

**ITEM 5.1**

**PLANNING DECISION NOTICES ISSUED BY WOKINGHAM BOROUGH COUNCIL FROM 29<sup>th</sup> JANUARY TO 25<sup>th</sup> FEBRUARY 2025**

<b>Application Ref No</b>	<b>Address</b>	<b>Application Details</b>	<b>Town Council Recommendation</b>	<b>Planning Authority Decision</b>
242672	142 Hilmanton	Householder application for the proposed garage conversion to a habitable room.	C/A	A
242946	6 Waring Close	Application to vary condition 2 of planning consent 241864 for the Householder application for proposed two storey side extension, single storey rear extension and garage conversion to create habitable accommodation. Condition 2 refers to approved details and the variation is to allow amendments to the roof structure.	N/O	A
242979	61 Wilderness Road	Householder application for the proposed erection of a single storey infill, a single storey front/side extension with a front canopy roof and a single storey rear extension following demolition of the existing external store, plus changes to fenestration and modifications to the existing roof form. (Amended description)	N/C – As application had already been approved	A
243055	26 Repton Road	Householder application for the proposed single storey rear extension, first floor extension with raising of the roof, single storey side extension following demolition of existing car port/workshop, with changes to fenestrations.	R	A
243072	11 and 15 Alder Close	Full application for the proposed replacement of existing timber and PVCu casement windows to new double glazed PVCu casement windows, plus replacement of existing front entrance and patio doors with new composite and PVCu.	N/O	A
243073	7 – 9 Alder Close	Full application for replacement of existing timber and PVCu casement windows to new double glazed PVCu casement windows. Replacement of existing front entrance and patio doors with new composite and PVCu.	N/O	A
243074	1 – 7 Gelder Close	Full application for the proposed replacement of existing timber casement windows to new double glazed PVCu casement windows, plus replacement of the existing front	N/O	A

**APPENDIX A**

		entrance and patio doors with new composite and PVCu.		
243075	6 – 14 Hornbeam Drive	Full application for the proposed replacement of existing timber casement windows to new double glazed PVCu casement windows.	N/O	A
243134	Land adjacent to Wessex Hall, Whiteknights Road	Full application for the proposed installation of a drainage bypass interceptor/separator.	N/O	A
243136	151 Hilmanton	Householder application for the proposed single storey front extension and garage conversion to create habitable accommodation.	C/A	A
243250	12 Bradmore Way	Householder application for the proposed single storey rear extension following the demolition of the existing conservatory.	N/O	A
250025	1 Culford Close	Full application for the proposed change of use from amenity land to residential curtilage, following a garage conversion and changes to fenestration.	N/O	A
250048	410 Wokingham Road	Householder application for the proposed erection of a single storey front extension to create porch.	N/O	A

N//O = No Objection. A = Approved. C/A = Conditional Approval. R= Refused. N/C = No Comment.  
WD =Withdrawn. N/P = No Plans. P/D = Permitted Development

Dated: 25<sup>th</sup> February 2025

**AGENDA ITEM 5.2**

**PLANNING APPLICATIONS RECEIVED SINCE THE LAST PLANNING MEETING UP TO THE DATE OF PUBLICATION OF THE PLANNING AGENDA ON 25<sup>th</sup> FEBRUARY 2025**

<b>Planning Ref No:</b>	<b>Address</b>	<b>Application Details</b>	<b>Town Ward</b>
250080	19 Meadow Road RG6 7EX	Householder application for proposed single storey side extension, to include a pitch roof, 2No roof lights to the existing roof, changes to fenestration and addition of raised patio area. Followed by the demolition of the existing chimney. (Part Retrospective). <b>WBC has received revised plans.</b>	St Nicolas
250139	34 Beech Lane RG6 5PT	Householder application for proposed single storey side extension, with changes to fenestration, along with 3 No roof lights to the existing roof.	Radstock
250197	102 Redhatch Drive RG6	Householder application for the proposed two storey front, side and rear extension, plus the addition of 2 no. roof lights and changes to fenestration.	Radstock
250246	40 Elm Road RG6 5TR	Full application for the proposed change of use of the property to supported living accommodation (Use Class C2).	Hillside
250247	413 Wokingham Road, RG6 7EL	Full application for the proposed change of use of the property to supported living accommodation (Use Class C2).	St Nicolas
250266	410 Thames Valley Park Drive, RG6 1RH	Application for advertisement consent for the proposed installation of 1 no. internally illuminated totem sign, 1 no. non-illuminated totem sign and 1 no. externally applied vinyl. <b>This type of application does not require consultation and is for information only.</b>	Whitegates
250271	9 Kenton Road RG6 7LF	Application for work to protected tree(s) TPO 565/1992, T1 T1, Oak – Crown lift to 3m by removing epicormic growth up to 3m and removal of 1 no. lower branch (as indicated in photograph). <b>This type of application does not require consultation and is form information only.</b>	Maiden Erlegh
250286	4 Brompton Close RG6 3XF	Householder application for the proposed erection of a single storey side extension to form a garage, a first-floor rear extension and a detached single storey outbuilding, plus installation of additional hardstanding.	Hawkedon
250287	58 Redhatch Drive RG6 5QR	Householder application for the proposed erection of a single storey side extension to include veranda following demolition of the existing garage and veranda, raising of the single storey flat roof at the rear, installation of solar panels plus changes to fenestration	Radstock
250316	28 Mill Lane RG6 7JE	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 4.00m and the height of the eaves 3.00m. <b>This type of application only requires consultation with adjoining neighbours of the site and is for information only.</b>	St Nicolas
250321	42 Culver Lane RG6 1DY	Householder application for the proposed formation of a front drive for car parking (retrospective).	Whitegates
250325	15 Northbourne Close, RG6 5YJ	Householder application for the proposed conversion of existing garage to create habitable accommodation plus changes to fenestration.	Radstock

