



**PLANNING & TRANSPORT COMMITTEE**

Minutes of a meeting of the Planning & Transport Committee held in the Council Chamber at the Council Offices, Radstock Lane, Earley on Tuesday 13<sup>th</sup> January 2026 which commenced at 7.00pm.

**Present:**

Chair – Councillor A Neal

Councillors: R Browne, R Cook, M Iyengunmwena, S Jordan and M Smith.

In attendance: E Carroll (Deputy Town Clerk), W Luck (Advisor to Planning Committee), Councillor A Bassett, Councillor A Long and WBC’s Community Transport Manager.

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**138. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors N Brock, M De Jong, D Hare and C Smith.

**139. DECLARATIONS OF INTEREST**

Councillors M Iyengunmwena and Councillor M Smith declared that, as members of Wokingham Borough Council’s Planning Committee, they would keep an open mind when considering planning applications at this meeting based on the information before them and may later amend their view if further relevant information is presented to them.

Councillor M Smith requested that in future minutes of meetings his verbal declaration of interest be minuted in full. The Deputy Town Clerk explained that the minutes are not a verbatim report and indicated that his spoken declaration this evening was worded more from the position of a borough councillor rather than a town councillor.

The Deputy Town Clerk advised that Councillor M Smith is a member of and is attending the ETC Planning & Transport Committee meeting in his capacity as Town Councillor and that in previous minutes the declaration had been transparent in showing this. The minutes show that Councillor M Smith, in his capacity as a Town Councillor at an ETC Planning & Transport Committee meeting, will consider the information before him but that should other information be presented before him in his capacity as a borough councillor, when attending a WBC Planning Committee meeting, that he may change his view.

**140. PUBLIC FORUM**

There were no members of the public present.

**141. MINUTES OF PREVIOUS MEETING**

141.1 The Minutes of the meeting held on 9<sup>th</sup> December 2025 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 112 – 130)

141.2 The Minutes of the Extraordinary meeting held on 16<sup>th</sup> December 2025 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 131 – 137)

## 142 WOKINGHAM BOROUGH COUNCIL'S TRANSPORT NETWORK REVIEW

- 142.1 A presentation was given by Rebecca Brooks, WBC's Community Transport Manager, on WBC's Transport Network Review. The review has taken into consideration requests to improve the public transport connection between Wokingham, Bracknell and Reading, for better connections to medical centres, better connections to new developments and for an increase in evening and weekend services. Bus service funding comes from WBC's base budget, S106 monies from development, bus grants and funding from third parties such as Town/Parish Councils, University of Reading etc.

The funding requests being made to ETC are estimated and the amount of WBC's base budget, S106 and grant funding has also been taken into consideration. WBC is looking to start new 5yr contracts in April 2027.

- 142.2 Members received the Bus Working Group's draft response to further questions raised by WBC in relation to the review. Councillor A Long reported that the working group has concerns about the funding amounts that are being requested and that the commitment being asked for is 5 years.

Members agreed with the working group's suggestions around funding and that further discussion was needed, as a Council. Concerns were also raised about the level of demand for a new service between Earley and Wokingham. The draft response will now go to Council.

*WBC's Community Transport Manager left the meeting*

*Councillor A Long left the meeting*

## 143. APPLICATIONS FOR PLANNING PERMISSION

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

The Decision Notices reported to the meeting were noted.

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

#### 143.2.1 No Objection Notifications

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

- 251994 Householder application for the proposed erection of a rear orangery with glazed roof lantern at 24 Falstaff Avenue.
- 252831 Householder application for the proposed erection of a single-storey side extension with associated alterations to fenestration to the side elevation at 23 Hilltop Road.
- 252881 Householder application for the proposed erection of a part single/ part two storey front/side/rear extension following demolition of existing garage, rear extension, dormer and chimney at 3 Buckhurst Way.
- 252886 Householder application for the proposed erection of a two-storey side extension with a single-storey rear extension and an enclosed front porch, together with alterations to the front garden to provide permeable hardstanding and two off-street parking bays, following demolition of the existing garage at 65 Eastcourt Avenue.

