

**MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON 11 JUNE 2025 FROM 7.00 PM TO 7.40 PM**

**Committee Members Present**

Councillors: Martijn Andrea (Chair), Carol Jewell (Vice-Chair), Sam Akhtar, Greg Bello, Catherine Glover, Moses Iyengunmwena, Stuart Munro, Caroline Smith and Wayne Smith

**Officers Present**

Neil Allen, Legal Officer  
Connor Corrigan, Head of Strategic Development  
Alan Lewis, Highways Officer  
Priya Patel, Democratic and Electoral Services Specialist

**Case Officers Present**

Abi Peacock

**1. ELECTION OF CHAIR 2025-26**

**RESOLVED:** That Councillor Martijn Andrea be elected Chair of Planning Committee for 2025/26.

**2. APPOINTMENT VICE CHAIR 2025-26**

**RESOLVED:** That Councillor Carol Jewell be appointed Vice Chair of Planning Committee 202-26.

**3. APOLOGIES**

There were no apologies for absence received.

**4. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Committee held on 14 May 2025 were confirmed as a correct record and signed by the Chair.

**5. DECLARATION OF INTEREST**

Councillor Catherine Glover declared a Personal interest in Item 7 Application No 241861 Land at Church Lane and Hyde End Road, Spencers Wood and Three Mile Cross, on the grounds that she had viewed the discussion of the application at a Shinfield Parish Council meeting. She had also discussed the application with her husband, Richard Hoyle, a Shinfield Parish councillor who was on their Planning Committee. These discussions had not focused on the detail of the application but whether a one form entry school was sufficient. She had an open mind on the application.

**6. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS**

There were no applications be withdrawn or deferred.

**7. APPLICATION NO 241861 LAND AT CHURCH LANE AND HYDE END ROAD, SPENCERS WOOD AND THREE MILE CROSS, READING, RG7 1HB**

**Proposal:** Application for the approval of Reserved Matters pursuant to outline planning consent O/2013/0346 (130162) for the erection of the primary school building sub-phase of the development. Details of Layout, Appearance, Landscaping and Scale to be determined.

**Applicant:** Wokingham Borough Council

The Committee considered a report on this application, set out in agenda pages 11 to 59.

The Committee was advised of the following update:

- Revised transport condition to respond to questions raised by Committee on site visit.

Oliver Gill and David Smith, on behalf of Wokingham Borough Council, applicant, spoke in support of the application. Oliver Gill emphasised the need for the school in the area and likely future need, particularly given the level of future house building. David Smith highlighted various aspects of the scheme.

Richard Hoyle, Shinfield Parish Council, spoke to the application. He recognised that it was a reserve matters application and acknowledged the urgency of the application given the terms of the S106 agreement by which the school was funded. Whilst the Parish Council welcomed the school, they felt that as designed it would be too small to meet current need and the future level of development.

Councillor Glover asked if the design of the school was capable of future expansion. Abi Peacock, Case Officer, commented that the shared spaces in the school such as the hall were designed to allow for expansion. The building was also designed in such a way that it could be extended to the rear to create a new wing, although this would be subject to a planning application.

In response to a question from Councillor Glover regarding the detailed emergency planning zone, Connor Corrigan, Head of Strategic Development, stated that that the school detailed in the application was one form entry but the school in the outline application had been three form entry. The Office for Nuclear Regulation and the Atomic Weapons Establishment had indicated that currently they would not object to a school serving that development should a two-form entry school later be required.

Councillor Glover asked if the building would achieve the latest DFE Sustainability Targets for energy and was informed that it would.

With regards to the Drainage Strategy, it was confirmed that the design would fully mitigate the risk of additional flooding. Abi Peacock indicated that drainage had been planned at outline stage and that a drainage report had also been submitted with the application under consideration.

Councillor Glover expressed concern regarding a separate entrance and exit and questioned whether the larger refuge vehicles would be able to turn around. It was noted that this had been taken into consideration.

Councillor Glover asked for comment on the lack of highlighted prioritisation of taxi or minibus access. Abi Peacock commented that the school should only serve the local catchment area and as such, minibus and taxi requirements were not anticipated. There was also a bus route, and pedestrians and cyclists were prioritised. Councillor Glover went on to ask about blue light access to the north of the building. The Police and the Fire and Rescue Service had raised no concerns.

Councillor Glover sought clarification on how biodiversity net gain could be achieved. Abi Peacock referred to the preliminary ecological appraisal submitted with the application which proposed biodiversity improvements on the site.

With regards to shading, it was confirmed that there would be shading around the building.

Councillor Glover asked about the use of air source heat pumps. Abi Peacock responded that a Sustainability Strategy had been submitted with the application and had identified heat pumps and solar panels as the most suitable use of sustainable energy for the building.

Councillor Glover queried whether having the provision of some of the SEN education on the first floor, would be an issue, and was informed that there would be provision on both floors and there would be a lift. The building would be fully accessible.

The Parish Council had asserted that the dining facilities would be inadequate for the number of children. Abi Peacock clarified that this was an aspect which was designed for expansion if required.

Councillor Glover questioned whether electric vehicle charging points could be added in future and was informed that they could.

In response to a question regarding lighting outside school hours, Abi Peacock commented that lighting would not be operational outside school hours. A balance between security and wildlife needed to be created. Councillor Glover asked about the lack of school garden. The Landscape Strategy had produced a forest school including a sensory garden.

Councillor Bello sought assurance about the safe management of the main access. Abi Peacock highlighted separate pedestrian and vehicular access and the amendment of condition 6. Alan Lewis, Highways Officer, added that there was a service access leading into the playground for maintenance purposes. Councillor Caroline Smith asked about the school drop off zone.

**RESOLVED:** That application 241861 be approved subject to the conditions and informatives set out in pages 39 to 45 and revised transport condition as detailed in the Update Paper.