



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 7th April 2026 which commenced at 7.00pm.

Present:

Chair – Councillor A Neal

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

In attendance: E Carroll (Deputy Town Clerk), Councillor S Matthews, W Luck (Advisor to Planning & Transport Committee) and two members of the public.

191. APOLOGIES FOR ABSENCE

Apologies were received from Councillors R Browne, M De Jong and P Jorgensen.

192. 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 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.

193. PUBLIC FORUM

One member of the public raised concerns about application 260598 – 7 Wilderness Road in view of the negative impact on the neighbouring property. There is a lack of detail regarding the materials which will be used for the privacy screen and there is no report about the impact on daylight/overshadowing. Concerns were also raised about the current building works in relation to hoarding, parking issues, damage and construction hours.

One member of the public spoke in relation to Agenda Item 14.2 – Wokingham Borough Council’s Putting People First on our Street Safer Speed Limits Programme and expressed his views on the benefits of 20mph speed limits.

194 MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 10th March 2026 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 174 - 190)

195. APPLICATIONS FOR PLANNING PERMISSION

195.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

195.2 Planning Applications Received since the Last Meeting of this Committee

195.2.1 No Objection Notifications

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

- 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. WBC has received amended plans.
- 260498 Full application for the formation of a pond with associated hard landscaping, ground reprofiling and landscaping works (retrospective) at Wilderness Lodge, Wilderness Road.
- 260554 Application to vary condition 1 of planning consent 251556 for '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'. Condition 1 refers to the approved details, and the variation is to allow changes to the roof over the front porch, plus changes to fenestration on the front and rear elevation at 7 Hilmanton.
- 260603 Householder application for proposed erection of single storey front and rear extension with garage conversion 284 Silverdale Road.
- 260609 Householder application for the proposed single storey side and part rear extension at 101 Silverdale Road.
- 260671 Householder application for the proposed development of single-storey front and rear extension, two-storey side extension, loft conversion with rear dormer following demolition of existing porches, garage and conservatory at 30 Sutcliffe Avenue.
- 260695 Householder application for proposed hipped roof to gable end conversion with erection of no.3 front rooflights and erection of rear dormer at 67 Sutcliffe Avenue.
- 260711 Householder application for proposed 2 storey front extension to facilitate bay window installation, a second story front extension, a part single part 2 story rear extension with rooflights, garage conversion into habitable accommodation, roof replacement and an ancillary outbuilding to facilitate disability needs at 433 Wokingham Road.
- 260717 Householder application for proposed erection of front extension to create a porch, garage conversion and rear infill extension at 12 Launcestone Close.
- 260728 Householder application for proposed erection of a part single, part two storey front/side extension, a rear dormer to include a Juliet balcony along with changes to fenestration and chimney removal at The House in the Trees, Maiden Erlegh Drive.
- 260750 Householder application for the proposed erection of a part single part two storey side and rear extension with rear balcony and a single storey side extension following demolition of the existing single storey side and rear extensions and outbuildings, plus replacement of the main roof and raising of the ridge height, installation of a new front porch roof, changes to fenestration, landscaping and levels, and creation of a lowered front driveway and path at 35 Wychwood Crescent.

195.2.2 Conditional Approval Recommendations

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

- 253109 Full application for the proposed erection of 1 no. detached dwelling and car port following demolition of the existing dwelling, plus associated landscaping and extension of the veranda of an existing outbuilding at 20 Culver Lane. Reason for re-consultation: Minor change to description and amendment to proposed site plan to show side access still in situ.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that Non-let/No sale - The outbuildings hereby approved shall be used as ancillary accommodation to the main dwellinghouse, the main dwelling shall remain in use as a single dwellinghouse and the outbuildings 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.

- 260588 Householder application for the proposed single storey front extension to include creation of front porch, single storey rear extension and changes to fenestration following conversion of existing garage to create habitable accommodation at 1 Kerris Way.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that as these proposals result in accommodation with a separate entrance, they shall only be used incidental to the host dwelling and no part of the extension 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.

