

PURLEY ON THAMES PARISH COUNCIL

Minutes of a meeting of the Planning Committee held on Monday 16th December 2024

In Attendance: Councillors G. Nyamie (Chairman), M Abrams, P. Beddoes, G. Rolfe and V. White
Also In attendance: C. Gainsford, Administration Clerk

- PL24/151** **APOLOGIES** – Were received from Councillor J. Evans
- PL24/152** **DECLARATIONS OF INTEREST** - There were none.
- PL24/153** **PUBLIC FORUM** - No members of the public were present, and no representations had been received.
- PL24/154** **MINUTES** – The Minutes of the last meeting held on Monday 2nd December 2024 were confirmed by the committee as a correct record and were signed by Councillor G. Nyamie as Chairman. **Proposed by Councillor M Abrams and seconded by Councillor P. Beddoes.**
- PL24/155** **MATTERS ARISING (not otherwise on the agenda)** – None
- PL24/156** **CLERK’S REPORT** – None
- PL24/157** **PLANNING APPLICATIONS** –

24/02606/HOUSE	Windy Nook, Westbury Lane, Purley on Thames RG8 8DL	Single storey rear extension. No Objections – Unanimous Proposed by Councillor G. Rolfe and seconded by Councillor P. Beddoes.
24/02459/FUL	1103 Oxford Road Tilehurst RG31 6YE	Change of use of building from annexe to rentable dwelling (remaining tied to ownership of existing dwelling). The committee unanimously objected to the application for the following reasons: <ul style="list-style-type: none"> • The land in front of the building on the plan is Article 4 – the development will need to comply with the directions agreed by the council under article 4. • Reference 23/02516/FUL was refused in 2023. The refusal comments documented in the 2023 report still apply. • Right of way issues. • The building is tied to the ownership of the existing dwelling; any change to ownership of the main dwelling will also mean change of ownership to the rentable dwelling. This could result in the eviction of tenants in the rentable dwelling.

		Proposed by Councillor M. Abrams and seconded by Councillor G. Nyamie.
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PL24/158 WEST BERKSHIRE COUNCIL DECISIONS - (Including – case officer notes (CON) –

<p>24/02512/TELE28</p>	<p>Street Record 1 Westridge Avenue Purley on Thames Reading</p> <p>Notification under Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) to utilise permitted development rights (Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposal consists of the construction of a Wooden Pole opposite 15 Westridge Avenue, Purley on Thames, Reading, RG8 8DE</p>	<p>The Committee noted the response</p>
<p>24/02513/TELE28</p>	<p>Street Record 2 Westridge Avenue Purley on Thames Reading.</p> <p>Notification under Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) to utilise permitted development rights (Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposal consists of the construction of a Wooden</p>	<p>The Committee noted the response</p>

	Pole opposite 12 Westridge Avenue, Purley on Thames, Reading, RG8 8DE.	
24/00955/FUL	Purley Park Trust Huckleberry Close Purley on Thames RG8 8HU Retrospective change of an area of waste land approx. 200sqm in the south of the site to provide car park space for up to 6 cars. Removal of storage shed (7.3m x 4.3m) and a derelict greenhouse	The committee noted that the application had been approved.

PL24/159 ANY OTHER PLANNING ISSUES TO REPORT UNDER TERMS OF REFERENCE –

A. On the 9th of December 2024, the email **titled Consultation on the West Berkshire Local Plan Review 2022-2039 Proposed Main Modifications** was sent to all Purley on Thames Parish Councillors.

The committee wish to submit to West Berkshire Council the discrepancies between the site boundary and the settlement boundary. Purley on Thames Parish Council would like to know why the site and settlement boundaries differ. Please refer to PDF PMC14 (site) & PMC3 (settlement) together with PDF PMC15 (site) & PMC5 (settlement).

