



Winnersh Parish Council

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Minutes of the meeting of the **PLANNING COMMITTEE** held in the John Grobler Room on **Monday 9 June 2014** at 7.45pm.

PRESENT: Cllrs J Southgate (Chairman), L Gordon-Walker (late), G Harper, R Holdstock, F Obileye, C Taylor, R Tilbe.
2 members of the public.

1 APOLOGIES

- 1.1 Cllrs D Hunt, J Leask.
- 1.2 Cllr L Gordon-Walker – late.

2 PLANNING COMMITTEE VICE-CHAIRMAN

- 2.1 Cllr Tilbe **PROPOSED** and Cllr Holdstock **SECONDED** Cllr Taylor as Vice-Chairman of the Planning Committee and this was **RESOLVED**.

3 PUBLIC SESSION

- 3.1 Standing Orders were suspended whilst two members of the public presented information regarding the proposed erection of 29 dwellings on land to the rear of Arbor Lane. After discussion they were advised that the most effective route would be to contact appropriate Borough Councillors directly.

The two members of the public left the meeting.

4 SCHEDULE OF APPLICATIONS

- 4.1 **The following applications were examined and NO OBJECTIONS were recorded:**

Applications received prior to the issue of the 9 June 2014 Planning Committee meeting Agenda

- 1 F/2014/0949 Sainsburys, King Street Lane D Wetherill
proposed extensions to supermarket, new entrance lobby, ATMs and reconfiguration of car park layout.

Whilst not objecting to this application the Committee **COMMENTED** that:

- a) Building works should be restricted to reasonable hours to prevent disturbance to neighbouring houses
- b) Major concern that the service yard must be large enough to take the delivery lorries, so as not to have lorries blocking King Street Lane

- 2 F/2014/1016 Sylvan, Simons Lane A Thwaites
proposed erection of 1.8m high vertical feather edge board fence and gate, along existing rear boundary line following removal of existing chain link fence and gate. Removal of nine conifer trees within part of boundary, adjacent to existing fence is required for works access.
- 3 F/2014/1032 land to south east of 1-3 Harvest Drive C Lancaster
proposed erection of two semi detached dwellings, one detached dwelling and one link detached dwelling.
- 4 F/2014/1039 Post Office, 427 Reading Road G Vaughan
proposed erection of single storey rear extension.
- 5 F/2014/1046 16 Watmore Lane G Vaughan
proposed erection of a first floor side extension, and single storey front and rear extensions to dwelling.
- 6 F/2014/1057 3 Dexter Way A Thwaites
proposed loft conversion with front and rear pitched roof dormers.
- 7 F/2014/1071 41 Danywern Drive V Rowell
proposed erection of two single storey side extensions to dwelling.
- 8 F/2014/1149 The Thatched Cottage, Roundabout Lane C Lancaster
proposed erection of 4 detached dwellings with garages and associated parking.

Whilst not objecting to this application the Committee **COMMENTED** that:

- a) Mitigation measures should be in place to prevent/correct any damage to the road during construction

Applications received since the issue of the 9 June 2014 Planning Committee meeting Agenda

- 1 F/2014/1136 29 Chatsworth Avenue R Rogers
proposed erection of single storey rear extension to dwelling, conversion of existing garage to habitable room and single storey front extension to form porch.
- 2 F/2014/1158 7 St Marys Road A Thwaites
Proposed erection of sunroom to rear following demolition of conservatory.

Permitted Development application:

1 none

Revised Applications:

1 none

Adjoining Parish application:

1 none

4.2 Applications subject to OBJECTIONS:

1 F/2014/1028 28 Bathurst Road P Rawlinson
proposed erection of detached two storey three bedroom dwelling.

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

- a) lack of amenity to 26a
- b) out of character with the street scene

2 CLE/2014/1041 Acorn House, 42 Danywern Drive G Vaughan
application for a certificate of existing lawful use for the storage and sale of motor vehicles.
(Cllr L Gordon-Walker declared an interest.)

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

- a) not an appropriate site for this operation

However, should the application be given approval, the Committee requests the following conditions:

- a) activity is restricted to weekday business hours
- b) no inappropriate floodlighting causing a nuisance to neighbours

4.3 The following DECISIONS were noted:

1 F/2012/1576 100 Berkshire Place, Wharfedale Road congruent
CONSENT for proposed erection of a first floor extension over existing garage.

2 F/2013/2299 23 Greenwood Grove congruent
CONSENT for proposed erection of a first floor side and single storey rear extensions to dwelling.

3 F/2014/0395 6 Melody Close congruent
CONSENT for proposed erection of a first floor extension over existing garage.

4 F/2014/0399 43 Chatsworth Drive congruent
CONSENT for proposed erection of a single storey side/rear extension to dwelling.

- 5 CLP/2014/0494 32 Bathurst Road not seen by WPC
CONSENT for a certificate of lawful proposed use for the conversion of the garage to habitable accommodation.
- 6 F/2014/0732 212 Reading Road congruent
CONSENT for proposed raising of roof to create first floor accommodation plus single storey front extensions and conversion of garage to habitable accommodation.
- 7 A/2014/0780 Winnersh Triangle Business Park congruent
CONSENT for Advertising consent for 25 non-illuminated and illuminated directional signs, plus replacement of hoarding to conceal building plots.

Permitted Development:

- 1 none

Adjoining parish

- 1 none

APPEAL DECISION

- 1 none

APPEALS LODGED

- 1 F/2014/0155 14 Watmore Lane
 Proposed erection of single dwelling house and detached car port following demolition of detached garage.

5 CORRESPONDENCE

Items of correspondence received prior to the issue of the 9 June 2014 Planning Committee meeting Agenda

- 1 WBC; Street Works Permit Scheme x 2
 2 WBC; North Wokingham Community Forum, 7 May 2014
 3 EM Highways; M4 J10-12 resurfacing
 4 WBC: Gypsy & Traveller needs assessment
 The Committee asked the Clerk to send out copies of this email to committee members.
ACTION: Clerk
- 5 Mr Bennison; comments re Arbor Lane development
 6 WBC; IEMD parking on Verges, Footways and Footpaths
 The Committee asked the Clerk to send out copies of this email to Cllrs Gordon-Walker and Obileye.
ACTION: Clerk
- 7 Rebecca Bird, WBC; reminder of meeting 19 June
 Also 'Keeping It Simple' Neighbourhood Planning brochure

Items of correspondence received since the issue of the 9 June 2014 Planning Committee meeting Agenda

- N1 WBC; TPO at 46 Robinhood Lane
- N2 WBC; Enforcement Investigation Notices

6 ANY ITEMS THE CHAIRMAN CONSIDERS URGENT

- 6.1 none

7 TIME AND DATE OF NEXT MEETING

- 7.1 The next Planning Committee meeting will be held in the **John Grobler Room** on **MONDAY 30 JUNE 2014 at 7.45pm.**

- 7.2 The Committee noted the change of date of the July meeting to **MONDAY 21 JULY 2014 at 7.45pm.**

There being no further business, the committee meeting closed at 9.45pm.