decision

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

251071 Application for 5 Erleigh Court Gardens was discussed in Minute Item 6.2.1

6.2.5 Tree Works Applications

The following Tree Works application was noted: -

251088 Application for works to protected tree/s TPO 1614/2017, T2 T2, Ash - Crown reduction by approx. 2m; remove deadwood; selective crown thin by 15% and shape at 30 Henley Wood Road.

6.3 Permitted Development Rights

There were no permitted development applications.

6.4 Planning Applications Withdrawn

There were no withdrawn planning applications.

6.5 Adjoining Parish Consultations/Local Authority Consultations

There were no Adjoining Parish/Local Authority Consultation notifications.

7. **PLANNING APPEALS**

7.1 Appeal Decision

7.1.1 241352 – 15 The Crescent, Earley, RG6 7NW

Members noted that an appeal decision had been made by the Secretary of State's appointed Planning Inspector in relation to Wokingham Borough Council's decision to refuse planning permission for the proposed raising and modification of the roof of the existing detached outbuilding to form first floor accommodation, plus insertion of rear rooflights. The appeal has been dismissed. *Appeal Ref: APP/X0360/D/24/3356306*

8. **WOKINGHAM BOROUGH COUNCIL'S PLANNING ENFORCEMENT INFORMATION**

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

*Bill Luck left the meeting*

9. **TREE PRESERVATION ORDERS**

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

10. **STREET NAMING & NUMBERING**

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

11. **LICENSING**

Councillors noted that no Licensing applications had been received.

**12. READING BOROUGH LOCAL PLAN PARTIAL UPDATE – NOTIFICATION OF SUBMISSION**

Councillors noted that Reading Borough Council submitted its Submission Draft of the Local Plan Partial Update and Submission Draft Proposals Map, along with supporting documents to the Secretary of State for Housing, Communities and Local Government on Friday 9th May 2025.

**13. 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 April 2025.
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**14. PRESS RELEASES/WEBSITE/SOCIAL MEDIA**

No press releases were requested.

**15. TERMINATION OF MEETING**

The meeting was declared closed by the Chair at 8.12pm.

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Chair, Planning Committee