



Winnersh Parish Council

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Minutes of the meeting of the **PLANNING COMMITTEE** held in the John Grobler Room on **Monday 3 November 2014** at 7.45pm.

PRESENT: Cllrs C Taylor (Chairman), G Harper, R Holdstock, D Hunt, R Tilbe, J Southgate.

1 APOLOGIES

1.1 none

2 CHAIRMAN OF THE COMMITTEE

2.1 Cllr Southgate **PROPOSED** and Cllr Tilbe **SECONDED** that Cllr Taylor be Chairman of the Planning Committee and the Committee **RECOMMENDED** this appointment.

2.2 Cllr Harper **PROPOSED** and Cllr Southgate **SECONDED** Cllr Tilbe as Vice-Chairman of the Planning Committee and this was **RESOLVED**.

3 SCHEDULE OF APPLICATIONS

3.1 **The following applications were examined and NO OBJECTIONS were recorded:**

Applications received prior to the issue of the 3 November 2014 Planning Committee meeting Agenda

1 F/2014/2199 18 Delane Drive A Lawrey
Proposed widening of driveway, erection of boundary fence and demolition of existing wall.

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

a) It is concerned at the reduction of amenity for people using the footpath.

- 2 F/2014/2258 30 Watmore Lane A Suttie
Proposed erection of single storey rear extension plus feature gable at first floor level to front elevation following demolition of existing conservatory.
- 3 VAR/2014/2273 Former GMU Depot, Woodward Close C Lancaster
Application to vary condition 2 of planning consent F/2013/2342 (Erection of 62 bed care home (Use Class C2) with associated work) to allow substitution of approved elevation drawing no. 1301/PA/020 with amended elevations drawing nos. 10145_WD-13-017 & 10145_WD-13-018.
- 4 VAR/2014/2276 6 King Street Lane A Thwaites
Application to vary condition 12 of planning consent 10027 and condition 10 of planning consent 15944 for the erection of single storey warehouse. Condition 12 and 10 relates to the warehouse being occupied and used only by the applicant company, the variation proposes to remove the restrictive occupancy of the unit.

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

- a) The change is likely to generate more traffic movements on a busy section of road.

- 5 F/2014/2299 AVS Cars, Mole Road, Sindlesham J McCabe
Proposed use of site for the servicing, repairing and sale of motor vehicles plus the demolition of dwelling known as 'The Bungalow'. (Retrospective)

Applications received since the issue of the 3 November 2014 Planning Committee meeting Agenda

- 1 F/2014/2363 41 Sandstone Close J Sabatini
Proposed erection of a two storey side extension, following demolition of existing garage and provision of additional off street car parking.
- 2 CLE/2014/2377 Kasvene, Mole Road J McCabe
Application for a certificate of existing lawful development for the use for car repairs trading under the name 'Berkshire Motor Works'.

Permitted Development application:

- 1 none

Revised Applications:

- 1 F/2014/1149 The Thatched Cottage, Roundabout Lane C Lancaster
Proposed erection of 4 detached dwellings with garages and associated parking.
Revision: Arboricultural report and landscape plan, revised drainage plan.

Adjoining Parish application:

- 1 none

3.2 Applications subject to OBJECTIONS:

- 1 VAR/2014/2356 The Garden Cottage, Mill Lane R Rogers
Application to vary condition 4 of planning consent F/2014/0101 for the erection of two storey rear extension. Condition 4 relates to the dormer windows in the rear elevation, the variation proposes to change window to a side hung casement window.

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

- 1) The Committee supports the retention of the original condition 4, or equivalent, offering protection from view for neighbouring properties.

3.3 The following DECISIONS were noted:

- 1 F/2014/0579 5 The Priory congruent
CONSENT for proposed erection of a two storey side extension to dwelling.
- 2 F/2014/1046 16 Watmore Lane congruent
CONSENT for proposed erection of a first floor side extension, and single storey front and rear extensions to dwelling.
- 3 F/2014/1695 Harman Court, Churchill Drive congruent
CONSENT for proposed recovering of the main roof, plus raising of roofline by up to 200mm to accommodate improved insulation.
- 4 F/2014/1861 234 Reading Road congruent
CONSENT for proposed erection of a single storey side extension, conversion of existing loft space, and alterations to existing roof to create a first floor, to include side dormer extensions plus conversion of existing garage to additional habitable accommodation.

Permitted Development:

- 1 none

Adjoining parish

- 1 none

APPEAL DECISION

- 1 F/2013/2134 49-55 Watmore Lane
Proposed demolition of 55 Watmore Lane and erection of 4 detached dwellings with associated parking and access.
Decision: **APPEAL DISMISSED**
- 2 F/2014/2014/1028 28 Bathurst Road
Proposed construction of detached two storey three bed roomed dwelling.
Decision: **APPEAL DISMISSED**

APPEALS LODGED

- 1 F/2014/1032 1-3 Harvest Drive, Sindlesham
Proposed erection of two semi-detached dwellings, one detached dwelling and one link detached dwelling.

4 CORRESPONDENCE

Items of correspondence received prior to the issue of the 3 November 2014 Planning Committee meeting Agenda

- 1 WBC; Enforcement Investigation Notices
- 2 Nick Robins; quote for small tree survey
- 3 Cllr R Tilbe; parking near new rail bridge footpath on Robinhood Lane
The Committee discussed the parking on the new verge at the junction of Garth Close and Robinhood Lane. The Committee asked the Clerk to write to WBC Highways expressing its concern over this safety issues raised by this problem. **ACTION: Clerk**
- 4 Mr & Mrs Townsend; traffic near Old Forest Road junction
The Committee discussed this letter and asked the Clerk to respond. **ACTION: Clerk**

Items of correspondence received since the issue of the 3 November 2014 Planning Committee meeting Agenda

- N1 WBC; TPO, Woodford, Poplar Lane
- N2 WBC; planning & enforcement training for parishes, 6pm Wednesday 26 Nov, Shute End
The Committee discussed this invitation. Cllrs Harper and Holdstock volunteered to attend the first meeting. **ACTION: Cllrs Harper & Holdstock**
- N3 WBC; demolition of flats, Brecon Way, Woodley
- N4 Wokingham Traffic Forum; presentation information
The Committee asked for this information to be distributed to all members of the Committee. **ACTION: Clerk**

5 REFERRALS FROM FULL COUNCIL

5.1 **Local Flood Risk Management Consultation**

The Committee discussed the contents of the Consultation and considered it appropriate in principle.

6 TREE SURVEY 2014

- 6.1 The Committee **RESOLVED** to authorise £300 for Nick Robins to undertake a Small Tree Survey. **ACTION: Clerk**

7 ANY ITEMS THE CHAIRMAN CONSIDERS URGENT

7.1 none

8 TIME AND DATE OF NEXT MEETING

8.1 The next Planning Committee meeting will be held in the **John Grobler Room** on **TUESDAY 25 NOVEMBER 2014** at **7.45pm**.

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