- 252924 Householder application for the proposed erection of a single storey rear extension following demolition of existing conservatory at 21 Wickham Road.
- 252977 Householder application for the proposed single storey rear extension with roof lights at 10 Merrifield Close.
- 253018 Householder application for the proposed erection of a single storey front extension following removal of existing front canopy roof and bay window, plus erection of a single storey rear extension, changes to fenestration and conversion of the garage to habitable accommodation. (Part retrospective) at 35 Chatteris Way.
- 253060 Application for 22 Sibley Park Road was discussed and the decision can be found in Minute Item 143.2.3.
- 253088 Householder application for the proposed conversion of the garage at 24 Doddington Close.
- 253114 Householder application for the proposed erection of a two-storey side and part single part two storey rear extension following demolition of the detached garage, plus changes to fenestration and installation of hardstanding to enlarge the front driveway at 87 Redhatch Drive.
- 252149 Householder application for the proposed erection of a two-storey front extension, single storey rear extension to include roof lights plus first floor rear and side extension to include 1no. Juliet balcony at 24 Wickham Road.

#### 143.2.2 Conditional Approval Recommendations

There were no Conditional Approval recommendations.

#### 143.2.3 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:

- 252966 Application to remove condition 3 of planning consent 251867 for the proposed loft conversion, including installation of 3 No. roof-lights to the front elevation, and 2 No. roof lights to the rear elevation to form additional habitable space (Part Retrospective). Condition 3 relates to obscured glazing of roof windows in the rear elevation, and the application is to remove this requirement at 84 Hilmanton.

Councillors recommended that objection be raised to this application and that WBC refuses the application as there has been no change to the overlooking of No.86, highlighted in the officer's report on application 251867 and the rooflights are still below the recommended minimum separation distance in the Borough Design Guide, and are not obscured glazing, and, as such, the removal of the condition would be detrimental to the amenity of the occupiers of No. 86 contrary to Policy CP3.

- 253060 Householder application for the proposed erection of a single storey front extension to form enclosed porch, single storey side extension to form lean-to, garage conversion to create habitable accommodation, single storey rear extension, first floor side extension, plus changes to fenestration including the insertion of a Juliet balcony at 22 Sibley Park Road.

This application was discussed in Minute item 143.2.1. Councillors recommended that objection be raised to this application and that WBC refuses the application for the following reasons: 1: It is

considered that the proposed first floor side extension is out of character with the surrounding development, by providing the potential for a terracing effect, and not complying with Section R23 of the Borough Design Guide, as supported by Policy CP3, in not providing a 1m separation at first floor to the side boundary.

2: The first-floor side extension creates an overbearing built form against the adjoining property and is of an inappropriate scale, mass, built form and character to the detriment of the character of the area, and failing to maintain the quality of the environment, contrary to Policies CP1 and CP3.

If WBC are minded to approve this application, ETC would request an informative is added to any approval, advising the applicant that any approval of these details does not grant any rights over neighbouring property for construction purposes, these must be sought separately.

253154            Householder application for proposed erection of a garage conversion, first floor side extension, single storey rear extension alongside changes to fenestration at 15 Bythorn Close.

Councillors recommended that objection be raised to this application and that WBC refuses the application for the following reasons: 1: The proposed roof to the side extension will overhang the adjacent public footpath to the detriment of the public domain.

2: The blank side elevation facing the road is in a prominent location and adds nothing to the character of the area, contrary to the principles in Sections R7, R8 and R11, in the Borough Design Guide, as supported by Policy CP3, in failing to adequately define the street space, failing to respond to its prominent landmark position and failing to create a well-designed street scene.

#### 143.2.4 Tree Works Applications

The following Tree Works application was noted.