- 260713 Householder application for the proposed extension of the garage, including a conversion to habitable accommodation at 9 Andrews Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that as the outbuilding hereby approved can be separately accessed from the road via the side of the host dwelling, it shall only be used incidental to the host dwelling and shall not be sold or 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.

195.2.3 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:

- 260598 Householder application for the proposed erection of a single storey side/rear extension, erection of terrace to single storey flat roof and changes to fenestration (part retrospective) at 7 Wilderness Road.

This application was brought forward on the agenda. Councillors recommended that objection be raised to this application and that WBC refuses the application for the following reasons: 1. The applicant has failed to demonstrate that the proposed balcony screening to the north side proposed balcony, adjacent to the boundary with 5 Wilderness Road, does not overshadow windows and the conservatory to that

property, to the detriment of the amenity of the occupiers of that property, as defined in Sections R18 and R23 of the Borough Design Guide, and as supported by Policy CP3.

2. The block plan is inaccurate, in not including the outbuilding, the subject of an earlier enforcement action. ETC would also like to express its concerns about comments from adjoining owners that retrospective drawings do not reflect the as-built situation, also the ongoing complaints by residents about hoardings and general building management, to the detriment of the amenity of neighbouring residents.

If WBC are minded to approve this application, the following conditions are requested: 1. This approval does not remove the occupancy condition attached to 240156, namely, the annexe approved under 240156 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. 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.

2. The privacy screens proposed to both sides of the roof terrace, shall be installed before first use of the roof terrace, to protect the amenity of neighbouring properties pursuant to Policy CP3. 3: In light of the comments from neighbouring properties, regarding inadequate construction management processes, the submission to, and approval by WBC, of a construction management plan to address these ongoing complaints, to resolve the detriment to the amenity of neighbouring properties caused by the current construction management, as supported by Policy CP3. This plan should address working hours, delivery times, and site security, such as hoardings, among other issues.

One member of the public left the meeting

260569 Householder application for the proposed erection of a single storey front/side and a two storey rear extensions along with garage conversion and changes to fenestration following demolition of existing conservatory at 9 Tamworth Close.

Councillors recommended that objection be raised to this application and that WBC refuses the application for the following reasons: 1. The proposed first floor bedroom windows in the rear extension are only 8m from the boundary with 16 Cannock Way, to the detriment of the privacy and amenity of the neighbouring property, in terms the occupants enjoyment of their private amenity space, contrary to Policy CP3, as supported by the following sections from the Borough Design Guide, R15, buildings to be designed to provide reasonable levels of visual privacy and visual impact, section R16, separation to maintain privacy and limit the sense of enclosure, and section R23, relationship with neighbouring properties.

2. The proposed rear extension, by virtue of its bulk, built form, mass and location is overbearing in relation to 16 Cannock Way, failing to integrate with the surrounding buildings and fails to maintain or enhance the quality of the environment, contrary to Policies CP1 and CP3.

260630 Householder application for proposed erection of single storey front and single storey rear extension alongside a garage conversion to habitable accommodation at 58 Bridport Close.

Councillors recommended that objection be raised to this application and that WBC refuses the application as the parking spaces indicated on the submitted drawings are not achievable, as they adversely block the vehicular access to 59 Bridport Close, by significant impinging on the access easement to that property, to the detriment of the amenity of the occupant of that property, and that there is insufficient space on the present drawings to accommodate to two cars, contrary to Policies CP3 and CC07.

195.2.4 Tree Works Applications

There were no Tree Works applications.

195.3 Permitted Development Rights

There were no Permitted Development applications.

195.4 Planning Applications Withdrawn

The following application was noted as withdrawn: -

- 260670 Application to vary condition 2 of planning consent 220943 for the proposed part single storey front extension incorporating front porch following demolition of existing front porch, part single part two storey rear extension following demolition of existing sunroom plus changes to fenestration. Condition 2 refers to the approved details and the variation is to increase the depth of the single storey front extension by 0.8m, plus addition of a rear Juliet balcony and changes to fenestration at 36 Huntingdon Close.