**APPENDIX B**

250330	26 Chatteris Way RG6 4JA	Householder application for proposed single storey rear extension with changes to fenestration. Followed by the demolition of existing conservatory.	Cutbush
250378	6 Sharpthorpe Close RG6 4DB	Application for works to protected tree/s TPO 197/1980, AREA 2 T1, Oak – Fell.	Cutbush
250383	40 Shepherds House Lane, RG6 1AD	Householder application for the proposed erection of a part single part two storey front, side and rear extensions to include a new porch, a rear dormer and roof light, loft conversion to create habitable accommodation following demolition of existing detached garage.	Whitegates
250387	10 Cassia Drive RG6 5YH	Householder application for the proposed two storey front extension, and single storey rear extension. Plus, a garage conversion, installation of roof lights and changes to fenestration.	Hillside
250406	5 Harrington Close RG6 3BU	Householder application for the proposed single storey rear extension. Plus, the installation of roof lights and changes to fenestration. Following the demolition of the existing conservatory.	St Nicolas

Dated: 25<sup>th</sup> February 2025

**AGENDA ITEM 7****WOKINGHAM BOROUGH COUNCIL'S PLANNING ENFORCEMENT INFORMATION****Closed Enforcement Cases – January 2025**

<b>Address</b>	<b>Details</b>	<b>Outcome</b>
Crockers, Rushey Way	221797- check if development has started and if first reserved matters	No breach
Trelawney, Elm Road	U/A works to trees	No breach
8 Highfields	A taxi business being run from the property without pp	No breach
19 Meadow Road	Deviation from approved plans for an outbuilding from app 233000	No breach
22 Allonby Close	Ground level raised & large outside lights impacting neighbour	No breach
34 Erleigh Court Gardens	Properties in rear gardens being rented out	No breach
36 Pitts Lane	Air con installed without permission	Application submitted
66 Sutcliffe Avenue	Extension at front of house w/o pp	Not expedient
70 Chiltern Crescent	Being used as an unauthorised HMO	Notice served
215 Wokingham Road	Lighting not in accordance with details approved 242335	No breach
215 Wokingham Road	Single storey side extension roof not in accordance with approved plan	No breach

**Live Enforcement Cases – February 2025**

<b>Address</b>	<b>Details</b>
Land adjacent to, 6 Aldbourne Avenue	Have the conditions of the consents to applications 191098 and 192717
The Moat House Hotel, Mill Lane	Raising of ground without permission
1 Wheelton Close	Fence moved without permission
1b Pond Head Lane	Breach of conditions 2/6/7/8/9/10 on planning consent 173162
7 Wilderness Road	Garage removed without permission and outbuilding in rear garden built
12 Culver Lane	Compliance check with notice
12 Erleigh Court Gardens	Properties in rear gardens being rented out
19 Beech Lane	Outbuilding / garage being used as separate dwelling
19 Easby Way	Building not in accordance with approved plans
26 Erleigh Court Gardens	Properties in rear gardens being rented out
28 Erleigh Court Gardens	Properties in rear gardens being rented out
36 Erleigh Court Gardens	Properties in rear gardens being rented out
31 Culver Lane	Breach of condition 3 – materials
42 Culver Lane	Changes to levels in the front garden to create a driveway and wall
53 Mill Lane	Dormer too close to boundary - not as per approved plans
70 Chiltern Crescent	Being used as an unauthorised HMO
93 Silverdale Road	Garage larger than the approved proposal 240287
109 Redhatch Drive	Outbuilding erected without PP
299 Wokingham Road	U/a works - Static caravan installed at site w/o pp
299 Wokingham Road	New front gates and cement/brick wall a shed-like structure
384 London Road	Boiler flue into neighbouring boundary
405 Wokingham Road	Breach of conditions 2/6/7/8/9/10 on planning consent 173162

Dated: 25<sup>th</sup> February 2025

### **Neighbourhood Plan – Working Group Report**

At the Planning Committee meeting on 10<sup>th</sup> December 2024, it was agreed that a Working Group consisting of Councillors R Cook, C Smith and M Smith would research Neighbourhood Development Plans (NDP) and consider whether one was necessary for Earley.

