



**PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 8<sup>th</sup> July 2025 which commenced at 7.00pm.

**Present:**

Chair – Councillor M Smith

Councillors: N Brock, R Cook, 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 twelve members of the public.

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**16. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Browne and Councillor De Jong.

**17. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**18. PUBLIC FORUM**

Several members of the public raised concerns about application 251396 – 60 Ryhill Way expressing concerns that the property will become a House of Multiple Occupation, which will impact the character of the neighbourhood and could set a precedent for similar applications. Concerns were also raised that a business is being run from the property, which is not permitted as part the property deeds and that already limited parking will also be impacted. The residents from the two neighbouring properties added that they were unhappy, as they did not receive notification of the application.

The ACER representative expressed concerns about application 251346 – 20 Culver Lane that the outbuilding is out of keeping with the area and that it dominates the neighbourhood compared to the original garage. The representative also raised concerns about application 251348 – also 20 Culver Lane that this outbuilding which is to be re-designated as a garage has increased in size compared to previous approved plans.

**19. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting held on 3<sup>rd</sup> June 2025 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 1 – 15)

**20. BROUGHT FORWARD APPLICATIONS**

Application 251396 – 60 Ryhill Way and applications 251346 and 251348 – 20 Culver Lane were brought forward on the agenda from Agenda Item 5.2.2 – Conditional Approval Recommendations for discussion. It was: -

**RESOLVED** that the following recommendations be made to the Local Planning Authority in respect of the following applications:

- 251396      Householder application for the proposed conversion of the existing garage into habitable accommodation with replacement of the garage door with new fenestration at 60 Ryhill Way.

The Committee could find no planning matters on which to object to this proposal. But, if WBC are minded to approve this application, Councillors recommended the following condition that as this proposal results in accommodation with a separate entrance, no part of the conversion 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.

Councillors also had concerns about this application and the applicant's intentions as a result of the many objections from neighbouring properties heard in the public forum: -

1: It is unclear as to the actual use, as the property appears to provide care accommodation for young people, with a resident care worker, operated by Abiding Care and Support which would seemingly require a change of use to Class C2 requiring Planning Permission. ETC believe this would also require licensing.

2: This property of already 5 bedrooms as originally built. There is concern that with the conversion of the garage this could become a sui generis HMO, in which case enforcement would need to be involved.

3: Immediate neighbours claim not to have been notified by WBC of this application, which is concerning, as there appears to be a pattern of such oversights in Earley.

*The twelve members of the public left the meeting.*

- 251346      Householder application for the proposed erection of an outbuilding (part retrospective) at 20 Culver Lane.

Councillors recommended that objection be raised to this application for the following reasons:

1: The proposal, by virtue of its visual dominance in the street scene fails to maintain the quality of the environment, contrary to Policy CP1

2: By virtue of its inappropriate scale, mass, built form and intrusion into the street scene, and failing to integrate into the street scene, to the detriment of visual amenity, contrary to Policy CP3.

If WBC are minded to approve, the following condition is requested: 1. Incidental accommodation - The outbuilding hereby approved shall be used as incidental accommodation to the main dwellinghouse and the dwelling shall remain in use as a single dwellinghouse and 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 [from 232494].

- 251348      Householder application for the proposed erection of a detached outbuilding for use as a garage within the rear garden. (Part- Retrospective) at 20 Culver Lane.

Councillors recommended that objection be raised to this application for the following reasons:

1: By virtue of its visual dominance in the street scene fails to maintain the quality of the environment, contrary to Policy CP1.

2: By virtue of its inappropriate scale, mass, built form and intrusion into the street scene, and failing to integrate into the street scene, to the detriment of visual amenity, contrary to Policy CP3.

If WBC are minded to approve this application the following condition is requested: 1: As the outbuilding hereby approved has a personnel door and two windows there is the potential for this to be occupied separately to the host dwelling, therefore, this outbuilding shall only be used incidental to the host dwelling, and shall not be let, or sold, as a separate unit of accommodation, without prior approval by WBC, to ensure adequate parking and amenity is provided and to protect the amenity of neighbouring properties, pursuant to Policies CP1, CP3, TB07, TB08 and CC07.

*Councillor Hare entered the meeting.*

*The ACER representative left the meeting.*

## **21. APPLICATIONS FOR PLANNING PERMISSION**

### **21.1 Decision Notices Issued by the Local Planning Authority**

The Decision Notices reported to the meeting were noted.