To summarise the discrepancies:

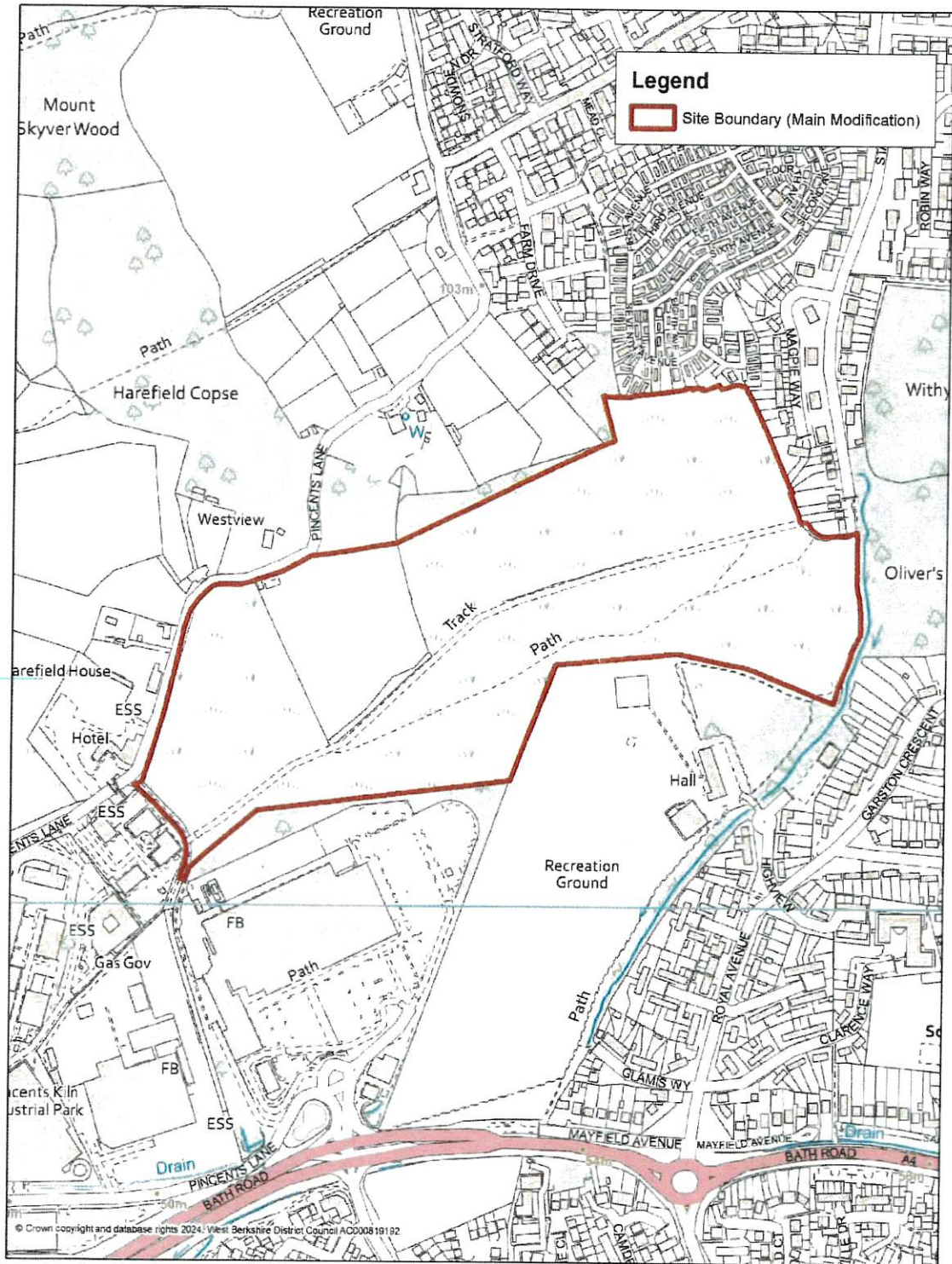
- PMC14 Annex M site boundary does not match the settlement boundary of PMC3 Annex C.
- PMC15 Annex N site boundary does not match the settlement boundary of PMC5 Annex E.

B. On the 10th of December 2024, a reply was received in respect of the email **titled Reading Borough Local Plan – chance to comment on the Local Plan Pre-Submission Draft Partial Update, November 2024 (Regulation 19)** from the Planning Office at Reading Borough Council. The committee noted the email reply.