The Working Group has reviewed government documents on the Neighbourhood Plan website - <https://www.gov.uk/guidance/neighbourhood-planning--2#what-is-neighbourhood-planning> and had a discussion with a Councillor from Finchampstead Parish Council (who had their NDP accepted by Wokingham Borough Council in September 2023). The Working Group also contacted the Head of Planning Policy – Growth and Development at WBC.

The Working Group has ascertained that 5 parishes within the Wokingham Borough have NDPs and that these parishes have either had recent or may have significant residential development in the near future. The parishes are also largely rural in nature and tend to have defined ‘centres’ like Finchampstead village centred around California Crossroads and Twyford village.

However, this is not the case in Earley, where there is very little land available for development and the population is very much larger.

### **Benefits of a Neighbourhood Development Plan**

When CIL is paid on new developments, some 15% is forwarded to the relevant parish and if there is a NDP in place, this rises to 25%. Currently the expected CIL for Earley is in the region of £15,000.

The other potential benefit is to create a Neighbourhood Design Statement (NDS), which sets out more detailed guidance relevant to the characteristics of the local area including Permitted Development. It should be noted that Earley as a whole is hugely diverse in terms of local characteristics.

Both the NDP and NDS have to work in concert with the Borough Local Plan and Design guidance and can be considered material considerations when applications are assessed.

Essentially, an NDP acts as a supplement to the Local Plan

### **Work to develop a Neighbourhood Development Plan**

The work to develop a NDP is considerable including creating a team of residents (which can include Councillors in a personal capacity) to garner residents’ thoughts and opinion, usually via surveys.

The drafting would need to take into account resident’s concerns and issues identified, so formal consultations with some data collection and analysis would be required followed by a re-drafting, as appropriate. The culmination is an examination by an Independent Inspector and then a referendum of residents, which can cost as much as a Council election has to be held as to the adoption (or not) of the drafted Neighbourhood Development Plan. The draft would then have to be accepted formally by the Full Council at Wokingham Borough.

NDPs with appendices can run to hundreds of pages. The timescale to produce one can be 3 to 5 years.

Some assistance is available from Wokingham Borough Council, mainly in the form of guidance and advice but in most cases professional help is required. There are Government grants in the region of £18,000 but costs generally exceed this figure, especially if a NDS is required. No specific figures have been obtained but one source suggested it would be in excess of £30,000 funded by the Parish.

### **Earley situation**

There is little land available for major residential development across the whole of Earley and hence little potential to generate CIL. There is some potential for the change in use from non-residential to residential related to office blocks at the Thames Valley Business Park by the Thames. However, if the building has had at least six months legitimate use in the three years immediately prior to the granting of permission to the change in use, CIL is not applied.

As already mentioned, there is a wide variety of building types, styles and estates, built over differing time periods, such that, there is no single or even a small number of building characteristics to develop a NDS around. There has already been precedents set for very large extensions to create homes of wide multi-generations occupancy or Homes of Multiple Occupancy (HMO).

Areas of general concern in neighbourhood planning guidance includes protection to conservation areas and any listed buildings – Earley Town has no conservation areas and only 6 listed buildings. Therefore, it would be unlikely that development would affect them much, if at all.

Many of the green spaces a NDP might protect are already included in Wokingham Borough Council's draft Local Plan (due for submission to the Planning Inspectorate in March 2025)

NDSs reviewed tend to emphasis both the rural nature of their areas and the "village" feel. Unfortunately, it is difficult to view Earley as having a "Town Centre" with little of Earley considered "old". Earley Town expanded massively in the 70s and 80s with the Lower Earley development.

### **Conclusion**

With little CIL potential (approximately £15000 expected in next financial year) and the diverse nature of the housing styles and types, along with the work involved and costs (perhaps approaching £50,000) required to develop both a Neighbourhood Development Plan and a Neighbourhood Design Statement, it would not be proportionate to the benefits that might be achieved at this time.

When a new Local Plan is approved, perhaps in the next municipal year and based on 748 dwellings per annum, then a further review could be considered, but it is unlikely that it would change the conclusion.

20<sup>th</sup> February 2025