### **21.2 Planning Applications Received since the Last Meeting of this Committee**

#### **21.2.1 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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|--------|---|
| 251203 | Householder application for the proposed single storey rear extension and first floor rear extension at 16 Erleigh Court Gardens.   |
| 251266 | Householder application for the proposed conversion of the garage to habitable accommodation and erection of a single storey rear extension, plus changes to fenestration at 22 Bridport Close.   |
| 251282 | Householder application for the proposed erection of a single storey front extension to create porch, part single part two storey side extension to facilitate conversion of existing attached garage, single storey rear extension plus changes to fenestration at 32 Squirrels Way. |
| 251333 | Householder application for the proposed erection of single storey side and rear extension at 17 Dene Close.  |
| 251364 | 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) at 477 Wokingham Road.                                       |
| 351365 | Full application for the proposed erection of a cycle store at land north/west of Whiteknights House, University of Reading.  |
| 251383 | Householder application for the proposed erection of a single storey rear extension, a single storey side extension, and a front dormer extension at 57 Beech Lane.   |
| 251389 | Householder application for the proposed erection of first floor side extensions, single storey rear extension with roof lantern and front extension at 15 Tamarind Way.  |

- 251412 Householder application for the proposed erection of two storey rear extension, single storey rear and side extension, first floor side extension, second storey roof conversion to dormer and removal of chimney at 17 Wilderness Road.
- 251414 Full application for the proposed installation of Standby Generator to serve HLS, Maths and DTS at University of Reading to include concrete slab base and fenced enclosure, adjacent to the electricity substation to the rear of the JJ Thomson Building at University of Reading, Shinfield Road.
- 251425 Householder application for the proposed erection of a part single part two storey front/side/rear extension, garage conversion to create habitable accommodation, plus demolition of existing conservatory at 33 Pitts Lane.
- 251477 Householder application for the proposed erection of a single storey side and rear wraparound extension alongside the erection of a replacement detached garage with alterations to fenestration following demolition of existing side extension and garage at 5 The Knapp.
- 251482 Householder application for the proposed erection of a single storey front extension with low-pitched roof and ramped access, alongside a single storey side extension with roof lights and fenestration alterations together with a single storey rear extension, the formation of a block paved driveway with new dropped kerb and associated boundary treatments and landscaping works following the demolition of the existing detached garage and rear chimney stack at 9 Sevenoaks Road.
- 251523 Householder application for the proposed erection of a single storey side extension with associated alterations to side facing fenestration at 6 Kensington Close.
- 251526 Full application for the proposed erection of a cycle store following demolition of existing cycle store plus relocation of existing bin store at Central Square, University of Reading.

#### 21.2.2 Conditional Approval Recommendations

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

- 250926 Erection of single storey rear and side extensions (Retrospective) and proposed outbuilding at 93 Silverdale Road.

Councillors noted that WBC has already determined this application, therefore no comment was made on this application.

- 251286 Householder application for the proposed erection of an outbuilding at 28 Beech Lane.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that as the outbuilding has of a large floor area, has sanitary accommodation and can be independently accessed by way of the side of the host dwelling, the outbuilding hereby approved shall only be used incidental to the host dwelling and shall not be let or sold 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.

- 251346 Householder application for the proposed erection of an outbuilding (part retrospective) at 20 Culver Lane.

This application was discussed in Minute Item 20, where the decision can be found.

251348           Householder application for the proposed erection of a detached outbuilding for use as a garage within the rear garden. (Part- Retrospective) at 20 Culver Lane.

This application was discussed in Minute Item 20, where the decision can be found.

251357           Householder application for the proposed outbuilding at 6 Basil Close.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that as the outbuilding hereby approved has sanitary accommodation and could potentially be accessible separately to the host dwelling, it 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 and to ensure adequate parking is provided and to protect the amenity of neighbouring properties, pursuant to Policies CP3 and CC07.

251358           Application for a certificate of existing lawful development for the conversion of existing garage into habitable accommodation at 19 Beech Lane.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that as this proposal results in accommodation with ensuite facilities and a separate entrance, no part of the conversion 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.

251396           Householder application for the proposed conversion of the existing garage into habitable accommodation with replacement of the garage door with new fenestration at 60 Ryhill Way.

This application was discussed in Minute Item 20, where the decision can be found.

251402           Householder application for the proposed erection of single storey rear extension at 51 Eastcourt Avenue.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that as this proposal includes an "elderly persons bedroom", with ensuite facilities, of proportions unlikely to be suitable for an elderly person, with a separate access to the front of the dwelling and the proposed bedroom conversion, as hereby approved shall only 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, TB08.

### 21.2.3 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:

251103           Application to vary condition 2 of planning consent 231113 for the double length garage converted to an annexe (retrospective). Condition 2 refers to ancillary accommodation and the variation is to allow the annexe to be used, rented, and let as an independent unit of accommodation at 5 Nash Close.

Councillors recommended that objection be raised to this application for the following reasons:

- 1: It is considered that the planning background to the occupancy condition attached to 231113 is unchanged since the grant of that permission and would seriously impact the amenity of the neighbouring properties, contrary to Policy CP3.
- 2: The applicant has failed to demonstrate that adequate off-street parking is provided to support such a change, contrary to Policy CC07, and would impact the amenity of local residents, contrary to Policy CP3.
- 3: The applicant has failed to demonstrate that adequate amenity space is available for the occupants of the garage, should it be occupied as a separate dwelling, contrary to Policy TB08.
- 4: The applicant has failed to demonstrate that suitable accommodation is available within the building, as required by Policy TB07.
- 5: It is considered that such a proposal, if approved, would not enhance the quality of the environment, contrary to Policy CP1.

