

PURLEY ON THAMES PARISH COUNCIL

Minutes of a meeting of the Planning Committee held on Monday 16th March 2026

In Attendance: Councillors G. Nyamie (Chairman), M Abrams, P. Beddoes, J. Evans, G. Rolfe and G. Sillitoe. Four members of the Public.

Also In attendance: C. Gainsford, Administration Clerk

PL26/21 APOLOGIES – Were received from Councillor V. White

PL26/22 DECLARATIONS OF INTEREST - None

PL26/23 PUBLIC FORUM - There were four members of the public present at the meeting.

A member of the public stated that WBC Planning had refused for total removal of a tree situated in Cecil Aldin Drive. Therefore, he confirmed that he would be appealing against the decision as the tree is damaging property. Councillor G. Nyamie explained that Purley on Thames Parish Council are not invited by WBC Planning to comment regarding tree applications and all communication regarding the tree application would have to be communicated directly to WBC Planning Team. The resident was aware of the procedure but just wanted to update the Purley on Thames Parish Council.

A member of the public discussed the statement they had distributed to the Planning Committee in relation to Planning Application 26/00409/LBC - 37 Purley Rise, RG8 8AJ. The committee confirmed that they had read the statement and they fully discussed Access issues, Loss of Privacy, Boundaries and traffic and safety. Councillor G. Nyamie referred the resident to the WBC Planning Portal detailing Planning Guidance of issues that the planning authority will take into consideration.

A member of the public expressed concerns in relation to Planning Application 26/00409/LBC - 37 Purley Rise, RG8 8AJ regarding large vehicles that may be used for the development and damaging property.

PL26/24 MINUTES -The draft Minutes of the meeting held on Monday 2nd February 2026 were confirmed by the committee as a correct and they were signed by Councillor G Nyamie as Chairman.

Proposed by Councillor M. Abrams and seconded by Councillor J. Evans

PL26/25 MATTERS ARISING (not otherwise on the agenda) – None

PL26/26 CLERK’S REPORT – None

PL26/27 PLANNING APPLICATIONS –

<p>26/00035/HOUSE</p>	<p>15 Skerritt Way, Purley on Thames, Reading, RG8 8DD</p>	<p>Retrospective application for the partial conversion of the existing garage to form a utility room, together with internal alterations. No external alterations are proposed</p> <p>The committee had no objections to the application via the email sent to the Planning Committee on 24/2/2026</p> <p>The comments were submitted onto WBC Planning Website on 02/03/2026</p>
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		Proposed by Councillor P. Beddoes and seconded by Councillor Sillitoe
26/00323/NONMAT	Crimea, Oxford Rd, Tilehurst, Reading RG31 6UT	<p>Non-material amendment following grant of planning permission 25/01552/HOUSE - Replacement outbuilding. Amendments: Reduce the size of overhang to 300mm reducing the size of the building.</p> <p>For information purposes ONLY The Committee noted the amendment</p>
26/00390/FUL	40 Wintringham Way, Purley on Thames, Reading, RG8 8BG	<p>Section 73 application to vary condition 3 (Materials) of approved Reference Number: 24/01215/FUL</p> <p>The Committee unanimously had no objections to the application.</p> <p>Proposed by Councillor M. Abrams and seconded by Councillor G. Rolfe</p>
26/00409/LBC	37 Purley Rise, Purley on Thames, Reading, RG8 8AJ	<p>Dismantling and reconstruction of existing ancillary Barn at Yew Tree Cottage to provide two bedrooms, and associated internal and external alterations</p> <p>The Committee unanimously objected to the application. For the following reasons:</p> <ul style="list-style-type: none"> • lack of information regarding use and intention of the development • Access & highways safety - construction method statement will be required. • Effects on listed buildings must be considered. Previous applications 03/01745/FUL and 03/01746/LBC (now lapsed) detailed conditions that should have been applied if the application went ahead. The conditions that were set out must be applied to the current application • Environmental – bats and squirrels nesting in the area around the existing barn. <p>Proposed by Councillor M. Abrams and seconded by Councillor G. Rolfe.</p>

26/00472/LBC	Bowling Green Farmhouse, Trenthams Close, Purley on Thames, Reading RG8 8EZ	<p>The lower half of the eastern wall of the building was covered in a inappropriate, sand/cement render. This is now failing and falling off the building posing potential health and safety issue. The recent heavy rain has also penetrated behind the render and is causing internal damp issues. The proposal is to remove all of the render, clean the brickwork, allow the property to dry, before repainting the brickwork with a suitable paint type, to match the colour and style of the rest of the building.</p> <p>The Committee unanimously had no objections to the application.</p> <p>Proposed by Councillor J. Evans and seconded by Councillor G. Sillitoe</p>
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PL26/28 WEST BERKSHIRE COUNCIL DECISIONS - (Including – case officer notes (CON) –

25/02235/FUL	1 Bryant Place, Purley on Thames RG8 8ET Erection of a detached dwelling house (revised scheme ref: 20/03017FULD) Self Build	The committee noted that the application had been refused
26/00323/NONMAT	Crimea, Oxford Rd, Tilehurst, Reading RG31 6UT non-material amendment following grant of planning permission 25/01552/HOUSE - Replacement outbuilding. Amendments: Reduce the size of overhang to 300mm reducing the size of the building.	The committee noted that the amendment had been approved
25/02921/HOUSE	19 Orchard Close, Reading, RG31 6YS Replacement of existing side extension with new side and rear extensions and removal of existing chimneys	Permission granted for work set out
25/02976/HOUSE	7 Highfield Road Tilehurst Reading RG31 6YR Demolish existing, damp and mould infested conservatory, 3metres x 3metres. Erect an extension - on the same plot, the width of the house (being a detached bungalow) 4.5 metres wide and 5 metres long. The extension will also have and additional Shower and WC, it	The committee noted that the application had been withdrawn before validation

	<p>will have a tiled sloping roof in keeping with the property's and neighbouring buildings. The surroundings and neighbouring bungalows have the same type of extensions and will be in keeping, there will be no overlooking or encroachment of privacy. The measurement of the extension is well within the guidelines to plot size (of the garden)</p>	
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PL26/29 ANY OTHER PLANNING ISSUES TO REPORT UNDER TERMS OF REFERENCE –

On the 2nd of March 2026, the email [titled 6001992 - 25/01693/HOUSE - 4 Theobald Drive, Tilehurst](#) received from WBC Planning Team was sent to Purley on Thames Parish Council Planning Committee. The committee noted the email.

PL26/30 DATE OF NEXT MEETING- [Monday March 30th, 2026, at 6pm \(subject to change\)](#). The meeting ended at 6.45pm.