PL24/160 DATE OF NEXT MEETING- Monday January 20th, 2025, at 6pm (subject to change). The committee noted that the Meeting scheduled for 6th January 2025 is cancelled. The meeting ended at 6.26pm.

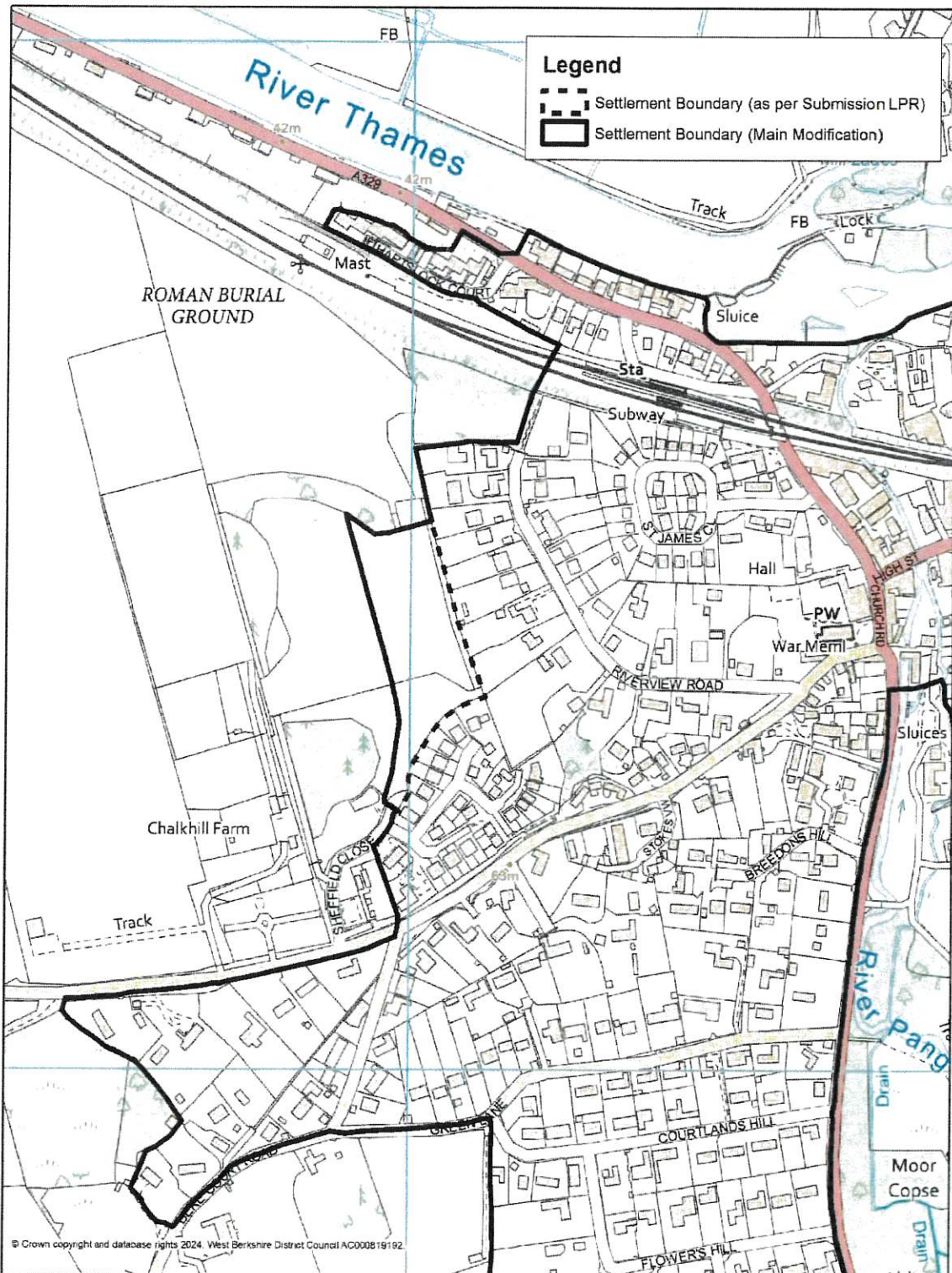
PMC14:

Land at Pincents Lane, Tilehurst



PMC3:

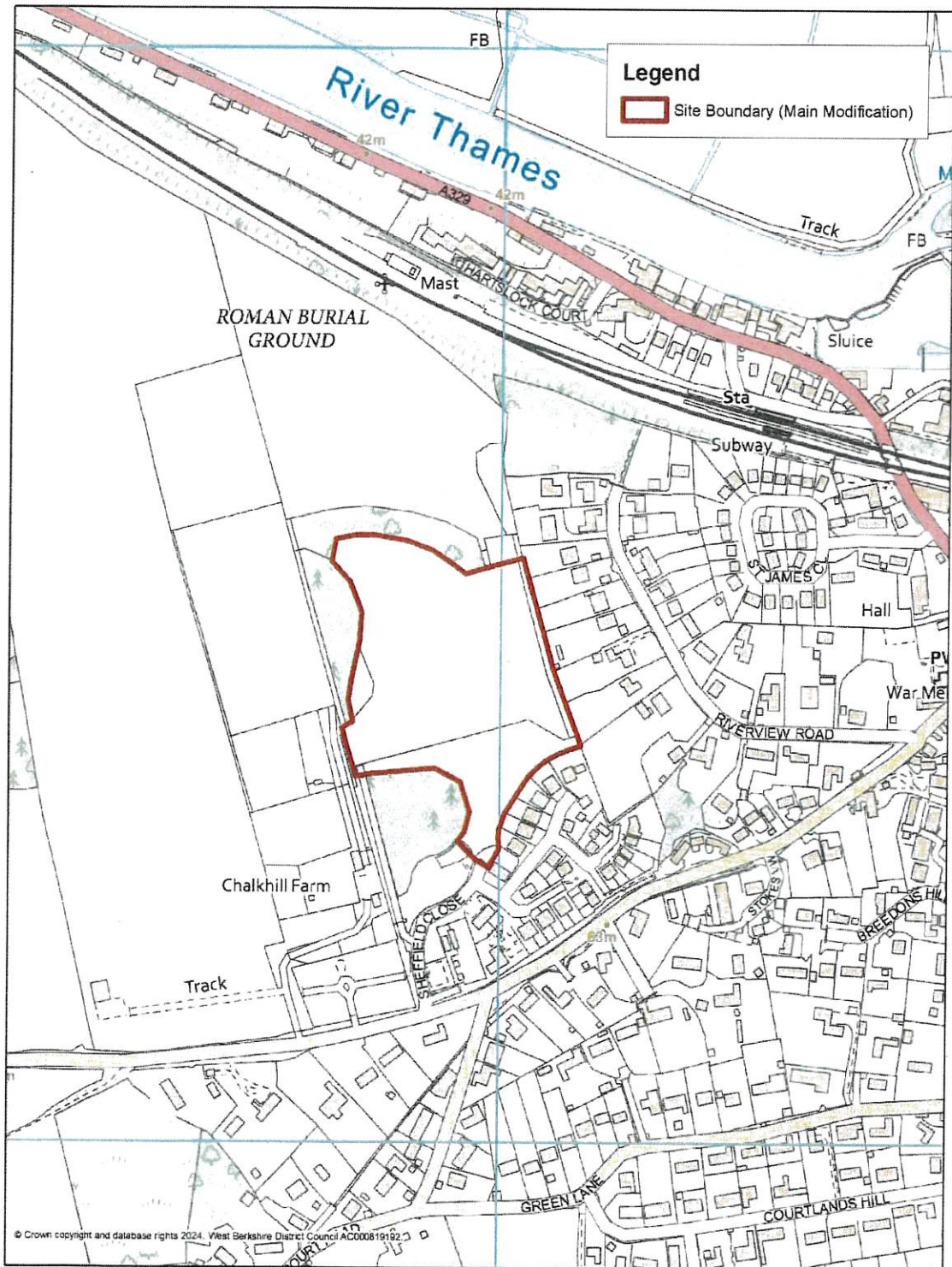
Pangbourne Settlement Boundary



Annex N

PMC15:

Land north of Pangbourne Hill, Pangbourne



PMC5:

Tilehurst Settlement Boundary

