



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 December 2013** at 7.45pm.

PRESENT: Cllrs J Leask (Chairman), L Gordon-Walker, R Holdstock, D Hunt, J Southgate, C Taylor.

1 APOLOGIES

1.1 none

2 SCHEDULE OF APPLICATIONS

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

1 F/2013/2342 Former GMU Depot, Woodward Close N Clark
Proposed erection of 62 bed care home under use class C2 with associated works.

(Cllr Taylor declared an interest in this application.)

The Committee **COMMENTED** that it considers this to be a valuable addition to local facilities.

2 F/2013/2344 5 Melbourne Avenue A Thwaites
Proposed erection of a 4no bedroom detached dwelling with garage, following demolition of existing building.

3 F/2013/2383 16 Pheasant Close A Suttie
Proposed erection of a single storey rear extension to form a conservatory with connection to existing roof.

4 F/2013/2535 Sindlesham School, Mole Road A Suttie
Proposed formation of habitable room in roof space of dwelling with the insertion of rooflights in front and rear elevations.

[Clerk's note: this address has since been confirmed as 19 Wheatsheaf Close]

Permitted Development Notification

- 1 OFF/2013/2542 Trident Engineering Ltd, 2 King Street Lane C Phillips
Prior approval for the conversion of existing offices (use class B1) to residential (use class C3).

Adjoining Parish application:

- 1 O/2013/2295 Kentwood Farm, Warren House Road RG40 4RE C Corrigan
Outline Application for the development of up to 225 dwellings and associated works at Kentwood Farm West (Phase 2 of the North Wokingham Strategic Development Location) (all matters received).

Revised Applications:

- 1 none

2.2 Applications subject to OBJECTIONS:

- 1 CLE/2013/2423 Land to rear of 502 Reading Road B Oates
Application for a certificate of existing lawful development for the use of building to rear of 502 Reading Road as a single dwelling house.

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

1. There is a lack of separate access to the building
2. There is a lack of emergency access to the building
3. There is no separate parking at the building
4. Overdevelopment of backland site
5. To be permitted development, any new building must **not** itself be separate, self contained, living accommodation. The building appears to fail this test.

2.3 The following DECISIONS were noted:

- 1 F/2013/1790 Nirvana Health Club, Mole Road congruent
CONSENT for proposed erection of a single and two storey extension over existing tennis courts to form salt therapy room and celestial spa, with soft landscaping and alterations to car park layout. In addition, replacement of existing post and wire boundary fencing along Mole Road, Mill lane and parts of north western boundary with a new 2m high close boarded fence.
- 2 F/2013/1855 3 Cavendish Gardens congruent
CONSENT for proposed erection of part single storey part two storey side extension to dwelling. Demolition of existing conservatory.
- 3 F/2013/2007 1 Church Close congruent
REFUSAL of proposed erection of 1no. dwelling and associated works.

- 4 F/2013/2196 52 Bathurst Road congruent
CONSENT for proposed conversion of existing garage to form habitable accommodation.

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 23 December 2013 Planning Committee meeting Agenda

- 1 WBC; Enforcement Investigation Notices
- 2 WBC; Decriminalisation of Parking, query acknowledgement

Items of correspondence received since the issue of the 23 December 2013 Planning Committee meeting Agenda

- N1 Green Issues; re Bellway Homes, Arbor Lane
- N2 SE Water; update on works in Wokingham

All these items of correspondence were noted.

4 ANY ITEMS THE CHAIRMAN CONSIDERS URGENT

- 4.1** The Committee noted with sadness the death of Cllr John Grimson.

5 TIME AND DATE OF NEXT MEETING

- 5.1** The next Planning Committee meeting will be held in the **John Grobler Room** on **MONDAY 13 JANUARY 2014** at **7.45pm**.

There being no further business, the committee meeting closed at 8.48 p.m.