252981            Application for works to protected tree/s TPO 197/1980, T55 T1, Oak (T55 on TPO) – Remove deadwood over 1m long and 50mm diameter; reduce 1 no. large dead branch on south side back to live spur at source; reduce tips of low branch on west side growing over neighbouring garden by 2.5m; reduce elongated branches on south side towards highway by 2-3m, back in line with surrounding canopy; reduce low branch on east side of canopy by 1-1.5m; reduce elongated limb on north side by 2m, back in line with surrounding canopy at 20 Kerris Way.

#### 143.3 Permitted Development Rights

There were no Permitted Development applications.

#### 143.4 Planning Applications Withdrawn

There were no Planning Applications withdrawn.

#### 143.5 Adjoining Parish Consultations/Local Authority Consultations

There were no Adjoining Parish/.Local Authority consultations.

### **144. PLANNING APPEALS**

Councillors noted that no Planning Appeal notifications had been received.

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

Members noted that WBC is still experiencing issues with its reporting system and that no planning enforcement information had been received.

**146. TREE PRESERVATION ORDERS**

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

**147. STREET NAMING & NUMBERING**

Councillors noted that no Street Naming & Numbering notifications had been received.

**148. LICENSING**

Councillors noted that a 'no comment' had been submitted to an application for the variation of premises licence for Mid Counties Co-op, Church Road, Earley, RG6 1EY.

**149. BOUNDARY SIGNS**

Members noted that the Deputy Town Clerk is still waiting on a quotation from WBC and has chased for this information.

*Councillor M Iyengunmwena left the meeting*

**150. RECOMMENDATIONS FOR PLANNING APPLICATIONS 252498 & 252769 (LODDON GARDEN VILLAGE)**

150.1 Councillors discussed the draft recommendation response which had been prepared by Councillor A Neal following the Extraordinary Meeting of the Planning & Transport Committee on 16th December 2025 and had been provided to Members prior to the meeting.

The recommendation response commented on issues relating to design/character, infrastructure, community provisions, affordable housing, ecology, flooding, burial ground, highways & transport.

150.2 It was **RESOLVED** that the recommendation response to planning applications 252498 & 252769 be circulated to all Councillors for information and submitted to WBC on 16<sup>th</sup> January 2026.

*Councillor M Iyengunmwena entered the meeting*

*Bill Luck left the meeting*

**151. HIGHWAYS & TRANSPORT**

151.1 Members noted that following Wokingham Borough Council's consultation for Culver Lane and Palmerstone Road (20mph zone Traffic Regulation Order), objections have been reviewed and considered by WBC. The proposed TRO was due to be taken to a WBC Individual Executive Member Decision on 9th January 2026.

151.2 Members noted that Wokingham Borough Council's Woodley to Reading Active Travel Route is scheduled to begin construction on Woodlands Avenue, Woodley as part of phase 1, on 26<sup>th</sup> January 2026.

151.3 Councillor S Jordan expressed concerns regarding the parking issues around the mosque. Councillor M Smith added that WBC are aware of the problem and that various conversations are being had between by WBC and the mosque. It was agreed that the Committee would write to WBC expressing its hope for a resolution to the parking problems.

151.4 The Deputy Town Clerk reported that a response from WBC had been received in relation to the committee's request for a pedestrian crossing on Beech Lane. WBC has responded that currently Beech Lane does not meet the criteria, as it is already a 20-mph zone, which reduces traffic speeds and improves the safety of all road users. However, WBC will review the request later in 2026, where it will collect traffic data and pedestrian data to assess whether a crossing would be appropriate.

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

Councillors raised no questions.

**153. 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 November 2025.
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**154. PRESS RELEASES/WEBSITE/SOCIAL MEDIA**

The following was requested: -

- A copy of ETC's response to Loddon Garden Village applications 252498 & 252769 to be put on the ETC website.

**155. TERMINATION OF MEETING**

The meeting was declared closed by the Chair at 8.43pm.

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Chair, Planning Committee