



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 9th June 2026 which commenced at 7.00pm.

Present:

Chair – Councillor A Neal

Councillors: N Brock, R Browne, R Cook, M Iyengunmwena, S Jordan, P Jorgensen, C Smith and M Smith.

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

22. APOLOGIES FOR ABSENCE

Apologies were received from Councillors M De Jong and A Long.

23. 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.

24. PUBLIC FORUM

The representative from ACER raised concerns regarding application 261243 – 8 Milton Road in view of its scale/mass and being out of character, also due to the proposed gable end roof, lack of inset of the side extension, the proposed rendered finish and lack of soft landscaping.

25. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 12th May 2026 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 1 - 21)

26. APPLICATIONS FOR PLANNING PERMISSION

26.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

26.2 Planning Applications Received since the Last Meeting of this Committee

26.2.1 No Objection Notifications

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

- 260509 Householder application for proposed erection of single storey side extension, garage conversion and single storey rear extension at 11 Chicory Close.
- 260798 Full application for the proposed installation of 3 no. Electric Vehicle (EV) chargers to serve 6 no. parking spaces with supporting infrastructure, removal of 2 no. existing EV charging bays and infrastructure, and installation of 2 no. jet wash bays following demolition of the existing car wash and 2 no. storage buildings, plus minor alterations to the existing forecourt infrastructure and landscaping at Sonning Filling Station, 709 London Road.
- 260817 Householder application for the proposed single storey front and rear extension to include 1no. Roof lantern, two storey side extension plus changes to fenestration at Chevron, 3 Swanmore Close.
- 260954 Full application for the proposed change of use from Residential Dwelling to Care Home at 94 Hartsbourne Road.
- 261021 Full application for the proposed erection of a single storey modular nursery building, following demolition of existing family centre modular building at Hawkedon Primary School, Hawkedon Way.
- 261098 Full application for the removal and replacement of existing boundary fencing and gates to Whiteknights Campus at Whiteknights Campus, URS Building.
- 261125 Householder application for the proposed 2 storey front and side extension plus changes to fenestration at 524 Wokingham Road.
- 261141 Application for works to protected tree/s TPO-0342 1987 T11, Oak – To trim back by 2m, removing the full height to 2 metres from the house. Reason for Works: the epicormic growth has overlapped the house at 7 Pasture Close.
- 261162 Householder application for the proposed single storey rear extension at 22 Saleby Close.
- 261174 Householder application for the proposed erection of a single storey rear extension plus garage conversion to create habitable accommodation along with changes to fenestration at 12 Swepstone Close.
- 261268 Householder application for the proposed erection of first floor side and rear extension plus changes to fenestration at 5 Maiden Erlegh Drive.
- 261282 Householder application for the proposed erection of single storey front extension to existing attached garage plus changes to fenestration at 95 Hilmanton.

26.2.2 Conditional Approval Recommendations

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

- 261257 Householder application for the proposed erection of a single storey front extension creating porch, single storey side extension, single storey rear extension plus changes to fenestration following demolition of existing garage at 544 Wokingham Road.

Councillors recommended that no objection be raised to this application subject to WBC imposing the following condition that because of the history of applications at this property seeking to create two

dwelling on this plot, over the last five years, and that the current plans can be easily reverted back to those refused under 252584, with two entrances, the extension as hereby approved shall only be used as ancillary accommodation to the main dwellinghouse and 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.

ETC would ask that, if WBC is not minded to attach the above condition, that the property is closely monitored by WBC Planning Enforcement to ensure that a second dwelling is not formed without further permission.

26.2.3 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:

253130 Full application for the proposed extension to the existing David Lloyd Club to form enhanced swimming facilities, Spa and Spa Garden, plus upper-floor health and fitness areas and alterations to existing car park layout at David Lloyd Sports Centre, Thames Valley Park Drive.

Councillors recommended that objection be raised to this application and that WBC refuses the application as it is considered that the provision of one less overall parking space, without the justification of an analysis of the existing users of the facilities travel habits, and a Travel Plan with no concrete provisions for influencing the travel of existing and new customers, nor an assessment of the impact of the increased customer demand on the existing shared spaces, when taken into account with the other users of that shared parking, will result in inadequate parking, contrary to Policy CC07, and to the detriment of the amenity of other users of the surrounding uses, contrary to Policy CP3.

261042 Householder application for the proposed erection of a first-floor side extension and a part single part two storey rear extension following demolition of the existing conservatory, plus changes to fenestration and modification of the existing single storey flat roof at the side at 11 Brompton Close.

Councillors recommended that objection be raised to this application and that WBC refuses the application as the window to the bedroom in the first floor rear extension scales at only 17.5m from the rear windows to 3 and 4 Saltersgate Close behind, to the significant detriment to the privacy and amenity of the occupants of those properties, and contrary to the recommended 22m back-to-back contained in section R15, and Figure 4.25, in the WBC Borough Design Guide, and as supported by Policy CP3.