195.5 Adjoining Parish Consultations/Local Authority Consultations

There were no Adjoining Parish/Local Authority consultations.

196. PLANNING APPEALS

Councillors noted that no Planning Appeal notifications had been received.

197. WOKINGHAM BOROUGH COUNCIL'S PLANNING ENFORCEMENT INFORMATION

Members received WBC's Planning Enforcement information dated up to 27th March 2026.

Bill Luck left the meeting

198. TREE PRESERVATION ORDERS

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

199. STREET NAMING & NUMBERING

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

200. LICENSING

Councillors noted that no Licensing applications had been received.

201. CHARVIL PARISH COUNCIL'S NEIGHBOURHOOD PLAN

Members noted that Charvil Parish Council is holding a referendum on its Neighbourhood Plan on 7th May 2026.

202. LODDON VALLEY GARDEN VILLAGE STRATEGIC DESIGN CODE

Members noted that Wokingham Borough Council has launched its Loddon Valley Garden Village Strategic Design Code consultation which is open until 11th May 2026.

Councillor Neal said that he had attended a workshop session about the design code in 2025 and had attended several guided walks around the Loddon Valley Garden Village site.

It was agreed that Councillor Neal would draft a comment to the consultation and forward this to the Committee, so a comment could be submitted before 11th May 2026 deadline.

203. BOUNDARY SIGNS

Councillors were disappointed with the response from Wokingham Borough Council that it will only allow black and white 'Earley' boundary signage and not the green signage proposed by the Committee. However, Councillors were pleased that WBC is willing to allow the Town Council's logo to be included on the signage.

It was agreed that signage examples will be discussed at the next Planning & Transport meeting in view of making a recommendation to Full Council and proceeding with the replacement of the old signs which are currently in place.

204. HIGHWAYS & TRANSPORT

- 204.1 Councillors received the response from Wokingham Borough Council to the Committee's concerns about parking and traffic issues in Silverdale Road and the possibility of a School Street Scheme, following communication from Maiden Erlegh Residents Association (MERA). WBC has said that Silverdale Road is not suitable for a School Streets Scheme.

Councillors agreed that ETC's concerns have been raised to WBC and that the traffic issues are for the Borough Council to resolve, therefore Councillors did not consider any further action from ETC is required at this time.

- 204.2 Councillors received the working group's draft list of roads in response to Wokingham Borough Council's Putting People First on our Streets Safer Speed Limit Programme, which is looking to improve road safety by lowering speed limits. Councillors thanked the working group for the work that had gone into creating the list.

The recommendation list for 20mph included Meadow Road, Mill Lane, Gipsy Lane, Betchworth Avenue, Whitegates Lane, The Drive and Church Road. The list also included Wokingham Road and a section of London Road but as a reduction from 40mph to 30mph.

Councillor Matthews said she was pleased to see that roads in north Earley had been included on the recommendation list, especially with the installation of the new Woodley to Reading cycle route. Councillor Matthews added that she was more in support of the idea of 20mph zones instead of lots of different individual roads.

Councillors discussed the idea of 20mph zones in areas such as Hawkedon and Whitegates and agreed that this would be recommended to WBC. Councillors also agreed that Carshalton Way, Meldreth Way, Redhatch Drive and Marefield should be added to the list, along with Toseland Way, including roads off and roads off of Beech Lane.

- 204.3 Members raised no further comments or issues regarding highways and transport.

205. TOWN COUNCIL QUESTIONS AT WBC MEETINGS

No questions were raised.

206. PUBLICATIONS

Members noted no publications had been received.

207. PRESS RELEASES/WEBSITE/SOCIAL MEDIA

No press releases were requested.

208. EXCLUSION OF PUBLIC AND PRESS

Councillors agreed that the remaining items on the agenda be taken under Part II and the member of the public still present was asked to leave the meeting.

One member of the public left the meeting

PART II

209. ADVISOR TO THE PLANNING & TRANSPORT COMMITTEE

210. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 8.31pm.

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Chair, Planning & Transport Committee