



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 12th May 2026 which commenced at 7.00pm.

Present:

Chair – Councillor A Neal

Councillors: N Brock, R Cook, M De Jong, M Iyengunmwena, P Jorgensen, C Smith and M Smith.

In attendance: E Carroll (Deputy Town Clerk) and W Luck (Advisor to Planning & Transport Committee)

1. APPOINTMENT OF COMMITTEE CHAIR & VICE CHAIR

1.1 Councillor A Neal called for nominations for the position of Chair of the Planning & Transport Committee for municipal year 2026/2027. A nomination for Councillor A Neal was proposed and seconded. There were no other nominations. It was:

RESOLVED that Councillor A Neal be appointed as Chair of the Planning & Transport Committee.

1.2 Councillor A Neal called for nominations for the position of Vice Chair of the Planning & Transport Committee for municipal year 2026/2027. A nomination for Councillor S Jordan was proposed and seconded. There were no other nominations. It was:

RESOLVED that Councillor S Jordan be appointed as Vice Chair of the Planning & Transport Committee.

2. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs R Browne, S Jordan and A Long.

3. DECLARATIONS OF INTEREST

Cllrs 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.

4. PUBLIC FORUM

There were no members of the public present.

5. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 7th April 2026 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 191 - 210)

6. APPLICATIONS FOR PLANNING PERMISSION

6.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

6.2 Planning Applications Received since the Last Meeting of this Committee

6.2.1 No Objection Notifications

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

- 252887 Householder application for the proposed erection of a single storey rear extension to include insertion of 4 No. rooflights. Followed by conversion of existing garage to create a home gym at 25 Loxwood.
- 260626 Householder application for the proposed erection of a single storey front extension to form porch, a single storey rear and two storey side extensions along with changes to fenestration at 4 Finstock Close.
- 260694 Application for 403a Wokingham Road was discussed and the decision can be found in Minute Item 6.2.3.
- 260792 Application for a certificate of existing lawful development to confirm that development at Suttons Business Park, authorised by planning permission 230219, has lawfully commenced within the three- year timescale required by Condition 1 of the permission. Demolition of existing building on site undertaken as a material operation to implement planning permission 230219 at Suttons Business Park, Unit 31-33 Suttons Park Avenue.
- 260832 Householder application for the proposed erection of a two-storey front extension and changes to fenestration at 12 Notton Way.
- 260871 Householder application for the proposed erection of a two-storey side extension, erection of a single-storey front porch extension, erection of a part single storey, part two-storey rear extension, and associated alterations to fenestration, following the demolition of the existing conservatory, retrospective at 5 Erleigh Court Gardens.
- 260889 Application relating to 35 Egremont Drive was discussed and the decision can be found in Minute Item 6.2.3.
- 260893 Householder application for the proposed erection of an outbuilding with a flat roof for ancillary use with the main dwelling at 37 Sibley Park Road.
- 260937 Householder application for the proposed front porch extension and side extension at 39 Cannock Way.
- 260974 Householder application for the proposed installation of an amateur radio short-wave wire antenna within the rear garden, attached to a supporting pole at the rear of the garden and connected to the existing TV antenna pole on the dwelling at 4 Lancaster Gardens.
- 260977 Application for works to protected tree/s TPO-0162 1979 T1, Oak (A1 on TPO) - Selectively pruned to crown reduce by a maximum of 25% of the canopy volume (from 10 metres radius to 7.5 metres radius and height from 15 metres to 12 metres).

Selectively prune to crown, raised to a maximum height of 4 metres from ground level.
Reason for Works: to ensure a natural form is maintained at 5 Fennel Close.

261078 Householder application for the proposed erection of a front-facing dormer window and change to first floor layout to form a bedroom at 62 Cannock Way.

Councillor Jorgensen entered the meeting.

6.2.2 Conditional Approval Recommendations

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

260775 Householder application for the proposed erection of a front porch extension, erection of a single-storey side extension including extension of the existing garage, erection of a single-storey rear extension, installation of rooflights and associated alterations to fenestration at 1 Henley Wood Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that as the alterations result in accommodation with a separate entrance, the extension as hereby approved shall only be used as ancillary accommodation to the main dwellinghouse and shall not 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.

260854 Householder application for the proposed garage conversion, erection of a single-storey front porch extension, erection of a single-storey rear extension incorporating roof lanterns, alterations to fenestration, and demolition of the existing conservatory, retrospective at 79 Skelmerdale Way.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that the materials used in the construction of the external surfaces of the extensions hereby permitted shall match those used in the original building, unless otherwise agreed by WBC.

