



Winnersh Parish Council

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Minutes of the meeting of the **PLANNING COMMITTEE** held in the John Grobler Room on **Monday 11 July 2011** at 7.45pm.

PRESENT: Cllrs J Grimson (Chairman), D Hunt, J Leask, R Shepherd-Dubey, J Southgate.

In attendance: Cllr I Shepherd-Dubey, WBC Cllr Angus Ross.

1 APOLOGIES

1.1 none.

2 MEETING WITH WBC CLLR ANGUS ROSS

2.1 Cllr Grimson welcomed Cllr Ross and thanked him for visiting the Council. Cllr Ross introduced himself as being the WBC Member for Strategic Highways and Planning. Cllr Ross gave an overview of the history and proposals for the Core Strategy and the Managing Development Delivery DPD, on which the Borough is currently consulting on the first options version; these to be the basis for development until 2026. He explained the significance and key areas of the current Borough Design Guide.

Cllr Ross then answered questions from the councillors present regarding broader WBC issues. He spoke of redeveloping town centres and making parking accessible, and development acceptance being more based on design and character. He envisaged WBC giving some aid to parishes to assist them in the development of the Neighbourhood Plan. He answered questions regarding the difficulties of access to the North Wokingham development site for vehicles and materials. He explained that details of new traffic modelling will be available, at the earliest, September 2012.

Cllr Ross then addressed questions specifically relating to Winnersh. Hatch Farm Dairies: The councillors raised concerns about the development of the relief road and the potential pupil entry size of the primary school and whether WBC will find the extra funds to create a 2 form entry school.

Cllr Ross explained that the Winnersh crossroads ranked 9th in the WBC list of accident black spots.

Cllr Ross explained the background of the modelling for the traffic lights on the IQ Winnersh complex. Cllr Ross will get further information regarding the law relating to the closure of traffic lights.

ACTION: Cllr Ross

The meeting discussed the problems faced by pedestrians crossing Robinhood Lane. The suggestion was made that the Parish Council should invite Cllr Keith Baker to view possible crossing sites.

The use of electrical pumping stations to remove pluvial surface water was discussed. Cllr Ross confirmed that any changes to the anti-flood infrastructure on the Hatch Farm Dairies site would be made in association with the Environment Agency.

The necessity for bat surveys is open to the professional interpretation of WBC officers.

The catchment areas of the WBC secondary schools serving Winnersh was discussed. The 8 WBC secondary schools were considered sufficient for any increase in numbers caused by the HFD site.

Cllr Grimson thanked Cllr Ross for his time and input.

Cllr Ross left the meeting.

3 SCHEDULE OF APPLICATIONS

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

Applications received prior to the issue of the 11 July 2011 Planning Committee meeting Agenda

- | | | |
|---|--|-------------|
| 1 | F/2011/1088 Myrtle Cottage, Bearwood Road, Sindlesham
Proposed single storey rear extension to dwelling. | D Wetherill |
| 2 | F/2011/1210 2 Summer Court, Sindlesham
Proposed erection of single storey rear extension to form conservatory to dwelling. | R Rogers |
| 3 | F/2011/1327 Sadlers Cottage, Sadlers End, Sindlesham
Proposed erection of two storey side/rear/front extensions and single storey side extensions to dwelling, plus front porch canopy. | H Wilson |

3.2 The following applications were examined and OBJECTIONS were recorded:

Applications received since the issue of the 11 July 2011 Planning Committee meeting Agenda

- | | | |
|---|--|-------|
| 1 | A/2011/1359 unit 135 Wharfedale Road
application for advertisement consent to display 1 x free standing non-illuminated directional sign. | M Lee |
|---|--|-------|

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

- 1) The written information does not agree with the plans supplied. There appear to be two different signs for consideration.

- 2 F/2011/1387 10 Targett Court N Clark
proposed change of use from residential dwelling (C3) use to residents resource centre (sui generis) use.

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

- 1) The application appears to be a de facto retrospective application. The current plans show rooms as 'office' space whereas the designation is 'housing'.
- 2) The Council deplores the proposed loss of one housing unit when housing stock is limited.

Adjoining Parish application:

none

3.3 The following DECISIONS were noted:

DECISIONS:

- 1 CLE/2011/0148 2 St Catherines Close, Sindlesham congruent
CONSENT for application for a certificate of lawfulness for the existing use of converted garage as an office for central heating business.
- 2 F/2011/1028 unit 545 Eskdale Road congruent
CONSENT for proposed relocation of generator and erection of hit and miss timber fence. Side fire exit door to be increased in width.
- 3 F/2011/0863 Do It All, 1 Gazelle Close congruent
CONSENT for proposed external and internal alterations to facilitate subdivision of existing retail unit, including new entrance and amendments to car park.
- 4 F/2011/0885 4 Locksley Gardens congruent
CONSENT for proposed erection of first floor side extension to dwelling.
- 5 F/2011/1015 7 Harrow Way congruent
CONSENT for proposed erection of single storey rear extension. (Removal of existing conservatory)

3.4 APPEALS LODGED

- 1) none

4 CORRESPONDENCE

Items of correspondence received prior to the issue of the 11 July 2011 Planning Committee meeting Agenda

- 1 WBC Street Naming & Numbering; suggested street names for Bromleys Garage development, Poplar Lane

The Committee discussed options for these street names. The Clerk was asked to respond with “Comfrey Close”, “Hawthorn Gardens” and “Blackberry Way”.

ACTION: Clerk

2 WBC Street Naming & Numbering; new post code for Winnersh Library

3 WBC Cllr Angus Ross; pointers re MDD DPD

The Clerk was asked to email this document to Planning Committee members.

ACTION: Clerk

4 WBC; Notification of Public Enquiry re O/2010/1621, land rear of Arbor Lane / Arbor Meadows

The Committee noted that this appeal has been withdrawn (see N1 below)

5 WBC; re TPO at 364 Reading Road

6 Partnerships For Renewables; change of contact details

Items of correspondence received since the issue of the 11 July 2011 Planning Committee meeting Agenda

N1 WBC; O/2010/1621 land rear of Arbor Lane and Arbor Meadows:
Withdrawal of appeal

5 ANY ITEMS THE CHAIRMAN CONSIDERS URGENT

5.1 The Committee asked Cllr Green to confirm the details of the site under query regarding the composition of a hard-core surface. **ACTION: Cllr Green**
The Clerk will report the details to the WBC enforcement officer.

ACTION: Clerk

6 TIME AND DATE OF NEXT MEETING

6.1 The next Planning Committee meeting will be held in the **John Grobler Room** on **TUESDAY 2 AUGUST 2011 at 7.45pm.**

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