



## Winnersh Parish Council

Winnersh Community Centre  
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Minutes of the meeting of the **PLANNING COMMITTEE** held in the John Grobler Room on **Monday 23 April 2012** at 8.00pm.

**PRESENT:** Cllrs J Grimson (Chairman), D Green, D Hunt, J Southgate.  
1 member of the public.

### **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 23 April 2012 Planning Committee meeting Agenda**

- |   |   |            |
|---|---|------------|
| 1 | F/2012/0511 Block E, Eskdale Road<br>proposed refurbishment and extension of existing office building and associated ancillary development including part demolition, landscaping and creation of a refuse storage/plant enclosure. | C Corrigan |
| 2 | F/2012/0562 15 Grovelands Avenue<br>proposed erection of a single storey rear extension to dwelling to replace existing conservatory.   | R Rogers   |
| 3 | F/2012/0622 8 Bluebell Meadow<br>proposed erection of a two storey side extension and single storey rear extension to dwelling.   | M Lee      |
| 4 | F/2012/0647 505 Reading Road<br>proposed erection of single storey rear conservatory extension.   | R Rogers   |
| 5 | F/2012/0756 Winnersh Primary School, Greenwood Grove<br>proposed installation of a double modular classroom building to provide additional teaching accommodation.  | A Smith    |

The Committee **COMMENTED** that whilst it accepts the plans for the classroom accommodation it suggests that WBC should continue to seek a permanent long term solution to the growth of Winnersh Primary School.

The growth in pupil numbers will cause increased traffic movements and the proposals for traffic congestion alleviation and parking must be enacted as a minimum, and further solutions must be sought.

### **Applications received since the issue of the 23 April 2012 Planning Committee meeting Agenda**

- 6 F/2012/0719 Nirvana Health Club, Mole Road D Wetherill  
proposed erection of two single storey extensions to provide staff offices and staff  
restrooms.

### **Revised Applications:**

- 1 F/2012/0422 6 Welby Crescent R Rogers  
Proposed conversion of garage to create additional habitable accommodation to  
dwelling.  
**REVISION:** Conversion of the whole of the garage to create additional habitable  
accommodation.

Whilst not objecting to this revision the Committee **COMMENTED** that it understands there is a covenant which prohibits the change of use of garages to habitable dwelling. This change is out of character with other buildings.

### **Adjoining Parish application:**

- 1 none

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

- 1 none

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

### **DECISIONS:**

- 1 F/2012/0162 Unit 4-8, Eskdale Road congruent  
**CONSENT** for application for the addition of two roller doors, one on north side of  
unit 5 and one on the west side of unit 6 (retrospective).
- 2 VAR/2012/0185 land at 6 Mayfields, Sindlesham congruent  
**CONSENT** for application to vary condition 12 of planning consent F/2011/0657 to  
allow non-installation of solar photovoltaic panels.

- 3 F/2012/0234 Tinks Cottage, Poplar Lane congruent  
**CONSENT** for proposed erection of an oak barn-style car port following removal of existing car port.
- 4 F/2012/0274 1 Grovelands Close congruent  
**CONSENT** for proposed erection of a single storey rear extension to dwelling to form conservatory.
- 5 F/2012/0300 5 Arbor Lane incongruent  
**REFUSAL** of proposed conversion of existing loft space to additional habitable accommodation, to include rear dormer window and roof lights.
- 6 F/2012/0306 Unit 680, Eskdale Road congruent  
**CONSENT** for application for proposed change of use from B1(c) (business/production) to D2 (leisure), indoor soft play family entertainment centre
- 7 F/2012/0334 35 Danywern Drive incongruent  
**CONSENT** for proposed erection of a two storey side/rear extension, raising of existing roof to create additional habitable accommodation, and single roof to create additional habitable accommodation, and single storey extension to existing garage to create a workshop.
- 8 F/2012/0344 413a Reading Road congruent  
**CONSENT** for proposed erection of a single storey rear extension to dwelling to form conservatory.
- 9 F/2012/0398 5 Williamson Close congruent  
**CONSENT** for proposed erection of first floor extension over existing garage.
- 10 F/2012/0422 6 Welby Close congruent  
**CONSENT** for proposed conversion of garage to create additional habitable accommodation to dwelling.
- 11 F/2012/0461 Nirvana Spa, Mole Road congruent  
**CONSENT** for application for alteration to existing gardens to provide an external swimming pool with hot spas, plant room structure, gardens and relaxation areas.
- 12 F/2012/0466 58 Watmore Lane congruent  
**CONSENT** for proposed erection of a two storey rear extension, new chimney breast, creation of front entrance porch and alterations to existing bay window roofs, plus replacement pitched roof to existing detached garage and insertion of door.

### Adjoining parish

- 1 none

### APPEAL DECISION

- 1 none

## APPEALS LODGED

1 none

## 3 CORRESPONDENCE

### Items of correspondence received prior to the issue of the 23 April 2012 Planning Committee meeting Agenda

- 1 WBC; F/2008/0619 Wokingham Cricket Club, Sindlesham, minor amendment
- 2 WBC Licensing; street license application for Café Express, Gazelle Close
- 3 WBC; comments re zebra crossing on King Street Lane and barriers at crossroads

The Committee noted the WBC reply regarding the safety of the zebra crossing.

- 4 Barkham Parish Council; comments re road safety at Cricket Ground exit, Bearwood Road

The Committee noted Barkham PC's comments and the WBC reply.

