



PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 5th August 2025 which commenced at 7.00pm.

Present:

Chair – Councillor A Neal

Councillors: N Brock, D Hare, M Iyengunmwena, S Jordan, A Neal, C Smith and M Smith.

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

Before the start of the meeting, Councillor M Smith announced that he would be stepping down as Chair of the Planning Committee with immediate effect. This was due to his appointment as a Borough Councillor onto Wokingham Borough Council’s Planning Committee.

Councillor Smith thanked the Deputy Town Clerk, Committee members and the Planning Advisor, Bill Luck for their support and informed the Committee that the election of a new Chair of Planning would be held at the next Planning Meeting on 9th September 2025.

The Vice Chair, Councillor Neal took the position of Chair and proceeded with the meeting.

34. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R Cook, M De Jong and P Jorgensen.

35. DECLARATIONS OF INTEREST

Councillors M Iyengunmwena, C Smith and M Smith declared that as members of Wokingham Borough Council’s Planning Committee they would keep an open mind when considering any planning applications. Councillor M Smith also declared an interest in application 251586 – 8 Culver Lane which has been listed at WBC.

Councillor Hare declared an interest as a Borough Councillor on Agenda Item 6.1 – Planning Enforcement Appeal for 1 Wheelton Close but was aware that no decision was required.

36. PUBLIC FORUM

The ACER representative asked that their comments regarding application 251715 – 128 Church Road be noted in that, in their view, the proposed statues are large and out of character.

The ACER representative raised concerns regarding application 251579 – 36 Erleigh Court Gardens in that the proposed outbuilding in the middle of the back garden was out of character and that there was insufficient parking provision. The ACER representative also raised concerns in relation to application 251586 – 8 Culver Lane due to overdevelopment and being out of keeping with the area.

37. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 8th July 2025 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 16 – 33)

38. APPLICATIONS FOR PLANNING PERMISSION

38.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

38.2 Planning Applications Received since the Last Meeting of this Committee

38.2.1 No Objection Notifications

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

- 251550 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. Verge adjacent to 2 Ebborn Square.
- 251566 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 at 7 Hilmanton.
- 251630 Householder application for the proposed erection of a single storey rear extension and garage conversion at 28 Sellafield Way.
- 251638 Householder application for the proposed erection of a single storey front porch extension with level access alongside the partial conversion of the existing garage to facilitate internal alterations, with associated fenestration changes to the front elevation at 10 Sawtry Close.
- 251648 Householder application for the proposed erection of second-storey rear and side extension creating three additional bedrooms, porch extension and demolition of existing garage at 33 Stanton Road.
- 251670 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 at 25 Firmstone Close.
- 251672 Householder application for proposed single storey rear and side extension following demolition of existing single storey rear extension and garage at 28 Springdale.
- 251687 Householder application for the proposed erection of a first-floor rear extension, changes to fenestration and garage conversion to create gym at 50 Bradmore Way.

- 251715 Full application for the proposed installation of statues to the elevations and roof of the building at 128 Church Road.
- 251725 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) at 13 Raggleswood Close.
- 251759 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 at 40 Chatteris Way.
- 251776 Full application for the temporary change of use of the Car Parking area (Class B1) to be used as an Industries Innovation Lab (Sui Generis) for up to 5 years with associated Cabins, Structures, and EV Charging Point at 510 Thames Valley Park Drive.

38.2.2 Conditional Approval Recommendations

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

- 250943 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 at 1 Hilltop Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that the cill height to the rooflights on the roof slope facing 3 Hilltop Road shall be at least 1.7m above first floor level to protect the amenity and privacy of No.3, as supported by Policy CP3.

- 251603 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 at 49 Elm Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following conditions: -

1: As the existing ground floor front bedroom is now provided with a separate entrance, it shall not be sold or rented as a separate unit of accommodation without prior approval of WBC; to ensure adequate parking is provided at all times, and; to protect the amenity of neighbouring properties, as supported by Policies CP3 and CC07.

2: As the alterations to the first floor present the potential for sub-dividing the amended dwelling, the dwelling shall not be sub-divided into separate units of accommodation for sale or rent as a separate unit of accommodation 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. 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.

3: The loft conversion shall not be used as a habitable room unless approved in writing by WBC because of its inadequate size and proportions contrary to Policies CP3 and TB07 and the Nationally Described Space Standards.

- 251793 Householder application for the proposed erection of a two-storey front extension incorporating a new entrance canopy, alongside the partial conversion of the rear

garage with associated fenestration alterations to the front, side and rear elevations at 98 Pitts Lane.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that the amended garage, as hereby approved, shall only be used incidental to the host dwelling, and shall not be used for business use without prior written approval by WBC, to ensure any such use does not cause a significantly adverse impact on the character of the area, nor on the amenity of neighbouring properties, as supported by Policies CP1, CP3 and CC07.

38.2.3 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:

251579 Full application for the proposed change of use of existing property into a sui generis HMO (7 or more occupants) dwelling. (retrospective) at 36 Erleigh Court Gardens.

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

1: The intensification of occupancy of this family house will impact the neighbouring properties to the detriment of their amenity and the character of the area, contrary to Policy CP3.

2: Inadequate parking for up to 13 occupants, contrary to Policy CC07, with the resultant impact on highway safety of overspill parking on the highway, and the impact of the extra on-street parking on the amenity of neighbouring properties, contrary to Policy CP3.

3: Inadequate on curtilage parking spaces, with the parking spaces shown being sub-standard when compared with WBC's current standard of 5m x 2.5m, there being only a 9.7m width available, scaled from the applicant's drawings compared with the 10m required, and with no pedestrian access to the front door.

