



## **Winnersh Parish Council**

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Minutes of the meeting of the **PLANNING COMMITTEE** held in the John Grobler Room on **Tuesday 16 April 2013** at 7.45pm.

**PRESENT:** Cllrs J Grimson (Chairman), D Green, J Leask, J Southgate, R Tilbe.  
In attendance: Cllr C Taylor, Cllr R Holdstock (late), one member of the public.

### **1 APOLOGIES**

**1.1** Cllr D Hunt.  
Apologies were also received from Cllr P Bray.

### **2 NEIGHBOURHOOD PLANNING**

**2.1** Cllr Grimson invited Emma Critchley of Wokingham Borough Council to speak. Ms Critchley distributed a presentation to the meeting. A discussion followed regarding the standing of the Neighbourhood Plan as a land use planning document. A further discussion took place regarding the practicalities and need for setting up a Plan for Winnersh.  
Cllr Grimson thanked Ms Critchley for attending the meeting.

Ms Critchley left the meeting.

Cllr Holdstock joined the meeting

Amanda Sutton of Neame Sutton Chartered Town Planning joined 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 16 April 2013 Planning Committee meeting Agenda**

1 F/2013/0320 land rear of 5 & 7 Mayfields H Wilson  
Proposed erection of 4 detached dwellings with integral garages, associated parking and access.

- |   |                                                                                                                                           |             |
|---|-------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 2 | F/2013/0455 Azalea Cottage, Merryhill Green Lane<br>Proposed erection of a single storey rear extension to dwelling to form conservatory. | P Rawlinson |
| 3 | F/2013/0458 2 St Marys Road<br>Proposed erection of a single storey rear extension to form conservatory.                                  | P Rawlinson |
| 4 | F/2013/0537 8 Bluebell Meadow<br>Proposed erection of a single storey side extension to dwelling.                                         | M Lee       |
| 5 | F/2013/0549 97 Arbor Lane<br>Proposed erection of detached double garage (resubmission of F/2012/2523).                                   | N Martin    |

**Applications received since the issue of the 16 April 2013 Planning Committee meeting  
Agenda**

- |   |                                                                                                                                                      |         |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 1 | F/2013/0494 Winnersh Primary School, Greenwood Grove<br>Proposed erection of replacement double classroom building. Demolition of existing building. | A Smith |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------|---------|

**Revised Applications:**

- |   |      |
|---|------|
| 1 | none |
|---|------|

**Adjoining Parish application:**

- |   |      |
|---|------|
| 1 | none |
|---|------|

Cllr Grimson invited Amanda Sutton of Neame Sutton Chartered Town Planning to speak to the meeting. She gave an overview of the outline application O/2013/0434, land off Maidensfield. A discussion took place, which included questions on waste water, flooding - SUDs and public open space, vehicular access to the site, nature corridors, the 2 stages of potential development, MDD DPD and 5 year land supply.

Cllr Grimson thanked Ms Sutton for her input. Ms Sutton remained in the meeting as a member of the public.

The Committee then considered the application.

**3.2 Applications subject to OBJECTIONS:**

- |   |                                                                                                                                                                                                                |          |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 1 | O/2013/0434 Land off Maidensfield<br>Outline application for a proposed residential development of up to 150 dwellings, public open space, landscaping and associated works. Means of access to be considered. | J Seaman |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|

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

- The site is not a designated site for domestic development
- The site is designated as part of the green space between Winnersh and Wokingham

- Development on this site would lead to a major increase in traffic on several local roads, some of which are already at capacity during busy periods, not only affecting Maidensfield and Watmore Lane, but also severely impacting on traffic flows on Danywern Drive, Robinhood Lane and at the Winnersh crossroads.
- The traffic from the site will travel via Maidensfield onto Watmore Lane and Danywern Drive which are used for pedestrian and vehicular access routes to schools
- Development on this site has the potential to exacerbate the flooding of the Emm Brook
- The site is adjacent to a motorway junction and will be subject to excessive noise and air pollution