The Committee was sympathetic to Barkham's case. WPC recognises WBC's watching brief and will not press for a change of speed limit at this time.

- 5 WBC; Enforcement Investigation Notices
- 6 WBC; A3290 (westbound) road closure, 17-18 April 2012

### Items of correspondence received prior to the issue of the 23 April 2012 Planning Committee meeting Agenda

N1 WBC; notification of F/2012/0719, Nirvana Health Club

- 3.1 The Committee discussed the Council's response to the WSP Survey presented to the previous Full Council meeting. Cllr Grimson presented a draft response. The Committee suggested additional comments regarding flooding, pedestrian crossings on Reading Road and the safety of cycle route surfaces on footways on Reading Road.  
Cllr Grimson was asked to incorporate these comments into his response to WBC, a copy of which is appended to these minutes.

## 4 ANY ITEMS THE CHAIRMAN CONSIDERS URGENT

- 4.1 Cllr Hunt reported that he has not yet received a response from WBC about his query regarding the switching off of street lights at Winnersh Triangle.

## 5 TIME AND DATE OF NEXT MEETING

- 5.1 The next Planning Committee meeting will be held in the **John Grobler Room** on **WEDNESDAY 9 MAY 2012 at 7.45pm.**

There being no further business, the committee meeting closed at 9.32 p.m.

## APPENDIX 1

Cllr Grimson's response to the WSP survey – see 3.1 above

47 Watmore Lane,  
Winnersh  
Wokingham,  
Berks RG41 5JS.

**0118 978  
0366**

24<sup>th</sup> April 2012

WSP Group,  
Regus House,  
SOUTHAMPTON,  
Hants.,  
SO18 2RZ.

Dear Mr Morton

### A329 Corridor Study - Winnersh

The following is a collection of the thoughts of various members of the Winnersh Parish Council. The result is a collection of statements that do not hang together as a report, but are offered as our observations.

The main issues all centre on road junctions:-

1. Winnersh crossroads, where the B3030 intersects with the A329 in the centre of Winnersh, is the major bottleneck.
2. The Loddon Bridge Roundabout, where A329(M) traffic, A329 traffic, Woodley and Lower Earley traffic converges.
3. The junction where Mill Lane and Rushey Way join B3270 Lower Earley Way

Winnersh crossroads has 4 phase traffic lights and creates major tailbacks in all directions at peak times. It has been subject to several attempts to alleviate the problems, but ultimately it is over capacity. There are two primary schools and one secondary school which generate additional traffic through this junction, particularly in mid afternoon, including significant volumes of pedestrian and cycle traffic. The presence of a large supermarket in the south east quadrant only adds to the problems. This junction is the scene of many minor collisions which probably do not show on police statistics, but recently a collision resulting in a double fatality occurred.

The Loddon Bridge Roundabout is controlled by multiple traffic lights and generally works reasonably well, but does generate tailbacks which have been known to reach the junctions 1 and 3. It is subject to flooding leading to complete traffic standstill.

The Mill Lane/Rushey Way/Lower Earley Way roundabout is not light controlled. Lower Earley Way is a major east-west feeder road serving the very large Lower Earley housing estate. Rushey Way is one of the main roads into the estate, and Mill Lane is a minor road which carries significant amounts of traffic avoiding the two major junctions above despite two single lane pinch points along it. This roundabout is also subject to flooding.

In addition to the problems associated with volumes of vehicle traffic, all of these junctions carry pedestrian and cycle traffic, particularly at school closure time.

The proposed Hatch Farm Dairies development comes with an access road running from King Street Lane to Lower Earley Way, and there is an undertaking from WBC to continue this road to the A329 to form the Winnersh Relief Road. This will take some of the load from the A329, but at the expense of two new junctions, on King Street Lane and Lower Earley Way, which have the potential to exacerbate, rather than alleviate, the existing congestion problems.

Baslow Road is becoming a bottleneck. As the housing on the south side of the A329 has increased, and with the building of a large housing development on Baslow Road itself, the volume of traffic using this road to access the A329 has increased enormously. Increased on-road parking of vehicles from the new development exacerbates the problem. In addition this road is part of an alternative route from the south of Winnersh to the A329 avoiding Winnersh crossroads. A rat run in your parlance, though I prefer to think of it as avoidance of a difficult and overloaded junction.

The A329 is a road which carries a high traffic flow and as such will never be a pedestrian friendly place. Crossing facilities are provided at strategic points, but there are difficulties for the less fleet of foot amongst us and some feel that crossing could and should be made easier.

We have had complaints about people parking in the Cavendish Close area to join the train at Winnersh Triangle Station. This also extends to other nearby side roads.

Run-off flooding is a problem for some residents on the A329 towards the Loddon Bridge roundabout. Over the years as the road has been resurfaced the level of the road has risen above the gardens. In times of heavy rainfall the gulleys are not able to take the run-off water, and it runs from the road into the front gardens, and occasionally into the houses.

Cycleways have been marked on the footways, but in places the footway surface is above footway box covers, and lamp-posts and other street furniture stand within the marked cycleways, both providing hazards for pedestrians and cyclists alike.

Residents report great difficulty in turning right on to the A329, particularly during the busy periods of the day. Traffic can be continuous in both directions requiring a long wait, or the need for forceful tactics.

We hope that this may be of use to you, and we would be glad to receive a summary of the outcomes in due course.

Yours sincerely

John Grimson

On behalf of Winnersh Parish Council