



Winnersh Parish Council

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Minutes of the meeting of the **PLANNING COMMITTEE** held in the John Grobler Room on **Tuesday 3 August 2010** at 7.45pm.

PRESENT: Cllrs J Grimson (Chairman), D Hunt, D Jupp, J Plant, J Southgate.

1 APOLOGIES

1.1 Cllr J Wakefield

2 SCHEDULE OF APPLICATIONS

2.1 **The following applications were examined and NO OBJECTIONS were recorded:**

Applications received prior to the issue of the 3 August 2010 Planning Committee meeting Agenda

- 1 F/2010/1228 Unit 135 Wharfedale Road H Butcher
Proposed change of use of ground floor from A1, A3 & A5 (café) to B1 (office)
- 2 F/2010/1449 342 Reading Road C Howard
Proposed change of use from guesthouse (C1) to residential dwelling (C3) plus first floor rear extension and single storey front extension.

Applications received since the issue of the 3 August 2010 Planning Committee meeting Agenda

- 1 F/2010/1409 32 Woodlands Avenue A Smith
proposed extension of existing bungalow to create first floor accommodation, including Juliet balcony at rear, plus changes to ground floor doors and windows.

Revised applications received prior to the issue of the 3 August 2010 Planning Committee meeting Agenda

- 1 F/2010/1261 Oak Lodge, Bearwood Road D Wetherill
Proposed erection of sun lounge to replace existing conservatory at rear, with new dormer window in rear to dwelling.

2.2 Applications subject to OBJECTIONS

- 1 O/2010/1499 land at rear of 484 & 486 Reading Road H Wilson
Outline application for the proposed erection of two semi detached three bedroom houses, (access, layout and scale to be considered).

The Committee **OBJECTED** to this application on the following grounds:

- 1) this application would result in overdevelopment
- 2) there is insufficient garden space for these buildings.

- 2 VAR/2010/1640 land off Poplar Lane C Corrigan
Proposed variation of conditions 5, 13 and 14 of appeal planning consent F/2007/0629 for the proposed erection of 42 residential units, provision of public open space, improvements to Poplar Lane, creation of new vehicular accesses, footpath links and cycleways.

The Committee **OBJECTED** to the change of conditions 5 & 14 of this application on the following grounds:

- 1) there will be excessive damage to the current road and trees. The reason for the construction of the road before building work takes place is so that it will be able to accommodate the building site traffic, which will be composed of significantly larger vehicles than those which use this road now.

2.3 The following DECISIONS were noted:

- 1 O/2004/2574 & RM/2007/1259 460-480 Reading Road
APPROVAL for non-material amendment to planning permission.
- 2 EXT/2010/0149 447 Reading Road not seen by WPC
REFUSAL for application to extend implementation date of planning consent F/2006/8814 for the erection of 3 x 1 bedroom flats and 2 x 2 bedroom flats.
Demolition of existing dwelling.
- 3 F/2010/1055 2 Harefield Close congruent
REFUSAL for proposed erection of a single storey front extension to dwelling with pitched roof.

- 4 F/2010/1084 4 Arne Close congruent
CONSENT for proposed erection of single storey rear extension to provide conservatory.
- 5 F/2010/1098 Units C1 & C2, Grovelands Avenue incongruent
REFUSAL for proposed change of use from office (B1) to hot food take away (A5) for delivery only plus erection of extractor flue/chimney
- 6 LB/201/1107 The George, Wokingham Road, Earley congruent
CONSENT for application for listed building consent for siting of 3 X externally illuminated post sign, 4 x sets of externally illuminated letters, 3 x non illuminated fascia signs and 1 internally illuminated menu case (wall mounted). Removal of remaining old signs.
- 7 A/2010/1110 The George, Wokingham Road, Earley congruent
CONSENT for application for advertisement consent for 3 x externally illuminated post signs, 4 x sets of externally illuminated letters, 3 x non illuminated fascia signs, and 1 x internally illuminated menu case (wall mounted).
- 8 A/2010/1133 J Sainsbury plc, King Street Lane congruent
CONSENT for proposed freestanding single sided illuminated advertising unit.
- 9 F/2010/1261 Oak Lodge, Bearwood Road congruent
CONSENT for proposed erection of sun lounge to replace existing conservatory at rear, with new dormer window in rear roof to dwelling.
- 10 LB/2010/1267 Oak Lodge, Bearwood Road congruent
CONSENT for Listed Building application for the erection of sun lounge to replace existing conservatory at rear, with new dormer window in rear roof to dwelling.

APPEAL DECISIONS

- 1) none

APPEALS LODGED

- 1) EXT/2010/0149 447 Reading Road D Gumbrell
 application to extend implementation date of planning consent F/2006/8814 for the erection of 3 x 1 bedroom flats and 2 x 2 bedroom flats. Demolition of existing building.

