



## Winnersh Parish Council

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Minutes of the meeting of the **PLANNING COMMITTEE** held in the John Grobler Room on **Tuesday 16 November 2010** at 7.45pm.

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

In attendance: Cllr D Green.

### 1 **APOLOGIES**

1.1 Cllr D Hunt.

### 2 **SCHEDULE OF APPLICATIONS**

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

#### **Applications received prior to the issue of the 16 November 2010 Planning Committee meeting Agenda**

- |   |  |            |
|---|--|------------|
| 1 | F/2010/2355 Greenfield, 69 King Street Lane<br>proposed erection of a two storey rear extension to dwelling and a single storey front extension to form porch. | N Clark    |
| 2 | F/2010/2389 53 Reynards Close<br>Proposed erection of a detached garage.   | C Phillips |
| 3 | F/2010/2414 18 Greenacres Avenue<br>proposed erection of single storey rear extension to rear elevation.   | A Smith    |

#### **Applications received since the issue of the 16 November 2010 Planning Committee meeting Agenda**

- |   |  |         |
|---|--|---------|
| 1 | A/2010/2493 423-425 Reading Road<br>Application for advertisement consent for a temporary double sided site sales non-illuminated sales board. | A Smith |
|---|--|---------|

- 2 F/2010/2507 1 Greenacres Avenue N Clark  
proposed erection of single storey front and rear extensions, plus replacement of pitch roofs to existing dormers

### **Revised applications received since the issue of the 16 November 2010 Planning Committee meeting Agenda**

- 1 F/2010/2063 30 Wayside R Rogers  
proposed erection of single storey rear extension to form conservatory.  
**REVISION:** to show obscure glass to be fitted to the window in the side elevation facing no 29 Wayside.
- 2 F/2010/2149 22 Wayside R Rogers  
proposed erection of a single storey rear extension to dwelling to form conservatory.  
**REVISION1:** Dwarf brick wall on rear elevation and obscure glass to low level window in the side elevations facing no 23 Wayside.  
**REVISION2:** addition of obscure glazed high level windows to brick side elevation, removal of obscure glazing from low level window in side elevation.
- 3 F/2010/2222 100 Berkshire Place, Wharfedale Road C Corrigan  
proposed erection of 93 bedroom Travelodge Hotel to include bar and café facility with car parking, cycle and motorcycle parking and associated landscaping within the grounds of existing office building.  
**REVISION:** Timber walkway.

### **2.2 Applications subject to OBJECTIONS**

- 1) F/2010/2503 4 Mayfields C Howard  
proposed change of use from residential dwelling (C3 use) to bed and breakfast guest house accommodation for 6 guests with 2 private bedrooms (c1 use).

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

- 1) out of character with the surrounding area
- 2) there is insufficient parking to support a fully operational B&B business

Revised Application:

- 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.  
**REVISION:** withdrawal of condition 14 from the proposed variation to condition application and revised wording of condition 5.

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

- 1) objection in principle; that the road improvements must be completed prior to any development of the site.

Adjoining Parish application:

- 3) F/2010/2494 land adjacent to 212 Bearwood Road E Temple  
proposed change of use of land for the stationing of caravans for the residential  
purposes for 8 no. gypsy pitches together with the formation of additional hard  
standing and utility/dayrooms ancillary to that use.

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

There are significant inaccuracies in the responses on the application form:

- 15 Trees and hedges – the plans and Design and Access Statement clearly recognize the presence of trees and hedges on the site boundary and around the site yet the response on the form is ‘no’.
- 17 Residential units – although this application does not directly involve a gain of residential units, it does provide for future establishment of eight, and possibly sixteen, such units.
- 18 Non-residential floorspace – again, a negative response on the Application Form, but the proposal includes the provision of eight permanent day rooms in excess of 22 square metres floorspace.

The Committee **COMMENTED** that:

- 1) the sewage treatment plant and its associated soakaway are immediately adjacent to the on-site Amenity Space and to Bearwood Road. Any overflow of the system will contaminate either the site itself or the public highway, or both.
- 2) it should be a condition of consent that no industrial or commercial activity is to take place on the site.

