



Winnersh Parish Council

Winnersh Community Centre
New Road, Sindlesham, Wokingham
Berkshire RG41 5DU
Phone/Fax 0118 978 0244
e-mail planning@winnersh.gov.uk
www.Winnersh.gov.uk

Minutes of the meeting of the **PLANNING COMMITTEE** held in the John Grobler Room on **Monday 7 March 2011** at 7.45pm.

PRESENT: Cllrs J Grimson (Chairman), D Hunt, D Jupp, J Plant, J Southgate, J Wakefield.
In attendance: Cllr P Bray.

1 APOLOGIES

1.1 none.

2 SCHEDULE OF APPLICATIONS

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

Applications received prior to the issue of the 7 March 2011 Planning Committee meeting Agenda

- | | | |
|---|--|----------|
| 1 | F/2011/0317 6 Garth Close
proposed erection of first floor side extension to dwelling. | N Clark |
| 2 | F/2011/0329 Unit135, Wharfedale Road
proposed change of use of Unit 135 from B1A (office) use to D2 (Assembly and Leisure) use. | H Wilson |

Applications received since the issue of the 7 March 2011 Planning Committee meeting Agenda

none

Revised applications received prior to the issue of the 7 March 2011 Planning Committee meeting Agenda

- 1 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.
REVISION: Revised block plan (previous was incorrect)

Adjoining Parish applications:

- 1 none

Applications received prior to the issue of the 7 March 2011 Planning Committee Meeting Agenda subject to OBJECTIONS:

Carried forward from 16 February 2011:

- 1 O/2006/8687 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 discussed in detail the outline plans for this application. The **objections** and **comments** are appended to these minutes.

2.3 The following DECISIONS were noted:

- 1 F/2011/0144 Forest Comprehensive School, Robinhood Lane
Installation of solar panels on the main school roof.

APPEAL DECISIONS

- 1) none

APPEALS LODGED

- 1) F/2010/2355 Greenfields, 69 King Street Lane
Proposed erection of a two storey rear extension to dwelling and a single storey front extension to form porch.

3 CORRESPONDENCE

Items of correspondence received prior to the issue of the 7 March 2011 Planning Committee meeting Agenda

- 1 WBC; F/2010/1287 land adjacent 212 Bearwood Road;
Notice of Public Enquiry, 10 March 2011
The Committee noted that only one day is allocated for this Enquiry.
- 2 WBC; Meeting of the Planning Committee, agenda, 2 March 2011
- 3 WBC; Enforcement Investigation Notices
- 4 WBC; F/2010/2637 6-8 Borrowdale Road, withdrawal of application
- 5 Mr G Hammans; comments re F/2011/0277
- 6 Nick Robins; clarification of tree survey
The Committee noted the clarification of the works required following the small tree survey.
- 7 Connor Corrigan, WBC; confirmation of extension of time for comments re
O/2006/8687 Hatch Farm Dairies
- 8 WBC; Annual Parish/Town Council Planning Liaison meeting, 29 March 2011
The Committee asked the Clerk to enquire which topics are to be discussed at the meeting. **ACTION: Clerk**

Items of correspondence received since the issue of the 7 March 2011 Planning Committee meeting Agenda

- N1 WBC; renewal of street trading consent; Mr R Daniow, mobile ice cream van
- N2 WBC; street naming & numbering; land rear of 36 Watmore Lane
- N3 Hatch Farm Dairies public meeting; poster and agenda

All of the above items of correspondence were noted.

4 PUBLIC MEETING 11 MARCH 2011

- 4.1 The Committee noted the poster and agenda for the Hatch Farm Dairies public meeting on Friday 11 March 2011. Cllr Grimson will be chairing the meeting. He expects the main topics of concern to be access, flooding and the school.

5 ANY ITEMS THE CHAIRMAN CONSIDERS URGENT

- 5.1 none.

6 TIME AND DATE OF NEXT MEETING

- 6.1 The Committee considered the implications of the change of the first meeting date in May and decided to make no change to the published schedule of Planning Committee meetings.
The Committee noted that the Clerk will be on holiday for the meeting of 2 August 2011 and that the FAO will minute the meeting in his place.

6.2 The next Planning Committee meeting will be held in the **John Grobler Room** on **TUESDAY 29 MARCH 2011** at **7.45pm**.

There being no further business, the committee meeting closed at 9.25 p.m.

Appendix 1

Hatch Farm Dairies O/2006/8687

Principle of Development

The site has been in the Local Plan or its predecessor for many years, so some form of development is accepted.

Different versions of the flood contours are being used. There is a need to check the information provided against the most recent information. N.B. the flood contours on the EA website are significantly worse than shown in the application Masterplan.

Robust long term maintenance plans are required for the flood mitigation infrastructure – SUDS/swales/culverts. If these cease to be effective then flood mitigation ceases to be effective.

Access to the Site

- Traffic modelling is inadequate and predicated upon a complete Relief Road. If this proposal is to proceed WBC must make a firm commitment to complete the Relief Road and initiate its own complementary planning application.
- The current proposal is adequate as an access road for the site, but inadequate as part of Winnersh Relief Road.
- The junction with Lower Earley Way lies within the busy time tail back from the Loddon Bridge roundabout which will lead to longer tail-backs and possible gridlock.
- The junction with King Street Lane lies within the busy time tail back from Winnersh crossroads which will lead to longer tail-backs and possible gridlock. The tailback will also adversely impact on the King Street Lane / Mole Road roundabout
- There are no safe pedestrian crossing points between the estate and the country park. Traffic islands are not sufficient.
- The King Street Lane and Lower Earley Way junctions appear to have no provision at all for pedestrians.

- The three estate access junctions will become collision black spots.
- The estate junction giving access to the school will become impossible at the start and finish of the school day.
- There is no provision for parking for the setting down and picking up of young children at the start and end of the school day.
- There is no provision for vehicle parking in the country park. If it is to be termed a country park it must be accessible to all, not just the residents of the new estate.
- Confirmation is required on the covenant status of land at 42 King Street Lane and how it may affect the use of the land as a part of the traffic junction structure.

The Estate

We recognise that the estate plans are indicative only at this stage but:-

- The layout of the housing provides very limited access to some houses for large vehicles, e.g. waste disposal vehicles, furniture removal lorries.
- Short term vehicle parking will be required near to the school. The current proposal is inadequate.
- Emergency vehicle access is inadequate.
- Public transport access is inadequate.
- Foul water drainage via infrastructure in Greenacres Avenue needs to be re-evaluated. The foul water drains in this area are already exhibiting overload problems. This may also apply to other water supply and drainage infrastructure.