3 CORRESPONDENCE

Items of correspondence received prior to the issue of the 3 August 2010 Planning Committee meeting Agenda

- 1 Barkham Parish Council; copy of letter re 212 Barkham Road
 2 Daily Mail, 7 July; extract re traveller sites

- 3 Brenda McKechnie; re F/2010/1287
- 4 WBC; enforcement investigation notices
- 5 WBC; Meeting of the Planning Committee, 21 July 2010, agenda
- 6 WBC Weekly Planning list; extract re NMT/2010/1281
460a 466 – 480 Reading Road
- 7 Walsingham Planning; proposed development at land rear of Arbor Lane

Items of correspondence received since the issue of the 3 August 2010 Planning Committee meeting Agenda

- N1 Keith Baker, WBC; a guide to the New Process for Highways Requests
- N2 WBC; extract re NMT/2010/1281, 460 – 480, land at 460a Reading Road
- N3 Cllr J Southgate; parish boundaries
- N4 WBC Town & Parish News, July 2010, extract
- N5 WBC Place & Neighbourhood Services e-bulletin, extract
The Committee noted the inconsistencies in the information from WBC regarding the bridge closures over the A329(M).
- N6 WBC; TTO re A329(M) bridge repairs
- N7 WBC Sarah Duckworth; consent to remove 4 beech trees

The Council noted all of the above correspondence.

- N8 link to webpage re local referendums on Council Tax increases
The Committee asked the Clerk to distribute the details of the link to the Committee members. **ACTION: Clerk**
- N9 WBC; A329(M) entry and exit slip road speed restrictions at Winnersh Triangle.
The Committee considered that the starting point for the 40mph restrictions on the slip roads are far too close to the motorway standard roads and give little room for traffic to accelerate and decelerate safely. The Committee asked the Clerk to make this objection to WBC. **ACTION: Clerk**

4 BEARWOOD RECREATION GROUND

- 4.1 The Committee noted the WBC Tree Officer's authorisation for the removal of the beech tree copse. The Committee noted the request to replace the 4 trees to be felled with other suitable trees. The Clerk was asked to confirm with the Tree Officer whether the replacement trees could be planted at other suitable sites on the Recreation Ground. **ACTION: Clerk**
The Clerk will arrange for the beech copse to be felled and cleared as soon as possible.
- 4.2 The Clerk reported that decay has recently been discovered at the base of the large pine tree at the entrance to the car park. Nick Robins is to make investigations into the extent of the damage to the tree and will report back.

5 APPROVAL OF THE AUGUST ACCOUNTS FOR PAYMENT

5.1 The Committee asked the FAO to retain the cheque for HC Bell until the satisfactory completion of the hall floor reseal. **ACTION: FAO**

5.2 It was **PROPOSED** by Cllr Jupp and **SECONDED** by Cllr Hunt and the Parish Council **RESOLVED** to pay the following accounts for August 2010.

WINNERSH PARISH COUNCIL MEETING 3 August 2010 ACCOUNTS FOR PAYMENT - AUGUST 2010

Payee	Description	Amount	Ch.No.
Bowak	Toilet signs - Fire exit signs	32.86	6421
PHS Group plc	Toiletries	99.50	6422
Downend & Benning Partnership Ltd	CCTV sign	49.94	6423
Investec Asset Finance Plc	Photocopier lease rental	91.52	6424
Bishop Sport and Leisure	Boot cleaners	195.05	6425
Gopak Ltd	Folding tables	386.48	6426
ABA (Construction) Ltd	Playground inspection	108.43	6427
Nick Robins Ltd	Ground Maintenance	826.03	6428
Viking Direct	Chair trolley	58.74	6429
H.C. Bell	Floor reseal and repair	4,259.38	6430
Glasdon UK Limited	2 outdoor bins	327.96	6431
The Post Office	Stamps	73.00	6432
Salaries (CH-SDG-AB-PB-KB)	Salaries	3,651.92	6433-6437
The Berkshire Pension Fund	Pension	349.21	6438
HM Revenue & Customs Only	Tax & NI	523.46	6439
Southern Electric	Electricity supply	290.00	DD
Wokingham Borough Council	Rates	318.00	DD
Clunkclick	Internet back up storage	17.57	DD
BT	Telephone charges	282.21	DD
Claims Online	Warrant Slimming World	100.00	CC
Total for the month		<u>12,041.26</u>	

Financial Position as at 30 June 2010

Sub-total	£	74,588.77
Less payments for year to date	£	39,429.61
Sub-total	£	35,159.16
Add balance carried forward 31/3/10	£	38,957.81
	£	<u>74,116.97</u>

Note: July 2010 bank statements not received yet, therefore the financial position shown is at 30 June 2010

6 ANY ITEMS THE CHAIRMAN CONSIDERS URGENT

6.1 none

7 TIME AND DATE OF NEXT MEETING

7.1 After discussion the Committee agreed that the next Planning Committee meeting will be held in the **John Grobler Room** on **WEDNESDAY 25 AUGUST 2010** at **7.45pm**.

There being no further business, the committee meeting closed at 9.30 p.m.