261034 Householder application for the proposed erection of single storey side and rear extensions at 28 Byron Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that as the side extension results in access to the garage in the rear garden being obstructed, a second parking space is required, details of such a second parking space, alongside the existing retained parking space shall be submitted to and approved by WBC prior to commencement, and shall be implemented prior to completion of the works, as supported by Policy CC07, and Policy CP3, to protect the amenity of neighbouring properties.

6.2.3 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:

260694 Householder application for the proposed dropped kerb to provide vehicular access including lowering kerb stones, reconstructing the footway, and reinstating the pavement to council standards at 403a Wokingham Road.

This application was discussed in Minute Item 6.2.1. Councillors recommended that objection be raised to this application and that WBC refuses the application for the following reasons: 1. Because the proposals will result in vehicles having to exit in reverse on to this busy classified road, with a speed limit of 40mph, it is considered there will be serious highway safety issues, when considered against the nearby junctions and traffic movements from other nearby uses, to the detriment of the amenity and safety of other road users, contrary to Policies CP1 and CP3, in failing to provide a safe scheme,

2. The proposed parking provision would not result in safe to use parking, contrary to Section P3 of the Borough Design Guide, as supported by Policies CP1 and CP3.

260754 Householder application for the proposed erection of a two-storey rear extension and a single-storey front porch extension, alongside alterations to fenestration, following demolition of the existing rear sunroom and existing front porch at 36 Huntingdon Close.

Councillors recommended that objection be raised to this application and that WBC refuses the application as the projection of the front extension almost up to public footpath, running in front of the dwelling, reduces the scope for soft landscaping and presents an overbearing nature to the footpath, adversely impacting the relationship of the dwelling with the adjacent open space, being of an inappropriate scale, mass, built form and character to the area, impinging of the perceived quality of the open space by pedestrians, failing to contribute towards a sense of place, contrary to the following sections on the Borough Design Guide, contrary to Policies CP1 and CP3. R6 - failure to contribute to the attractiveness of the street; R12 - failure to provide a front boundary treatment that contributes positively to the character of the area; R23 - failure of the front extension to contribute positively to the local character and being too dominant.

2: The applicant has failed to demonstrate how the front extension can be constructed without obstructing the public footpath, to the detriment of the amenity of pedestrians, contrary to Policy CP3.

260889 Householder application for the proposed erection of a part single- storey, part two-storey side extension, with habitable accommodation within the existing roof space incorporating three rooflights to the front roof slope, and associated alterations to fenestration at 35 Egremont Drive.

This application was discussed in Minute Item 6.2.1. Councillors recommended that objection be raised to this application and that WBC refuses the application for the following reasons: 1. The proposed extension, by virtue of its elevated position, will be overbearing on 23 Egremont Drive behind, to the detriment of the amenity and privacy of that property, contrary to Policy CP3.

2. The proposed front elevation is considered to be out of keeping with the character of the host dwelling, with no ground floor window to the front wall of the side extension, to the detriment of the character of the house and to the character of the area, contrary to Policy CP3.

260919 Full application for proposed Change of Use from existing dwelling house to house in Multiple Occupation (Sui Generis Use), including a change in the maximum number of occupants from six to eight at 9 Mays Close.

Councillors recommended that objection be raised to this application and that WBC refuses the application as there has been no significant change in relevant National or Local Policy since application 181585 was determined, and the following reasons for refusal still apply: 1. The use of the property as a sui generis house in multiple occupancy (HMO), for eight occupants, would result in an over intensive use of the dwellinghouse, which would have a detrimental impact upon the amenity of neighbouring residential occupiers and the character of the area through issues including additional pedestrian and vehicle movements leading to increased noise and disturbance, competition for on street parking spaces.

As such the proposal is contrary to policy CP3 of the Core Strategy and policy CC07 of the MDD Local Plan.

2. The proposal fails to demonstrate that the level of on-site car parking would adequately cater for the likely level of parking demand generated by this development. The lack of sufficient parking would result in on-street parking which would have a detrimental impact on highways safety. As such, the proposal is contrary to policy CP6 of the Core Strategy and policy CC07 of the MDD Local Plan.