Councillors M Iyengunmwena, C Smith and M Smith left the meeting.

261243 Householder application for the proposed erection of a single storey rear extension after demolition of existing shed, two storey rear and side extension, garage conversion plus changes to fenestration at 8 Milton Road.

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 failure of the applicant to provide a separation between the first floor of the side extension and the boundary with No.6, in accordance with Section R23 of the Borough Design Guide will give rise to a terracing effect, to the detriment of the character of the area, as supported by Policy CP3.

2: The proposal to provide a gable end roof to the side extension, rather than to match the fully hipped roofs of the other properties in Milton Road, will have a detrimental impact on the character of the area, contrary to Policy CP3, and will add to the impression of terracing, as referred to under reason for refusal No.1 above.

3: The parking space in front of the former garage location does not appear to be long enough to accommodate a car clear of the footway, therefore adequate parking is not provided on site, contrary to Policy CC07.

If WBC are minded to approve this application the following conditions are requested: 1: The render referred to on the submitted drawings should be pebble dashed, to match the existing, to maintain the character of the existing dwelling, as set out in section R23 of the Borough Design Guide, as supported by Policy CP3.

2: Landscaping to the frontage should be maintained and enhance, as recommended by sections, R12, boundary treatments to positively contribute to the quality of the public realm; R14, the inclusion of space for well-designed landscaping, including around parking; and P3, parking should create a high quality setting, to ensure the street scene is not dominated by parked cars, as supported by Policies CP1 and CP3.

*Councillors M Iyengunmwena, C Smith and M Smith entered the meeting.
The ACER representative left the meeting.*

26.2.4 Tree Works Applications

The following Tree Works application was noted: -

261140 Application for works for protected tree/s TPO 342/1987. T3 Oak - Pollard for regrowth otherwise remove tree at 7 Pasture Close.

26.3 Permitted Development Rights

The following Permitted Development applications were noted: -

261208 Application for advertisement consent for the proposed installation of a digitally printed fabric sign at low level, 3D internally illuminated letters simply fresh, 3D internally illuminated letters Six sixty food hall presented by Shop & Scran, 2no. Freestanding multimedia screens, 3D internally illuminated letters Six Sixty Foodhall, 2no Multimedia Screens, a Totem sign, 3no flagpoles at Harley Davison, 660 Wokingham Road.

Councillors agreed to raise a comment regarding this application, asking if a change of use application is also required from a Sui Generis motor sales showroom to a Shop Class E(a).

261294 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 4.00m, for which the maximum height would be 3.17m and the height of the eaves 3.12m at 18 Henley Wood Road.

26.4 Planning Applications Withdrawn

There were no withdrawn application.

26.5 Adjoining Parish Consultations/Local Authority Consultations

There were no Adjoining Parish Consultations/Local Authority Consultations.

27. PLANNING APPEALS

Councillors noted that no Planning Appeal notifications had been received.

28. WOKINGHAM BOROUGH COUNCIL'S PLANNING ENFORCEMENT INFORMATION

Members received WBC's Planning Enforcement information dated up to 29th May 2026.

Bill Luck left the meeting.

29. TREE PRESERVATION ORDERS

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

30. STREET NAMING & NUMBERING

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

31. LICENSING

Councillors noted that no Licensing application had been received.

32. BOUNDARY SIGNS

The Deputy Town Clerk reported that following the Planning & Transport Committee's letter to WBC about ETC's wish to install a new style of 'Earley' boundary sign, WBC has responded with an offer of a TEAMS meeting on 11th June 2026 to discuss ETC's request. Councillor Neal and the Deputy Town Clerk will be attending and Councillor Neal suggested that Councillor Jorgensen also attend due to her knowledge of WBC Highways, which she agreed to.

33. HIGHWAYS & TRANSPORT

33.1 Councillors noted that Wokingham Borough Council is consulting on a Traffic Regulation Order to lower the speed limit from 40mph to 30mph on certain parts of London Road and Shepherds Hill. Councillors agreed that they would support the speed limit being lowered to 30mph and would like to see a 30mph limit from the railway bridge at Shepherds Hill roundabout to Sutton Seeds roundabout. A comment will be submitted to the consultation.

33.2 Councillor Neal reported that new bollards have been installed at Elm Lane and Radstock Lane replacing the old-style silver cycleway barriers, which will now allow room for mobility scooters and cargo bikes to pass through.

Councillors raised no other highway/transport issues.

34. TOWN COUNCIL QUESTIONS AT WBC MEETINGS

No questions were raised.

35. PUBLICATIONS

Members noted no publications had been received.

36. PRESS RELEASES/WEBSITE/SOCIAL MEDIA

No press releases were requested.

37. 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

38. BUS WORKING GROUP

39. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 8.22pm.

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Chair, Planning & Transport Committee