

EARLEY TOWN COUNCIL

Town Clerk
JO FRIEND BA(Hons) PSLCC



Council Offices
Radstock Lane
Earley, Reading
RG6 5UL

Tel: (0118) 986 8995

28th October 2025

Dear Councillor

A meeting of the Planning & Transport Committee will be held in the Council Chamber at the Council Offices, Radstock Lane, Earley, Berkshire, RG6 5UL on **Tuesday 4th November 2025** commencing at 7.00 pm.

Yours faithfully

Jo Friend

TOWN CLERK

To: Members of the Planning & Transport Committee

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

AGENDA

1. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2. DECLARATIONS OF INTEREST

To receive any declarations of interest from Members.

3. PUBLIC FORUM

To receive any questions or planning application comments from members of the public attending the meeting. The Public Forum shall usually not exceed 15 minutes. If there are no questions or comments, the Council will commence business forthwith.

4. MINUTES OF PREVIOUS MEETING

To consider the Minutes of the Meeting of the Planning Committee held on 7th October 2025 and, if appropriate, to agree that they represent a true and correct record and **RESOLVE** they be signed. (Minutes 72 - 90)

5. APPLICATIONS FOR PLANNING PERMISSION

5.1 Decision Notices Issued by the Local Planning Authority

To note the Decision Notices issued by the Local Planning Authority in respect of applications previously before the Committee.

Appendix A

5.2 Planning Applications Received since last meeting of this Committee

To consider the applications received since the last meeting. See Weekly Lists dated 10th October, 17th October, 24th October and 31st October 2025. Details can also be found on our website at: <https://www.earley-tc.gov.uk/planning-applications/>

Appendix B and as per Supplementary Agenda

5.2.1 No Objection Recommendations

5.2.2 Conditional Approval Recommendations

5.2.3 Applications Requiring a Committee Decision

5.2.4 Tree Work Applications

5.3 Permitted Development Rights

5.4 Applications Withdrawn

5.5 Adjoining Parish/Local Authority Consultations

6. PLANNING APPEALS

6.1 Appeals Decision

6.1.1 230099 – Land to the South of Gazelle Close

To note that a decision has been made by the Secretary of State against the decision of Wokingham Borough Council to refuse planning permission for the proposed erection of a food store with associated access, parking and servicing areas, landscaping, and other associated works to include solar panels to the roof.

Appeal Ref: - APP/X0360/V/24/3339712

Decision - The appeal is allowed.

7. WOKINGHAM BOROUGH COUNCIL'S PLANNING ENFORCEMENT INFORMATION

To note that WBC is experiencing issues with its reporting system and has been unable to produce the Planning Enforcement information for September 2025 – closed cases and October 2025 – live cases.

8. TREE PRESERVATION ORDERS

To note that no Tree Preservation Order notifications have been received.

9. **STREET NAMING & NUMBERING**

To note that no Street Naming & Numbering notifications have been received.

10. **LICENSING**

To note that no Licensing notifications have been received.

11. **ALIGN (ALLIANCE OF LODDON INFRASTRUCTURE & GROWTH NEEDS) MEETING**

To note that no further meeting has yet been scheduled.

12. **LODDON GARDEN VILLAGE STAKEHOLDERS MEETING**

To receive a verbal update from Councillor Neal on the University of Reading's Stakeholder meeting held on 22nd October 2025.

13. **HIGHWAYS & TRANSPORT**

13.1 To highlight/discuss any highway and transport issues reported or noted by members.

13.2 To note Wokingham Borough Council's Traffic Regulation Order – Amendment 3 consultation for various roads in the Wokingham Borough, including roads in Earley. Consultation is open 20th October – 10th November 2025.

Appendix C (relating to Earley roads only)

14. **EARLEY SIGNS**

To further discuss the replacing/installing of new Earley boundary signage.

15. **BUDGET 2026/2027**

To discuss the Planning & Transport Committee's priorities for the 2026/27 budget. All councillors will be invited to attend meetings of the Budget Working Party.

16. **TOWN COUNCIL QUESTIONS AT WBC MEETINGS**

To receive and consider any Councillor requests for specific questions to be submitted to WBC meetings. Members to also agree the WBC meeting to which the Town Clerk is to submit the question(s) to.

Members to **RESOLVE** if required.

17. **PUBLICATIONS**

To note that the following publications have been received and are available for perusal from the Council Offices:

Wokingham Borough Council	Neighbourhood CIL Proportion Reports September 2025.
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18. PRESS RELEASES, WEBSITE & SOCIAL MEDIA

To consider whether any of the foregoing items should be the subject of a special press release.

19. EXCLUSION OF PUBLIC AND PRESS

To ***RESOLVE*** that, in view of the confidential nature of the business about to be transacted, it is advisable and in the public interest that the public and press are temporarily excluded and are asked to withdraw for item 20 on the Agenda.

20. ADVISOR TO THE PLANNING & TRANSPORT COMMITTEE