The Committee also **COMMENTED** that

- Traffic survey results indicate queue lengths on Robinhood Lane which are significantly shorter than are regularly experienced by users of this road.
- Any traffic mitigation at the Winnersh crossroads will be unsuccessful because the roads are already working beyond capacity. The Winnersh Relief Road (both stages) will be necessary to mitigate traffic through Winnersh
- Danywern Drive and Watmore Lane, onto which Maidensfield will funnel traffic, already have major traffic issues, and the use of these roads for heavy construction and delivery vehicles will be extremely hazardous.
- The pedestrian crossing on Robinhood Lane is proposed at the point where a previous crossing was removed because of its unsuitable position
- Thames Water indicates that there is insufficient capacity to serve the site with a water supply and waste water services
- The site is in excess of 700m from public transport facilities, which will lead to an increased use of motor vehicles

Ms Sutton left the meeting.

### 3.3 The following DECISIONS were noted:

- |   |                                                                                                                                           |             |
|---|-------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1 | F/2013/0017 Land at Winnersh Farm                                                                                                         | congruent   |
|   | <b>CONSENT</b> for proposed erection of a single form entry primary school with associated parking and access works.                      |             |
| 2 | F/2013/0173 79 Woodward Close                                                                                                             | congruent   |
|   | <b>CONSENT</b> for proposed erection of a first floor extension with side dormer and single storey rear extension to form a conservatory. |             |
| 3 | F/2013/0213 5 Bluebell Meadow                                                                                                             | congruent   |
|   | <b>CONSENT</b> for proposed conversion of garage into habitable room.                                                                     |             |
| 4 | F/2013/0256 1 Albany Park Drive                                                                                                           | incongruent |
|   | <b>CONSENT</b> for retrospective planning permission for erection of detached single storey garage.                                       |             |
| 5 | F/2013/0271 4 Summer Court                                                                                                                | congruent   |
|   | <b>CONSENT</b> for proposed erection of a single storey rear extension to dwelling.                                                       |             |

## **Adjoining parish**

1 none

## **APPEAL DECISION**

1 none

## **APPEALS LODGED**

1 F/2012/2051 1 Church Close  
proposed erection of a two bedroom dwelling, with associated car parking, fencing and gates, plus blocking up of first floor side window and insertion of first floor rear window to 1 Church Close.

## **4 CORRESPONDENCE**

### **Items of correspondence received prior to the issue of the 16 April 2013 Planning Committee meeting Agenda**

- 1 WBC; carriageway resurfacing, A327, Arborfield Cross
- 2 WBC; temporary road closure, A329(M), 27-28 April 2013
- 3 WBC; Major Projects minutes
- 4 Emma Critchley, WBC; confirmation of attendance at meeting of 16 April

### **Items of correspondence received since the issue of the 16 April 2013 Planning Committee meeting Agenda**

- N1 WBC; carriageway resurfacing, A327, Arborfield Cross, revised dates  
N2 WBC; Policy on Sustainable Drainage, consultation dates  
The Committee asked the Clerk to email the details to Cllr Hunt and to include the correspondence on the agenda for the next Planning meeting. **ACTION: Clerk**
- N3 Neame Sutton; confirm attendance at Planning Meeting of 16 April 2013  
N4 Emma Critchley, WBC; Neighbourhood Planning Twitter Q&A, 19 April 2013

## **5 ANY ITEMS THE CHAIRMAN CONSIDERS URGENT**

- 5.1** Cllrs Grimson, Southgate and Holdstock confirmed that they will attend the Neighbourhood Planning meeting on 24 April.
- 5.2** Cllr Grimson reported on a discussion with Pam Stubbs, Clerk to Barkham PC, concerning the progress on negotiations with regard to the closure of Chestnut Avenue.

**6**      **TIME AND DATE OF NEXT MEETING**

- 6.1**     The next Planning Committee meeting will be held in the **John Grobler Room** on **WEDNESDAY 8 MAY 2013** at **7.45pm**.

There being no further business, the committee meeting closed at 10.16 p.m.