



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 24 January 2012** at 7.45pm.

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

1 APOLOGIES

1.1 Cllr D Green.

2 SCHEDULE OF APPLICATIONS

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

Applications received prior to the issue of the 24 January 2012 Planning Committee meeting Agenda

- | | | |
|---|---|-------------|
| 1 | F/2011/2691 30 Arbor Lane
proposed erection of a single storey rear extension to dwelling. | R Rogers |
| 2 | F/2012/0034 1 Cavendish Gardens
proposed erection of part two storey, part single storey side extension. Conversion of garage to habitable accommodation plus single storey front extension to link main dwelling to converted garage. | D Wetherill |

Whilst not objecting to this application the Committee **COMMENTED** that:
It observes that part of the work has already been completed.

Applications received since the issue of the 24 January 2012 Planning Committee meeting Agenda

- | | | |
|---|--|-------|
| 1 | F/2011/2571 20 Danywern Drive
Proposed erection of a single storey side infill extension to dwelling. | M Lee |
|---|--|-------|

- 2 F/2011/2667 80 Arbor Lane M Lee
proposed erection of two storey and single storey extensions to dwelling, erection of front porch extension and re-positioning of existing garage.
- 3 F/2012/0011 526 Reading Road C Phillips
proposed erection of detached garage with store/utility room to rear. Demolition of existing garage.

Revised Applications:

Revised applications received prior to the issue of the 24 January 2012 Planning Committee meeting Agenda

- 1 none

Adjoining Parish application:

- 1 F/2011/2701 3 Camellia Way RG41 3NB C Phillips
proposed conversion of integral garage to habitable accommodation.

2.2 Applications subject to OBJECTIONS:

- 1 F/2011/0036 5 Chatsworth Avenue C Howard
proposed two storey and part first floor front/side extension plus single storey front extension to create porch, part conversion of garage at rear to utility room.

The Committee **OBJECTED** to this application on the following grounds:
The ground floor kitchen/diner window overlooks No.3.
The frontage appears to extend in front of the building line with No.7.

- 2 F/2012/0042 Winnersh Primary School, Greenwood Grove A Smith
proposed erection of new school building. (Removal of existing temporary buildings).

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

The Committee noted that the plans for the buildings themselves were not unreasonable, except that the pupils will lose the use of a hard playing area during the development.

The Committee states that the current traffic conditions are difficult and potentially dangerous. Increasing the size of the school by 50% can only exacerbate the problem. The proposal to provide a drop-off point in Poplar Lane will produce gridlock on Poplar Lane. Poplar Lane has been remodelled to provide access for vehicles to a relatively limited domestic development and the projected traffic flows associated

with the school development will swamp the traffic flow for the estate making the route inaccessible to local traffic and emergency and service vehicles. The proposals in place will significantly increase traffic flow and the amelioration proposals do not fully address these issues.

The construction of the turning point will require the removal of trees. We expect that replacement planting on site will be required.

2.3 The following DECISIONS were noted:

DECISIONS:

- 1 F/2010/2222 100 Berkshire Place, Wharfedale Road congruent
CONSENT for 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.
- 2 CLE/2011/2037 367 Reading Road congruent
APPROVAL for a certificate of lawful use for the conversion of a two bedroom semi-detached house into a studio apartment and a one bedroom flat.
- 3 F/2011/2368 9 Woodlands Avenue congruent
CONSENT for proposed erection of a single storey rear extension to dwelling.
- 4 F/2011/2425 Pulse 8 Health Club, Mole Road congruent
CONSENT for proposed installation of solar panels to main gym hall roof.
- 5 F/2011/2461 Do It All Ltd, 1 Gazelle Close congruent
CONSENT for proposed siting of 1 x 4.61 metre high internally illuminated totem sign.
- 6 F/2011/2475 9 Maple Close congruent
CONSENT for proposed erection of single storey rear conservatory extension to dwelling.
- 7 F/2011/2491 14 Chackfield Drive congruent
CONSENT for proposed erection of a single storey rear extension to dwelling, following demolition and removal of existing conservatory.
- 8 VAR/2011/2526 land rear of 3 Harvest Drive congruent
CONSENT for application to remove condition 3 of planning consent F/2011/0551.

APPEAL DECISION

- 1 F/2010/2270 land to rear of 21 & 22 Allnatt Avenue
Appeal **ALLOWED** for two new dwellings on land to rear of 21 & 22 Allnatt Avenue.

APPEALS LODGED

1 none

3 CORRESPONDENCE

Items of correspondence received prior to the issue of the 24 January 2012 Planning Committee meeting Agenda

- 1 Extract from LCR magazine, 'Planning for your future'; winter 2011
- 2 WBC; enforcement investigation notices
- 3 WBC; IEMD Road Safety Plan report

Items of correspondence received since the issue of the 24 January 2011 Planning Committee meeting Agenda

- N1 Nick Robins; completed small tree survey
- N2 Nick Robins; costs of tree felling work
- N3 Nick Robins; postponement of tree felling work on Bearwood Recreation Ground
- N4 WBC; withdrawal of appeal re F/2011/0551
- N5 WBC; reminder re Borough Design Guide SDP, comments due by 15 February 2012
The Committee noted that this is a relatively large document. Cllr Grimson asked Committee members to look at the document on-line in preparation for a final discussion at the next Planning Committee meeting. **ACTION: Councillors**
- N6 NALC/CPRE; booklet 'a guide to neighbourhood planning'
The Committee asked the Clerk to order 6 copies for the members of the Planning Committee. **ACTION: Clerk**
- N7 WBC; GVOL for Winnersh Garden Centre

4 SMALL TREE SURVEY 2011

- 4.1 Cllr Grimson reported on the progress of works to the trees following the Small Tree Survey. The Committee compared the estimates of costs against the Planning Budget for this year.
The Committee **RESOLVED** to authorise the Priority 2 work specified at a cost of £650.
The Committee **RESOLVED** to authorise £225 on 4 replacement trees.
The Clerk will liaise with Nick Robins over these works. **ACTION: Clerk**

5 ANY ITEMS THE CHAIRMAN CONSIDERS URGENT

5.1 none

6 TIME AND DATE OF NEXT MEETING

- 6.1 The next Planning Committee meeting will be held in the **John Grobler Room** on **MONDAY 13 FEBRUARY 2012** at **7.45pm**.

There being no further business, the committee meeting closed at 9.50 p.m.