



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 July 2026 which commenced at 7.00pm.

Present:

Chair – Councillor A Neal

Councillors: N Brock, R Cook, M De Jong, M Iyengunmwena, S Jordan, A Long, C Smith and M Smith.

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

40. APOLOGIES FOR ABSENCE

Apologies were received from Cllr R Browne.

41. 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.

Councillor De Jong entered the meeting.

42. PUBLIC FORUM

The representative from ACER raised concerns regarding application 261410 – 46 Delamere Road that there is no information on staffing levels and shift patterns.

The representative also raised concerns about application 261414 – 28 Milton Road in view of its proximity to the boundary of no 26, the loss of roof character, overlooking, the changing of roof tiles from red to grey and the height of the side of the rear extension. Also, the lack of soft landscaping in the front garden.

The member of the public present who lives nearby the site added that when she did a 2-storey side extension she complied with planning rules and cannot understand how builders have been allowed to continue building on the site when the previous application was refused. The applicant has painted the next-door neighbour's roof and front of property, with their consent, in order to make the two properties look the same. Also, when looking at deed documents, there has been an encroachment.

43. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 9th June 2026 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minutes 22 - 39)

44. APPLICATIONS FOR PLANNING PERMISSION

44.1 Decision Notices Issued by the Local Planning Authority

The Decision Notices reported to the meeting were noted.

44.2 Planning Applications Received since the Last Meeting of this Committee

44.2.1 No Objection Notifications

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

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| 260991 | Full application for the erection of one detached four-bedroom dwelling with linked garage, associated parking, cycle storage, boundary treatments and landscaping, and retention of existing outbuilding at 24 Turnbridge Close. |
| 261254 | Application to vary condition 3 of planning consent 241370 for the proposed change of use from use Class C3 (Dwelling house) to C2 (Residential institution) with no alterations to the property. Condition 3 refers to the restriction of change of use, and the variation is to amend the wording of the condition with regards to the 'short term care' at 98 Elm Road. |
| 261380 | Householder application for the proposed erection of a part single part two storey side / rear extension following demolition of the existing rear conservatory and detached outbuilding at 28 Harcourt Drive. |
| 261381 | Householder application for the proposed erection of two storey front and side extensions, a hip to gable roof extension and a part single part two storey rear extension with changes to fenestration, following demolition of the existing rear extension, front bay window and detached outbuilding at 459 Wokingham Road. |
| 261416 | Householder application for the proposed part conversion of garage to create habitable accommodation (retrospective) at 15 Conygree Close. |
| 261421 | Householder application for the proposed rear conservatory at 38 Henley Wood Road. |
| 261442 | Full application for the proposed erection of 1 no. detached dwelling with associated parking and landscaping following demolition of the existing detached garage at 37 Kerris Way. |

Councillors raised no objection to this application. However, requested that WBC monitor the occupancy of this house, if approved, for three years following first occupancy to ensure the CIL exemption is maintained.

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| 261444 | Householder application for the proposed conversion of the existing integral garage into habitable accommodation to be used as a study, with replacement of the existing garage door with matching fenestration and associated alterations to the front elevation at 5 Matthew Close. |
| 261478 | Householder application for the erection of a fence (retrospective) at 54 Reeds Avenue. |
| 261492 | Householder application for the proposed erection of front fence (retrospective) at |

2 Springdale.

- 261505 Application for a certificate of existing lawful development for single storey side and rear extensions (completed in 2008), rear floor ground extension and works to the roof, and accommodation in the roof (completed in 2014), an Outbuilding, being connected with, and used as part of main house (completed in 2008) at 24 Delamere Road.
- 261517 Householder application for the proposed garage conversion and changes to fenestration at 55 Chilcombe Way.
- 261534 Householder application for the proposed erection of a detached workshop/garden shed. (Retrospective) at 3 Buckhurst Way.

44.2.2 Conditional Approval Recommendations

There were no recommendations of Conditional Approval.

44.2.3 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:

- 261410 Full application for the proposed change of use of the property to a children's home (Use Class C2) at 46 Delamere Road.

Councillors recommended that objection be raised to this application and that WBC refuses the application as the applicant has failed to provide information on staffing levels and shift patterns and has failed to demonstrate that adequate parking for staff will be provided on curtilage, in accordance with Policy CC07, and thereby not cause detriment to the amenity of neighbouring properties, contrary Policy CP3.

- 261414 Householder application for the proposed two storey side extension, single storey rear extension, 2 no. rear dormers to facilitate loft conversion, garage conversion and changes to fenestration to include 1 no. Juliet balcony (part retrospective) at 28 Milton Road.

Councillors recommended that objection be raised to this application and that WBC refuses the application for the following reasons, as the application appears to be almost identical to the refused 252476, ETC would repeat its reasons for refusal: 1. Failure to maintain the subservient character of the side extension of the original approval, by failing to step down the ridge line, to the detriment of the character of the area, contrary to Section R23 of the Borough Design Guide, as supported by Policy CP3.

2. The closing of the already sub-standard gap to the boundary with the adjacent property, creating a "terracing" effect, to the detriment of the character of the area, contrary to Section R23 of the Borough Design Guide, as supported by Policy CP3.

3. The roof tiles are contrary to condition 3, External Materials, attached to 241588, in not being of "similar appearance to those used on the existing building" and at variance with those on the adjoining house, causing harm to the character of the area, being of an inappropriate material and character, contrary to Policy CP3 and failing to maintain the quality of the environment, contrary to Policy CP1.