3: The applicant has failed to demonstrate that the bedrooms are adequate for the number of persons to be accommodated, particularly the loft space room, as defined in the National Described Space Standards, which sets minimum floor areas and dimensions for bedrooms, as supported by Policy TB07.

6.2.4 Tree Works Applications

There were no Tree Works applications.

6.3 Permitted Development Rights

The following Permitted Development applications were noted: -

260912 Application for a certificate of existing lawful development for use of amenity land as residential garden at 10 Shepherds Avenue.

260996 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 8.00m, for which the maximum height would be 3.92m and the height of the eaves 2.35m at 8 Culver Lane.

261095 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 2.50m, for which the maximum height would be 2.75m and the height of the eaves 2.50m at 15 Salcombe Drive.

Councillors raised the following comment to this application that the description appears to be incorrect, as it includes an exiting two storey rear extension as part of the original house when assessing the proposal against Permitted Development.

6.4 Planning Applications Withdrawn

The following application was noted as withdrawn: -

260404 Householder application for the proposed erection of rear dormer extension and modification of main roof from hipped to gabled formation at 24 Delamere Road.

6.5 Adjoining Parish Consultations/Local Authority Consultations

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

260773 Consultation from Reading Borough Council for the following proposal Reserved Matters application pursuant to Outline Planning Permission ref. 192032 for the development of Plots A, B and D comprising the erection of two buildings to provide residential units (Use Class C3), including affordable housing, ground floor flexible commercial units (Use Class E), resident amenity space, associated landscaping and public realm works, including Station Hill Gardens and to Station Hill Square, new pedestrian routes, cycle parking, servicing, refuse storage, plant and ancillary infrastructure, with all associated works. Discharge of conditions which are triggered

with the Reserved Matters Application including Conditions 54(iii), 63, 75, 76, 86, 94, 95, 96, 99, 107 and 11 at Station Hill, Reading.

7. **PLANNING APPEALS**

Councillors noted that no Planning Appeal notifications had been received.

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

Members received WBC's Planning Enforcement information dated up to 1st May 2026.

9. **TREE PRESERVATION ORDERS**

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

10. **STREET NAMING & NUMBERING**

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

11. **LICENSING**

Councillors noted that a Street Trading Consent application had been received for Mr Whippy, Berkshire to trade in all streets in the Wokingham Borough. Councillors raised no concerns about the application.

12. **LODDON VALLEY GARDEN VILLAGE STAKEHOLDER'S MEETING**

Members received a verbal update from Cllr Neal and Cllr Jorgensen on the Loddon Valley Garden Village stakeholder's meeting held on 23rd April 2026, which several councillors attended. Cllr Jorgensen reported on items covered at the meeting - the possibility of a Stewardship Committee being formed, general income and the University of Reading's plans for long term involvement.

There are plans to display a piece of public art outside the Natural History Museum and a survey is being conducted on the church monument. The University of Reading is also looking into the possibility of a volunteer group taking on Swallows Meadow.

13. **HATCH FARM PUBLIC CONSULTATION**

Councillors noted that Hatch Farm public consultation is now open until 22nd May 2026. The Hatch Farm site will form part of the emerging Loddon Valley Garden Village.

Bill Luck left the meeting.

14. **BOUNDARY SIGNS**

Councillors discussed the boundary sign examples provided and the Committee agreed that it was still unhappy with Wokingham Borough Council's decision to not allow ETC to have green Earley boundary signs and were of the view that WBC had not provided a justified reason.

The Committee agreed to defer its decision on a recommendation to Full Council and to write to WBC's newly appointed Director of Place & Growth expressing the Committee's dissatisfaction with WBC's approach to place signs in Earley.

15. **HIGHWAYS & TRANSPORT**

Cllr Cook reported that WBC are planning resurfacing work in Beech Lane and that she hopes that there will be sufficient signage advising drivers of the work.

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

No questions were raised.

17. **PUBLICATIONS**

Members noted no publications had been received.

18. **PRESS RELEASES/WEBSITE/SOCIAL MEDIA**

No press releases were requested.

19. **EXCLUSION OF PUBLIC AND PRESS**

There were no members of the public or press present. Councillors agreed that the remaining item on the agenda be taken under Part II.

PART II

20. **CONFIDENTIAL MINUTES OF THE PREVIOUS MEETING**

The Confidential Minutes of the meeting held on 7th April 2026 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minute 209)

21. **TERMINATION OF MEETING**

The meeting was declared closed by the Chair at 8.25pm.

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Chair, Planning & Transport Committee