



## Winnersh Parish Council

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Minutes of the meeting of the **PLANNING COMMITTEE** held in the John Grobler Room on **Wednesday 25 August 2010** at 7.45pm.

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

### **1 APOLOGIES**

**1.1** Cllrs J Plant, J Southgate, 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 25 August 2010 Planning Committee meeting Agenda**

- |   |                                                                                                                                                                                                                                         |          |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 1 | A/2010/1487 Jacobs House, Eskdale Road<br>Application for advertisement consent to display a directional sign                                                                                                                           | H Wilson |
| 2 | F/2010/1535 6 Bluebell Meadow<br>proposed single storey rear extension, plus two storey front extension, moving of existing dormer and proposed variation of condition 6 of consent 25485, to allow part conversion of existing garage. | C Howard |
| 3 | F/2010/1577 5 Sherwood Road<br>Proposed erection of first floor side extension and part conversion of existing garage.                                                                                                                  | R Rogers |

#### **Applications received since the issue of the 25 August 2010 Planning Committee meeting Agenda**

- |   |                                                                                                                                                      |         |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 1 | F/2010/1879 1 Greenacres Avenue<br>proposed erection of single storey front and rear extensions, plus replacement of pitch roofs to existing dormers | N Clark |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------|---------|

- 2 F/2010/1898 315 Reading Road H Wilson  
proposed single storey rear extension plus erection of open car port to side of dwelling  
and rear detached garage

**Revised applications received prior to the issue of the 25 August 2010 Planning  
Committee meeting Agenda**

None

**Revised applications received since the issue of the 25 August 2010 Planning Committee  
meeting Agenda**

None

**Adjoining Parish applications received since the issue of the 25 August 2010 Planning  
Committee meeting Agenda**

- 1 F/2010/1617 212 Bearwood Road, (Barkham) D Wetherill  
proposed new drive and change of access from Chestnut Avenue to exit onto  
Bearwood Road

**2.2 Applications subject to OBJECTIONS**

- 1 F/2010/1621 land rear of Arbor Lane and Arbor Meadows A Smith  
outline application for the proposed erection of 59 dwellings with associated open  
space and access from Arbor Lane (means of access to be considered).

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

- 1) The Committee believes this land to be outside the settlement area
- 2) Overdevelopment of the area
- 3) Out of character with the surrounding properties
- 4) The committee believes that the hedge between the two tracks (ie part of the  
new access road) was to be protected as a condition of a previous planning  
approval
- 5) There is insufficient parking
- 6) Part of the site is within the Environment Agency flood contour.

- 2 F/2010/1825 4 Mayfields C Howard  
change of use from residential dwelling (C3 use) to bed and breakfast guest house  
accommodation (C1 use)

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

- 1) Out of character with the surrounding properties
- 2) There is insufficient parking for the proposed number of guests

### **2.3 The following DECISIONS were noted:**

- 1 F/2010/0990 Segro plc 230, Wharfedale Road congruent  
**CONSENT** for proposed demolition of existing entrance façade, construction of new entrance and internal and external refurbishments.
- 2 F/2010/0991 Segro plc 230, Wharfedale Road congruent  
**CONSENT** for application for advertisement consent for an internally illuminated static fascia sign and non illuminated low level car park signs.
- 3 F/2010/1068 Emmbrook Sports & Social Club, Lowther Road congruent  
**CONSENT** for proposed erection of boundary fencing (including front gate) on three sides of boundary of site.
- 4 F/2010/1142 Wingfield Engineering, 372 Reading Road congruent  
**CONSENT** for proposed removal of existing van bodies and corrugated metal shed and construction of new storage shed.
- 5 F/2010/1172 Pheasant Inn, 355 Reading Road congruent  
**CONSENT** for retrospective application for 5m x 5m outside seating area with white plastic fabric roof and 1.5m high glass panels on two sides.
- 6 F/2010/1355 5 Arbor Meadows congruent  
**CONSENT** for proposed erection of single storey and first floor extension to dwelling.
- 7 F/2010/1449 342 Reading Road congruent  
**CONSENT** for proposed change of use from guesthouse (C1) to residential dwelling (C3) plus first floor rear extension and single storey front extension.
- 8 F/2010/1479 The Small Holding, Poplar Lane congruent  
**CONSENT** for proposed erection of 2 x detached dwellings. (Amendment to planning consent F/2008/0312).
- 9 CLP/2010/1724 4 Maidensfield congruent  
**CONSENT** for application for a certificate of lawfulness for the proposed erection of a single storey side extension and single storey front extension to form porch.

### **APPEAL DECISIONS**

- 1) none

### **APPEALS LODGED**

- 1) none

### **3 CORRESPONDENCE**

#### **Items of correspondence received prior to the issue of the 25 August 2010 Planning Committee meeting Agenda**

- 1 WBC; confirmation of removal of beech trees
- 2 WBC Licensing; Winnersh Kebabs, street trading consent
- 3 WBC; enforcement investigation notices

The committee noted these items of correspondence.

#### **Items of correspondence received since the issue of the 25 August 2010 Planning Committee meeting Agenda**

- N1 WBC; acknowledgement of comments re 40mph A3239(M) sliproads
- N2 WBC; F/2010/1287; referment of decision to Planning meeting
- N3 Andrew Morris, Bewley Homes; re Arbor Lane
- N4 WBC; Planning Meeting agenda, 18 August 2010
- N5 WBC; F/2010/1287; deferment of decision to future Planning meeting
- N6 WBC; WBC; O/2010/0943; referment of decision to Planning meeting

The committee noted these items of correspondence.

### **4 ANY ITEMS THE CHAIRMAN CONSIDERS URGENT**

- 4.1 The Committee received concerns regarding the possible unauthorised business use of premises inside the parish. The Clerk will pass on these concerns to the WBC enforcement officer if further details are forthcoming. **ACTION: Clerk**

### **5 TIME AND DATE OF NEXT MEETING**

- 5.1 The next Planning Committee meeting will be held in the **John Grobler Room** on **MONDAY 13 SEPTEMBER 2010** at **7.45pm**.

There being no further business, the committee meeting closed at 9.40 p.m.