In addition, the parking spaces on the ends are constrained by the boundaries such that opening car doors wide enough for access will be impossible, contrary to Policy CC07.

If this application is approved the following conditions are requested:

1: The "storage" room on the approved drawings shall only be used for storage and not accommodation, unless otherwise approved in writing by WBC to ensure there is no further impact on the amenity of neighbouring properties pursuant to Policy CP3, that adequate amenities are provided for any occupant pursuant to Policy TB07 and that adequate parking is available pursuant to Policy CC07

2: The occupancy of the outbuildings limited to two persons unless otherwise approved in writing by WBC to ensure there is no further impact on the amenity of neighbouring properties pursuant to Policy CP3, that adequate amenities are provided for any occupant pursuant to Policy TB07 and that adequate parking is available pursuant to Policy CC07.

Councillor M Smith left the meeting.

251586 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 at 8 Culver Lane.

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

1: By virtue of its inappropriate mass, layout, built form, height and design, the proposal fails to deliver a high quality of design, to the detriment of the amenities of the neighbouring properties and their occupant's quality of life, contrary to Policy CP3

2: The separation of the proposed dwelling to 8 Culver Lane is inadequate, contrary to Section R16 of the WBC Design Guide, as supported by Policies CP1 and CP3.

3: The privacy and amenity of the garden to 10 Culver Lane fails to meet the provisions of Section R15 of the WBC Design Guide, as supported by Policy CP1 and CP3. 4: Inadequate private amenity space, which will be heavily shaded, contrary to Section R16 of the WBC Design Guide, as supported by Policies CP1, CP3 and TB08.

*Councillor M Smith re-entered the meeting.
The ACER representative left the meeting.*

38.2.4 Tree Works Applications

The following Tree Works application was noted: -

251516 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 severe cavity at 12 Kerris Way.

38.3 Permitted Development Rights

The following Permitted Development applications were noted: -

251661 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 at 33 Stanton Road.

251814 Prior approval submission for erection of a two-storey upwards extension to provide 32no residential units on the 4th and 5th floor with associated plant, car and cycle parking at 400 Regus Houses, Thames Valley Park Drive.

38.4 Planning Applications Withdrawn

There were no withdrawn planning applications.

38.5 Adjoining Parish Consultations/Local Authority Consultations

The following Adjoining Parish/Local Authority Consultation notification was noted: -

251752 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 at Sonning Quarry, Playhatch Road, Sonning Eye.

39. PLANNING APPEALS

39.1 Planning Enforcement Appeal

251532 – 1 Wheelton Close

Councillors noted that an appeal has been made to the Secretary of State against an enforcement notice issued by Wokingham Borough Council for the alleged breach without planning permission, the material change of use of amenity land to residential and the erection of associated fencing and posts. *Appeal ref: - APP/X0360/C/25/3368394*

40. WOKINGHAM BOROUGH COUNCIL'S PLANNING ENFORCEMENT INFORMATION

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

41. TREE PRESERVATION ORDERS

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

Bill Luck left the meeting.

42. STREET NAMING & NUMBERING

Members noted that in relation to planning application 250027, Wokingham Borough Council has registered the following property: - 2a The Drive, Earley, RG6 1EG.

43. LICENSING

Councillors noted that no Licensing applications had been received.

44. WOKINGHAM BOROUGH COUNCIL'S TRAFFIC REGULATION ORDER PROPOSAL

Councillors noted WBC's Traffic Regulation Order proposal – Park & Ride 2025, which includes the introduction of an overnight access barrier at Thames Valley Park & Ride.

45. WOODLEY – READING ACTIVE TRAVEL SCHEME

Members noted that at its meeting on 11th June 2025, Reading Borough Council's Traffic Management Sub-Committee approved the Reading section of the Woodley - Palmer Park Active Travel Scheme.

46. LODDON GARDEN VILLAGE STAKEHOLDER FORUM

Councillor Neal gave a verbal update on his attendance at the Loddon Garden Village Stakeholders forum held on 16th July 2025 stating that there has been some minor adjustments to the plans and that open meetings will be held for residents in early September 2025.

47. PROFILE OF EARLEY

Councillor Neal explained that he would like to see 'Earley' boundary signs erected to give Earley a form of identity, as it lacks a town centre in comparison to other towns. Councillor

Neal would also like to see the Town Council's profile raised with residents in the form of a newsletter. Councillors considered Councillor Neal's suggestions and it was: -

RESOLVED that the Planning Committee supported the idea of boundary signs and a newsletter, but that a newsletter should maybe be introduced on an annual basis to start with.

48. WOKINGHAM BOROUGH COUNCIL'S NEEDS BASED REVIEW OF TRANSPORT NETWORK

Members noted the Bus Services Working Group met on 15th July 2025 to discuss WBC's Needs Based Review of Transport Network and that an informal response had been submitted to WBC. The Chair thanked the Working Group for their work and comprehensive response.

49. TOWN COUNCIL QUESTIONS AT WBC MEETINGS

Councillors considered requests for specific questions to be submitted to WBC meetings.

It was **RESOLVED** that the Planning Committee would like Councillor Neal to raise a question at WBC's Council meeting in relation to the disconnect between WBC departments when issuing Council Tax bands to annexes/outbuildings when planning permission has yet to be approved. Also, a question about Houses in Multiple Occupation (HMOS) not having appropriate licences. The questions will be drafted and sent to the Town Clerk to review and if appropriate to submit to WBC.

50. 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 June 2025.
---------------------------	--

51. PRESS RELEASES/WEBSITE/SOCIAL MEDIA

No press releases were requested.

52. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 8.28pm.

.....
Chair, Planning Committee