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

- 1 F/2010/1166 Silverdale, Robinhood Way congruent  
**CONSENT** for proposed erection of two storey side extension to dwelling with link corridor to existing garage.
- 2 VAR/2010/1889 16 Miller Drive congruent  
**CONSENT** for proposed variation to condition 07 of planning consent 97/66557/F to allow part conversion of garage to provide additional living accommodation plus single storey side extension linking garage to house. Provision of tiled roof to existing conservatory and insertion of two windows at ground floor level on side elevation.
- 3 F/2010/2063 30 Wayside congruent  
**CONSENT** for proposed erection of single storey rear extension to form conservatory.
- 4 LB/20201/2078 Labours End, 3 The Old Farmhouse, Robinhood Way congruent  
**Approved LBC** for Listed Building application for internal first floor alterations, plus insertion of new conservation rooflight.

- 5 F/2010/2097 Labours End, 3 The Old Farmhouse, Robinhood Way congruent  
**CONSENT** for proposed internal first floor alteration to dwelling, plus insertion of  
 new conservation rooflight.
- 6 F/2010/2151 1E Locksley Gardens congruent  
**CONSENT** for proposed erection of single storey rear extension to dwelling to form  
 conservatory.
- 7 CLP/2010/2155 56 Jersey Drive not seen by WPC  
**CONSENT** for formation of habitable room in roof space with front and rear roof  
 lights.
- 8 CLP/2010/2162 35 Sherwood Road not seen by WPC  
**CONSENT** for erection of a single storey rear extension to dwelling to form a  
 conservatory.
- 9 CLP/2010/2343 56 Bathurst Road not seen by WPC  
**CONSENT** for conversion of the garage into habitable accommodation.

### **APPEAL DECISIONS**

- 1) F/2006/8814 EXT/2010/0149 447 Reading Road  
**REFUSAL** of extension to planning consent

### **APPEALS LODGED**

none

### **3 CORRESPONDENCE**

#### **Items of correspondence received prior to the issue of the 16 November 2010 Planning Committee meeting Agenda**

- 1 WBC; Update on the Wokingham Borough Strategic Flood Risk Assessment  
 The Committee asked the Clerk to contact WBC to clarify the level of detail of the  
 information they require and whether they have the latest Environment Agency  
 details. The Parish Council will be happy to review WBC's draft document.  
**ACTION: Clerk**
- 2 Environment Agency; Exercise Watermark  
 The Committee was willing to participate in this exercise in principle. The Clerk will  
 forward further details to Cllrs Grimson and Hunt.  
**ACTION: Clerk**
- 3 WBC; request for representations on the Development Brief (Masterplans)  
 Supplementary Planning Document (SPD) for the Strategic Development Location  
 of South of the M4.  
 The Committee decided that no parish representation is necessary at this level of  
 planning.

- 4 WBC Licensing; Winnersh Garden Centre; 656 Reading Road
- 5 Arborfield PC; re Rushy Mead wind farm  
Cllr Grimson had attended this meeting.
  
- 6 WBC; extract from Place & Neighbourhood magazine, November 2010
- 7 WBC Highways; re Winnersh Triangle 40mph
- 8 WBC; new cycle route maps

#### **Items of correspondence received since the issue of the 16 November 2010 Planning Committee meeting Agenda**

- N1 Arborfield PC; re Rushy Mead wind farm
- N2 DIS 747; extract re scrapping of house building targets
- N3 Nick Robins; re costs of replacements for beech trees
- N4 WBC; M4 J10 slip road closures
- N5 Environment Agency; Exercise Watermark
- N6 WBC; Enforcement Investigation Notification
- N7 Nick Robins; re Scots Pine
- N8 WBC; re Smallholding, Poplar Lane
- N9 WBC Licensing; the Pheasant Inn

#### **4 BEARWOOD RECREATION GROUND**

- 4.1 The Clerk reported on WBC's request for parkland trees to be planted to replace the felled beech trees. The Committee agreed to plant 2 oak, 1 ash and 1 maple tree. The Clerk will confirm with WBC the siting of the trees. **ACTION: Clerk**  
The Committee agreed to purchase the 4 trees at £100 each. The Committee will probably have insufficient money remaining in its budget and will therefore request funding from the Full Council.
- 4.2 The Clerk reported on discussions with WBC's Jon Matthews regarding the work required on the Pine Tree. Mr Matthews has made an appointment to meet with Nick Robins to discuss the best remedial measures for the pine tree.

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

- 5.1 The Environment Agency held a drop-in session recently regarding flood resilience measures for people in the worst affected areas of Winnersh.  
A Winnersh Flood Action Group (FLAG) has been set up.

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

- 6.1 The next Planning Committee meeting will be held in the **John Grobler Room** on **MONDAY 6 DECEMBER 2010 at 7.45pm.**

There being no further business, the committee meeting closed at 9.05 p.m.