251284            Application to vary conditions 2 and 3 of planning consent 222238 for the proposed erection of a part two storey part single storey rear extension, with rear dormers/Juliet balcony, single storey front extension to form a garage and front porch, first floor side extension. Condition 2 refers to the approved details and condition 3 to external materials, and the variation is to amend fenestration, change external materials and modify the rear dormer and balcony railing at 68 Beech Lane.

Councillors recommended that objection be raised to this application for the following reasons:

- 1: By virtue of its built form and elevational design, it is considered inappropriate development with regards the surroundings, to the detriment of the visual amenity of the area, contrary to Policy CP3 and fails to maintain the quality of the immediate environment.
- 2: As a result of the inclusion of a new balcony at second floor loft level, overlooking the adjoining properties, it is considered to significantly and adversely impact the amenity and privacy of the adjoining houses contrary to Policy CP3.

ETC are also concerned about the comments from No.66 about "inaccurate drawings" and whether this has been addressed in the current drawings, particularly as it has been noticed that the hip to the left of the rear roof is inconsistent with the front elevation. If approved, a condition requiring the submission and approval of materials is requested, as it is not clear from the drawings what the applicant's intentions are.

#### 21.2.4 Tree Works Applications

251368            Application for works to protected tree/s TPO 1155/2006, T1 T1, Walnut – Remove low limb over the garage; remove one low stubby stem to the rear; crown lift to approx. 4.5m by removing secondary growth only where possible; crown reduction by approx. 20% 1-1.5m of the radial crown spread and up to approx. 1.5m of the height at 88 Pitts Lane.

Councillors raised no objection to this application.

#### 21.3 Permitted Development Rights

The following Permitted Development applications were noted: -

- 251231 Application for a certificate of existing lawful development for an additional car parking area to the east of the main car park at Winnersh Garden Centre, 656 Reading Road.
- 251301 Prior approval submission for proposed change of use of the commercial premises to 6 no. dwellings at Unit 1, Cutbush Court, Danehill.
- 251324 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 6.0 m, for which the maximum height would be 3.0 m and the height of the eaves 3.0 m at 75 Chiltern Crescent.
- 251509 Prior approval submission for the proposed render replacement works to the existing Stenton Halls, Childs Halls and Mackinder Halls student accommodation buildings at the University of Reading, Whiteknights Campus.

21.4 Planning Applications Withdrawn

There were no withdrawn planning applications.

21.5 Adjoining Parish Consultations/Local Authority Consultations

There were no Adjoining Parish/Local Authority Consultation notifications.

**22. PLANNING APPEALS**

Councillors noted that no Planning Appeal notifications had been received.

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

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

**24. TREE PRESERVATION ORDERS**

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

**25. STREET NAMING & NUMBERING**

Members noted that Wokingham Borough Council in relation to land adjacent to 25 Henley Wood Road has registered the following:- Flat 1 & Flat 2, 27 Henley Wood Road, Earley, Reading, RG6 7EE.

**26. LICENSING**

Councillors noted that no Licensing applications had been received.

**27. SONNING NEIGHBOURHOOD PLAN – REGULATION 14 STATUTORY CONSULTATION**

Members noted that Sonning Parish Council is consulting on its draft Neighbourhood Plan – Regulation 14. The consultation is open from 30<sup>th</sup> May to 18<sup>th</sup> July 2025.

*Bill Luck left the meeting.*

**28. NAME OF PLANNING STANDING COMMITTEE**

Councillors considered Councillor Neal’s suggestion to change the name of the committee from Planning Committee to Planning & Transport Committee. It was:

**RESOLVED** that recommendation be made to Full Council that the committee’s name be changed to Planning & Transport Committee, to better reflect the committee’s areas of involvement.

**29. WOKINGHAM BOROUGH COUNCIL’S NEEDS BASED REVIEW OF TRANSPORT NETWORK**

29.1 Councillors noted that WBC’s My Journey team are carrying out a transport network review for the borough. The review will include bus services, community transport services and volunteer driver services.

29.2 Councillors noted that the Chair of Planning has asked Full Council at its meeting on 9<sup>th</sup> July 2025 to form a Bus Services Working Group which will feedback to the Planning Committee and will be able to discuss WBC’s transport network review.

**30. ECO VALLEY WALK (HALL FARM DEVELOPMENT)**

Members noted that the University of Reading held two Eco Valley Walks on 9<sup>th</sup> June 2025 and 19<sup>th</sup> June 2025 led by Nigel Frankland, Land Management Director.

**31. 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 May 2025.
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**32. PRESS RELEASES/WEBSITE/SOCIAL MEDIA**

No press releases were requested.

**33. TERMINATION OF MEETING**

The meeting was declared closed by the Chair at 8.33pm

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Chair, Planning Committee