



## Winnersh Parish Council

Winnersh Community Centre  
New Road, Sindlesham, Wokingham  
Berkshire RG41 5DU  
Phone/Fax 0118 978 0244  
e-mail [planning@winnersh.gov.uk](mailto:planning@winnersh.gov.uk)  
[www.Winnersh.gov.uk](http://www.Winnersh.gov.uk)

Minutes of the meeting of the **PLANNING COMMITTEE** held in the John Grobler Room on **Monday 13 October 2014** at 7.45pm.

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

In attendance: Mr C Hudson (WPC Clerk), 5 members of the public.

### **1 APOLOGIES**

- 1.1 Apologies for absence: Cllr D Hunt.
- 1.2 Apologies for lateness: Cllr L Gordon-Walker

### **2 SCHEDULE OF APPLICATIONS**

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

- 1 F/2014/2150 Land adjacent to 20 Pheasant Close C Lancaster  
Proposed erection of a detached dwelling with integral garage with associated car parking and landscaping.
- 2 F/2014/2080 244 Reading Road J McCabe  
proposed erection of a wooden single storey outbuilding in rear garden of dwelling.
- 3 F/2014/2180 6 Laburnum Close J Sabatini  
proposed conversion of garage to create habitable accommodation, plus a first floor side extension and part two storey/part single storey rear extension to dwelling.

#### **Permitted Development application:**

- 1 none

#### **Revised Applications:**

- 1 none

### Adjoining Parish application:

- 1 F/2014/2119 Former Bearwood Golf Course, Mole Road A Smith  
Full application for the redevelopment of former Bearwood Golf Course to provide a new football training ground and academy facility, comprising of 3 full size team pitches, 5 other pitches for use by various under 18 age groups and 2 goal keeping practice areas. A single storey extension and conversion of existing golf course clubhouse into security gatehouse and visitors cafe, new maintenance shed and maintenance store. Single storey changing block and medical suite. Refurbishment of West Lodge for junior academy trialists, refurbishment of apple store, retention and refurbishment of riding stables offices/stores to academy offices, new single storey academy building to provide changing rooms, medical suite, classrooms, player recreation and gymnasium area. Refurbishment of Mole Lodge to provide accommodation for senior academy trialists, new two storey first team building, single storey headquarters building, new part two storey and single storey indoor pitch building. The refurbishment/rebuilding of existing housing and farm/industrial buildings to provide 26 residential units (net increase of 18 residential units) with associated parking, landscaping and access. Demolition of ancillary buildings plus garden wall to be made good and associated works relating to Bearwood Lake dam.
- 2 LB/2014/2137 (Park Lodge) Former Bearwood Golf Course, Mole Road A Smith  
Listed Building application for internal and external works to Park Lodge to include demolition of a single storey extension and erection of new single storey extension plus internal reconfiguration. (In relation to full application F/2014/2119).
- 3 LB/2014/2138 (West Lodge) Former Bearwood Golf Course, Mole Road A Smith  
Listed Building application for internal alterations and reconfiguration plus upgrade of external hard surfaces and soft landscaping. (In relation to full application F/2014/2119).

### 2.3 The following DECISIONS were noted:

- 1 F/2014/0895 445 Reading Road congruent  
**REFUSAL** for application for change of use of land to tyre storage and fitting centre (sui generis). (Retrospective)
- 2 F/2014/0925 132 Woodward Close congruent  
**CONSENT** for proposed erection of two storey front and rear extensions following demolition of existing conservatory.
- 3 F/2014/1032 land to south-west, 1-3 Harvest Drive incongruent  
**REFUSAL** of proposed erection of two semi detached dwellings, one detached dwelling and one link detached dwelling.
- 4 F/2014/1587 Thirlmere, Robin Hood Lane incongruent  
**CONSENT** for proposed new access and entrance gates.

- 5 F/2014/1632 11 Robinhood Lane congruent  
**CONSENT** for proposed erection of a single storey rear extension to dwelling, plus  
new window to side elevations.

**Permitted Development:**

- 1 none

**Adjoining parish**

- 1 none

**APPEAL DECISION**

- 1 none

**APPEALS LODGED**

- 1 none

**(Cllr L Gordon-Walker joined the meeting and took the chair.)**

**2.2 Applications subject to OBJECTIONS:**

- 1 F/2014/0704 land rear of 40 Arbor Lane A Smith  
Proposed erection of 29 dwellings together with access, car parking, landscaping and  
public open space. Demolition of 40 Arbor Lane.  
**Revision:** Minor amendments to layout/buildings  
Slight realignment of access road adjacent to 44a Arbor Lane and removal  
of adjacent parking space.  
Alterations to drainage strategy.

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

- a) The process of delivering the application was flawed. It gave insufficient time to consider the application or comment on the procedure.
- b) WBC gave insufficient detail regarding the plans for a project of this scale and importance.
- c) The substantive objections of Arbor Lane residents have not been reported to the WBC Planning Committee or responded to by the Planning Department.
- d) There is no firm plan to address flood risk. Access roads cross Flood Plain 2 areas. The drainage goes through root structures of trees with TPOs. The 6 month monitoring period requested by Julia Greene should come before the application is listed for consideration by the Planning Committee.
- e) Increased traffic on Arbor Lane, with increased peak time congestion, will create safety issues for pedestrians, with emergency access being made more difficult.
- f) There is insufficient provision for a corridor to enable great crested newts to gain access to their breeding grounds.

### **3 CORRESPONDENCE**

#### **Items of correspondence received prior to the issue of the 13 October 2014 Planning Committee meeting Agenda**

- 1 WBC; Enforcement Investigation Notices
- 2 Sainsburys; information on improvement works
- 3 WBC; notification of applications for former Bearwood Golf Course
- 4 WBC; invitation to Planning Committee meeting, 15 October, re 40 Arbor Lane
- 5 WBC; re authorisation of scrap metal services
- 6 Cllr R Tilbe; re Sainsbury's application

The Committee will monitor the use of advertising boards recently set up.

#### **Items of correspondence received since the issue of the 13 October 2014 Planning Committee meeting Agenda**

- N1 Mr J Bennison; comments re F/2014/0704 revised application  
N2 Cllr P Bray; speaking at WBC Planning Meeting re F/2014/0704

The Committee confirmed that Cllr Bray will be asked to represent the Parish at the WBC Planning Meeting.

### **4 REFERRALS FROM FULL COUNCIL**

#### **4.1 Local Flood Risk Management Consultation**

This topic was not considered and will be an agenda item at the next Planning Committee meeting.

**ACTION: Clerk**

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

- 5.1 none

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

- 6.1 The next Planning Committee meeting will be held in the **John Grobler Room** on **MONDAY 3 NOVEMBER 2014** at **7.45pm**.

There being no further business, the committee meeting closed at 9.18pm.