



Winnersh Parish Council

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Minutes of the meeting of the **PLANNING COMMITTEE** held in the John Grobler Room on **Tuesday 22 October 2013** at 7.45pm.

PRESENT: Cllrs J Leask (Chairman), D Green, R Holdstock, D Hunt, J Southgate, C Taylor.

1 APOLOGIES

1.1 Cllrs J Grimson, L Gordon-Walker, R Tilbe.

2 SCHEDULE OF APPLICATIONS

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

1 F/2013/2010 389 Reading Road N Chancellor
Proposed erection of a single storey front extension to form porch and separate storage area plus conversion of garage to habitable dwelling.

Adjoining Parish application:

1 none

Revised Applications:

1 none

House Holder Prior Notification

1 HH/2013/2026 496 Reading Road G Vaughan
Application for the Prior Approval of the erection of a single storey rear extension and which would extend beyond the rear wall of the original house by 4.5m, for which the maximum height would be 4.0m and for which the height of the eaves would be 2.65m.

2.2 Applications subject to OBJECTIONS:

- 1 F/2013/2007 1 Church Close G Vaughan
Proposed erection of 1no. dwelling and associated works.

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

- 1) Overdevelopment of the site
- 2) The drive entrance is at the side of a hump-backed bridge with heavy road usage and poor visibility and is opposite a road junction
- 3) The position of the gated entrance suggests that when a car is parking it will straddle the pavement thereby forcing pedestrians into the busy road
- 4) There is the potential for injury to pedestrians at peak times due to the heavy pedestrian traffic to the adjacent railway station and school
- 5) There is no guest parking at the site, which is in an area with significant parking restrictions

2.3 The following DECISIONS were noted:

Winnersh Parish

- 1 none

Adjoining parish

- 1 none

APPEAL DECISION

- 1 none

APPEALS LODGED

- 1 none

3 CORRESPONDENCE

3.1 Items of correspondence received prior to the issue of the 22 October 2013 Planning Committee meeting Agenda

- 1 WBC Highways; re meeting to discuss banners
- 2 WBC; TPO for 1-8 Mermaid Close
- 3 WBC Licensing; details of Wokingham CC licence application
The Committee noted the application for a full licence
- 4 WBC; Enforcement Investigation Notices
- 5 WBC Street Naming & Numbering; Betty Farm, Betty Grove Lane
- 6 WBC; Permitted Development changes
This correspondence was summarised by Cllr Leask

- 7 WBC; Public Consultation documents for North Wokingham Distributor Road and Arborfield Cross Relief Road
- 8 WBC; Wokingham Station Link Road newsletter
- 9 WBC; A329(M) road works, 20 October – 9 November 2013
- 10 WBC; Trees & Landscapes level of service
- 11 WBC; Invitation to N Wokingham SDL Community Forum, 14 October 2013
- 12 WBC; comments regarding meeting to discuss banners

Items of correspondence received since the issue of the 22 October 2013 Planning Committee meeting Agenda

- N1 EM Highways; M4 J10-J11, Winnersh Bridge Maintenance Work, 28 Oct for 8 weeks
- N2 West Berks Council; Joint Minerals and Waste Development Framework registration
The Committee did not wish to re-register with Mid-Berks Council
- N3 WBC Traffic; proposed waiting restrictions on Cavendish Close & Verbena Gardens
The Committee noted the extent of the proposed restrictions and will review this again at the next Planning Committee meeting **ACTION: Clerk**
- N5 NHS; A3095 Broadmoor road works

4 WBC TRAFFIC SURVEYS

4.1 The Committee discussed the information received at the Public Consultation relating to the North Wokingham SDL and the Arborfield SDL.

4.1.1 North Wokingham SDL:

The Committee noted that the options were discussed on the expectation that the Winnersh Relief Road will be completed.
The Committee considered that Options B&C will place a new major junction too close to the junction for the Winnersh Relief Road. These options will also involve the loss of the local allotment and arboretum amenities.
The Committee considered Option A to be its preferred option.

Regardless of which option is eventually chosen, the Committee considered that it is essential that the Winnersh Relief Road is completed and in use in its entirety before the N Wokingham Distribution road (west section) is completed.

4.1.2 Arborfield SDL:

The Committee considered that Option A will encourage people to drive through Sindlesham and Winnersh and consequently the Winnersh Relief Road would need to be operational to take the additional traffic.
The Committee considered that Option B would provide the best balance for cost and access to the M4 motorway.

4.2 The Committee discussed the suggested dates for a visit to WBC Highways to discuss traffic modelling. Thursday 7 November 2013 at 1.00pm was agreed as the best option. Cllrs Green, Southgate, Leask and Hunt expressed an interest in attending and will confirm availability with the Clerk. **ACTION: Clerk**

5 BOROUGH / PARISH CONFERENCE 2013

- 5.1** The Clerk had requested the names of volunteers to attend the conference.
Cllr Southgate will attend the Community Infrastructure discussion.
Cllr Holdstock will attend the Community Facilities discussion. **ACTION: Clerk**

6 ANY ITEMS THE CHAIRMAN CONSIDERS URGENT

- 6.1** The Clerk reported on the potential meeting dates for the Christmas / New Year period. This will be an agenda item for the next Planning Committee meeting.
ACTION: Clerk
- 6.2** Cllr Southgate reported on the Abbeyfield Care Home exhibition, giving proposals for a care home on the GMU site.
- 6.3** The Committee noted problems caused by a burst water main near the primary school site on Woodward Close.

7 TIME AND DATE OF NEXT MEETING

- 6.1** The next Planning Committee meeting will be held in the **John Grobler Room** on **MONDAY 11 NOVEMBER 2013** at **7.45pm**.

There being no further business, the committee meeting closed at 10.08 p.m.