



East Woodhay Parish Council
Planning Committee Minutes
Monday 16th February 2026, 6.00 p.m., Woolton Hill Church Hall.

Members Present: Cllr. Denys Blakeway, Cllr. Susan Cooper
Cllr. Rose Donoghue, Cllr. Karen Titcomb (Chair).

Clerk: Cllr Cooper.

Public Present: None.

1. **Apologies for Absence:** None.
2. **Declarations of Interest:** None.
3. **To approve Minutes of meeting held 2nd February:** Approved.
4. **Public Participation:** None.
5. **Planning Applications to be considered:**

a) **26/00133/ROC – Mossfennan, Church Road, Woolton Hill, RG20 9XQ.** Variation of condition 1 of 25/00207/HSE to amend drawing numbers to allow for minor design alterations and repositioning of garden room to front garden.

No comments or objections.

b) **26/00069/FULMAJ - Land North of Spring Gardens, Andover Drove, West Berkshire.** the installation and operation of a solar farm with ancillary equipment including inverter and substation house, security cameras, deer fence, new highway access and landscaping scheme.

Section 73 application to vary conditions 2 'approved plans', 5 'landscaping', 6 'landscape maintenance', 12 'access and visibility splays', 16 'tree protection' and 17 'construction traffic management' of Planning Permission 23/01361/FULMAJ.

No further comments deemed necessary.

c) **25/02923/HSE - Dormer Cottage, Stargrove Lane, East End, RG20 0AF.** Conversion of existing garage to Games Room, creation of 2 no. windows to rear elevation to replace wood store; addition of timber wall enclosure to existing porch. Erection of home office and store following demolition of existing shed, relocation of oil tank to existing driveway area.

The application has been amended as follows:

- Tree Survey submitted following tree team comments.
- Updated + further details on outbuilding materials following HET comments.

- Oil Tank slightly relocated within the hedge to the existing driveway.

No further comments deemed necessary.

d) **25/02924/LBC - Dormer Cottage, Stargrove Lane, East End, RG20 0AF.** Conversion of existing garage to Games Room, creation of 2 no. windows to rear elevation to replace wood store; addition of timber wall enclosure to existing porch. Erection of home office and store following demolition of existing shed, relocation of oil tank to existing driveway area.

The application has been amended as follows:

- Tree Survey submitted following tree team comments.
- Updated + further details on outbuilding materials following HET comments.
- Oil Tank slightly relocated within the hedge to the existing driveway.

No further comments deemed necessary.

e) **26/00173/ROC - Harwood Paddock Stables, Woolton Hill, RG20 9TE.** Variation of condition 1 of 25/02163/HSE Erection of a single storey extension with a flat roof to amend drawings to allow for change to extension ceiling height.

No comments or objections.

f) **T/00063/26/TPO - 15 Longmead, Woolton Hill, RG20 9XY.** 1 Ash and 1 Sycamore (on the boundary of 15 Longmead) crown raise to 6m and reduce branches extending towards the house to the extent of the crown by up to 1.5m

No comments or objections; decision left to the expertise of the Tree Officer.

g) **26/00185/ROC - Slade Hill Cottage, Station Road, Slade Hill, Woolton Hill.** Variation of Condition 1 of 25/00107/FUL (Construction of a self-build detached dwelling and garage including new vehicular access) - Amendments to design and increased floor area.

No comments or objections.

h) **TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78,(23/02827/FUL; BDBC Appeal 26/00009/REF; Inspectorate Appeal 6004267) - Site Adjacent to Summerfield, Hatt Common.**

The erection of a single dwelling house, detached garage, access and landscaping.

Comments by 13th March on Planning Inspectorate website.

No further comments deemed necessary.

6. Items for next Agenda:

26/00220/ROC - The Beeches, Greenacres, Woolton Hill, RG20 9TA. Variation of condition 1 of 25/01530/HSE (Demolition of existing garages and erection of a part two storey, part single storey rear extension with balcony terrace, a single storey side extension forming gym/garage/annex, new front porch and replacement of flat roof with a

pitched roof including rooflights to front elevation). To amend drawings to allow for formation of 2175mm wide, front elevation, timber framed vaulted dormer. Complete with 2x rooflights. All materials to match existing approved.

Comment by 4th March.

T/00076/26/TPO - Street Record, Paddock End, Woolton Hill, RG20 9TJ. G1 - group of Sycamore (Southern Boundary) - reduce south eastern overhanging branches, reduce height to 12m, cut all small saplings/bushes to stumps (just above ground level) to provide 1m clearance from boundary fence. T1 -Sycamore (adjacent to No 5) - remove southern stem back to main stem, reduce remaining southern canopy by 3-4m to boundary line, reduce height height to12m.

Comment by 5th March.

7. **Date of next meeting:** 6.00 p.m., Monday, 9th March, Woolton Hill Church Hall.