4. The conversion of the originally approved two small dormers on the rear of the main roof to one large dormer, being visually prominent, to the detriment of the character of the area, and increasing the risk of overlooking of neighbouring properties, contrary to Policy CP3.

5. Inadequate parking, in that the space shown parallel to the road would be difficult to access, especially when the second space is occupied and the parking space at right angles to the road, appears to be less than 4m long, and will not accommodate a car without severely overhanging the public footway, to the detriment of pedestrian safety and amenity contrary to Policies CC07 and CP3.

In addition, as the application appears to be the same as the refused 252476, ETC would also propose WBC original reason for refusal: 1. The part retrospective development would have a detrimental impact on the character and appearance of the semi-detached dwellings as a whole and the character and appearance of the area by reason of the design and materials that creates a jarring and discordant relationship with the attached property. The proposed development is contrary to Core Strategy Policy CP1 and CP3 of the Core Strategy, Section 4 of the Borough Design Guide and Section 12 of the NPPF.

The ACER representative and member of the public left the meeting.

44.2.4 Tree Works Applications

There were no Tree Works applications.

44.3 Permitted Development Rights

The following Permitted Development applications were noted: -

260911 Application for Listed Building consent for the proposed removal of existing roof tiles & underlay, make good, repair or replace timber decking where unsuitable, replace with new felt & existing tiles at Sindlesham Farm, Mill Lane.

Councillors raised comment to this application that any replacement tiles should closely match the existing.

261339 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 6.00m, for which the maximum height would be 2.80m and the height of the eaves 2.45m at 47 The Crescent.

261341 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 5.95m, for which the maximum height would be 2.98m and the height of the eaves 2.83m at 159 Church Road.

44.4 Planning Applications Withdrawn

There were no withdrawn application.

44.5 Adjoining Parish Consultations/Local Authority Consultations

There were no Adjoining Parish Consultations/Local Authority Consultations.

45. PLANNING APPEALS

Councillors noted that no Planning Appeal notifications had been received.

46. WOKINGHAM BOROUGH COUNCIL'S PLANNING ENFORCEMENT INFORMATION

Members received WBC's Planning Enforcement information dated up to 26th June 2026.

Bill Luck left the meeting.

47. TREE PRESERVATION ORDERS

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

48. STREET NAMING & NUMBERING

Councillors noted that the new link road within the South Wokingham development has been named White Horse Ride.

49. LICENSING

Councillors noted that no Licensing application had been received.

50. READING BOROUGH COUNCIL'S MOUNT CONSERVATION APPRAISAL DRAFT

Members noted that Reading Borough Council is consulting on an updated Mount Conservation Area Appraisal draft until 20th August 2026.

51. BOUNDARY SIGNS

The Deputy Town Clerk reported that she and Cllr Neal met with officers from WBC's Traffic Management team on 11th June 2026 to discuss the issue with ETC's request for green boundary signs. WBC officers explained that green boundary signage is generally for more rural areas and is normally found on large gateways.

The current locations of 'Earley' signs were discussed, along with ETC's wish to have signage that stands out, in order to raise the profile of Earley. WBC officers were of a view that some of the current signage locations may no longer be suitable and suggested that some of the signs could be relocated to better locations nearby and that there was a possibility that small gateway signage could be installed at some of the locations. The WBC officers also said that they would also consider new locations if ETC wished to install additional signage in the future.

It was agreed that WBC officers will look at the current locations to determine if the locations are still suitable or should be changed and will look at which locations may be suitable for small gateway signage. WBC officers will also look at suitable types of sign designs, sizes etc with a view to having more of an impact and are in agreement with ETC's coloured logo being on the signage.

52. HIGHWAYS & TRANSPORT

- 52.1 Councillors noted that Wokingham Borough Council has launched a public consultation on Plans to Introduce Moving Traffic Enforcement at more locations which closes on 2nd August 2026.

Cllr Neal said that he had submitted comments to the consultation as an individual and brought to the committee's attention that there were only three moving traffic enforcements in the consultation which were in or close to Earley. Cllr Neal made some further suggestions for other moving traffic enforcements that were not on the consultation list.

It was agreed the following comments would be made to the consultation: -

- ETC support on Loddon Bridge Road/Wokingham Road/Reading Road, the yellow box junction.
- ETC support on Showcase Roundabout (North & South), the ahead only.
- ETC would like to see the following additional locations added: -
 - Mill Lane Bridge at Sindlesham Mill - 2 Tonnes MGW weight limit
 - London Road/A4 Bus gate - Buses only
 - Gazelle Close, Winnersh - No Right Turn
 - Silverdale Road, Earley outside Tesco – Box junction

52.2 Councillors raised no other highway/transport issues.

53. TOWN COUNCIL QUESTIONS AT WBC MEETINGS

No questions were raised.

54. PUBLICATIONS

Members noted no publications had been received.

55. PRESS RELEASES/WEBSITE/SOCIAL MEDIA

No press releases were requested.

56. CONFIDENTIAL MINUTES OF THE PRVIOUS MEETING

The Confidential Minutes of the meeting held on 9th June 2026 were agreed as a true record and it was **RESOLVED** they be signed by the Chair. (Minute 38)

57. TERMINATION OF MEETING

The meeting was declared closed by the Chair at 8.15pm.

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Chair, Planning & Transport Committee