



Winnersh Parish Council

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Minutes of the meeting of the **PLANNING COMMITTEE** held in the John Grobler Room on **Wednesday 16 February 2011** at 7.45pm.

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

1 APOLOGIES

1.1 Cllrs D Jupp, 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 16 February 2011 Planning Committee meeting Agenda

1 F/2011/0144 The Forest Comprehensive School, Robinhood Lane, N Clark
Proposed installation of solar panels on the main school roof.

Applications received since the issue of the 16 February 2011 Planning Committee meeting Agenda

1 O/2006/8687 land at Hatch Farm Dairies C Corrigan
Proposed development of land at Hatch Farm Dairies for the construction of up to 433 dwellings with associated internal access roads, garaging and car parking. A Link road including new junctions with King Street Lane and Lower Earley Way (forming Phase 1 of the Winnersh Relief Road). A Primary School (up to 2 form entry) including 2 no junior pitches. Play areas in the form of a Multi Use Games Area (MUGA), Local Equipped Area of Play (LEAP) and a Local Area of Play (LAP). Open space including a Community Woodland and a Country Park. Engineering operations to provide for flood compensation and flood protection. Other associated works including landscaping, creation of swales and ponds as part of the sustainable Urban Drainage proposals (SUDs) and sewage treatment works. Undergrounding of electricity power lines. Demolition of an existing dwelling (no 44 King Street Lane).

The Committee members looked at the latest plans for the Hatch Farm Dairies site. The Committee decided it will need more time to familiarize itself with the plans. Cllr Grimson will ask all members of the Planning Committee to familiarize themselves with the plans before the next Planning Committee meeting.

ACTION: Councillors

The Clerk was asked to make available the 2006 Hatch Farm Dairies plans for comparison with the latest plans.

ACTION: Clerk

There will be a joint public meeting at the Winnersh Community Centre on Friday 11 March 2011, led by the Parish Council and WRAP.

The Clerk will confirm with WBC that the Council will submit its comments after the Planning meeting, Full Council meeting and the public meeting have all taken place.

ACTION: Clerk

Revised applications received since the issue of the 16 February 2011 Planning Committee meeting Agenda

1 none

Adjoining Parish applications:

1 none

Applications received since the issue of the 16 February 2011 Planning Committee Meeting Agenda subject to OBJECTIONS:

1 TL/2011/0257 Highways land adjacent to J Sainsbury plc car park E Temple
application for a prior determination of a telecommunications mast for a 12.5 meter high column with ground based cabinet and ancillary development.

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

- 1) the mast is out of character with the surrounding area
- 2) the mast will dominate the street scene
- 3) there are sites which would appear to be more suitable which may be available

2 F/2011/0277 286 Reading Road H Wilson
proposed conversion of garage to create habitable accommodation, part first floor and part two storey side extension, rear dormer roof extension to create habitable accommodation, plus erection of detached double garage.

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

- 1) the proposed double garage is in front of the building line, which may create a precedent for other applications
- 2) the development is overbearing close to the party line with no 288.
- 3) the dormer windows are overlooking neighbouring properties
- 4) the blank wall of the proposed double garage on Reading Road is out of character with nearby houses

2.3 The following DECISIONS were noted:

DECISIONS:

- 1 F/2010/2699 23 Watmore Lane incongruent
REFUSAL of proposed erection of a single storey side extension plus creation of first floor to existing bungalow.
- 2 F/2010/2735 35 Allnatt Avenue congruent
CONSENT for proposed single storey rear extension to dwelling to form conservatory.
- 3 F/2011/0016 4 Guernsey Way congruent
REFUSAL for proposed erection of two storey rear/side extension to dwelling, plus removal of existing conservatory

APPEAL DECISIONS

- 1) none

APPEALS LODGED

- 1) none

3 CORRESPONDENCE

Items of correspondence received prior to the issue of the 16 February 2011 Planning Committee meeting Agenda

- 1 WBC; TPO 1378 – 52 Reynards Close
- 2 WBC; acknowledgement of comments re building noise at Winnersh Triangle
- 3 Nick Robins; small tree survey
- 4 Nick Robins; quote for remedial works re small tree survey
- 5 WBC; Street Naming & Numbering; 100 Berkshire Place, Wharfedale Road
- 6 WBC; adoption of Arbor Close off Arbor Lane

Items of correspondence received since the issue of the 16 February 2011 Planning Committee meeting Agenda

- N1 WBC; Bus stop improvements on A329 Reading Road
- N2 WBC Licensing; Farris Café Express, Gazelle Close

All of the above items of correspondence were noted.

4 TREE SURVEY

- 4.1 The Committee reviewed the small tree survey. The Committee asked the Clerk to query with Nick Robins the extent of the Priority 1 work required. **ACTION: Clerk**

- 4.2 The Committee **RECOMMENDED** to Full Council to have the Priority 1 work done subject to the clarification noted in 4.1 above.

5 **ANY ITEMS THE CHAIRMAN CONSIDERS URGENT**

- 5.1 none.

6 **TIME AND DATE OF NEXT MEETING**

- 6.1 The Committee will consider the implications of the change of the first meeting date in May at the next meeting. **ACTION: Clerk**

- 6.2 The next Planning Committee meeting will be held in the **John Grobler Room** on **MONDAY 7 MARCH 2011** at **7.45pm**.

There being no further business, the committee meeting closed at 8.50 p.m.