



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 **Tuesday 25 November 2014** at 7.45pm.

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

Also present: Cllrs S Hanna, P Ray

1 **APOLOGIES**

1.1 Cllr G Harper

2 **SCHEDULE OF APPLICATIONS**

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

- | | | |
|---|--|-----------|
| 1 | F/2014/2389 Unit 405, Wharfedale Road
Proposed insertion of 8no. windows into south elevation. | A Lawrey |
| 2 | F/2014/2424 12 Welby Crescent
Proposed part conversion of garage to habitable accommodation. | K Holt |
| 3 | F/2014/2485 1F Locksley Gardens
Proposed erection of a single storey rear extension to dwelling to form conservatory. | P Kumar |
| 4 | VAR/2014/2499 700 Wharfedale Road
Application to vary condition 12 of planning consent RM/2014/0366. The variation proposes to allow the movement of goods 24 hours per day every day.
Although not objecting to this application the Committee COMMENTED that:
There are concerns for neighbouring residents regarding the overnight movement of vehicles | L Stevens |

Applications received since the issue of the 25 November 2014 Planning Committee meeting Agenda

1 none

Permitted Development application:

1 none

Revised Applications:

1 none

Adjoining Parish application:

1 none

2.2 Applications subject to OBJECTIONS:

1 none

2.3 The following DECISIONS were noted:

- 1 F/2014/0480 447 & 449 Reading Road incongruent
CONSENT for proposed erection of two detached units containing 8no flats, following demolition of no 447 & 449 Reading Road.
- 2 F/2014/1474 Nirvana Health Club, Mole Road congruent
CONSENT for Application for the erection of a single storey rear extension creating store room and a new BBQ kitchen structure (retrospective).
- 3 VAR/2014/1481 Nirvana Health Club, Mole Road congruent
CONSENT for application to vary condition 2 of planning consent F/2012/0719 to allow raised roof height of the two proposed single storey rear extensions.
- 4 F/2014/1697 11-21, 11-17, 10-15, Bayley, Wilson, Goddard, Targett Courts congruent
CONSENT for proposed recovering of the main roof, plus raising of roofline by up to 200mm to accommodate improved insulation on bungalows only.
- 5 F/2014/1771 100 Jersey Drive congruent
CONSENT for proposed erection of front and rear dormers plus conversion of loft to habitable accommodation.
- 6 CLE/2014/1777 The Annexe, 39 King Street Lane congruent
CONSENT for application for a certificate of existing use for self-contained annexe to main house.
- 7 F/2014/1861 234 Reading Road congruent
CONSENT for proposed erection of 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.

- 8 F/2014/1986 10 Maple Close congruent
CONSENT for proposed erection of single storey front extension to dwelling to create larger kitchen and entrance hall.
- 9 F/2014/2017 12 Eastbury Park congruent
CONSENT for proposed erection of two storey side extension plus single storey rear extension.
- 10 CLP/2014/2051 15 Bluebell Meadows congruent
CONSENT for infill extension to the rear elevation below the existing roofline and the installation of bifold doors.
- 11 F/2014/2258 30 Watmore Lane congruent
CONSENT for proposed erection of single storey rear extension plus feature gable at first floor level to front elevation following demolition of existing conservatory.

Permitted Development:

- 1 none

Adjoining parish

- 1 none

APPEAL DECISION

- 1 none

APPEALS LODGED

- 1 none

3 CORRESPONDENCE

Items of correspondence received prior to the issue of the 25 November 2014 Planning Committee meeting Agenda

- 1 WBC; Enforcement Investigation Notices
- 2 WBC; NMT/2014/2378 537 Reading Road
- 3 Sainsbury's; update re superstore development
- 4 WBC; consultation on Draft Housing Strategy
- 5 BALC; consultations on a) mobile not-spots b) traveller policy
- 6 WBC; Eustace Crescent site update (Phoenix Avenue)
- 7 WBC; TPO at 442 Reading Road
- 8 WBC; NMT/2014/ 2355 The Garden Cottage, Mill Lane
- 9 Highways Agency; M4 Smart Motorways consultation, to 21 December 2014

Items of correspondence received since the issue of the 25 November 2014 Planning Committee meeting Agenda

N1 John Cawdell, WBC; Planning Training invitation and agenda, 26 November 2014

N2 WBC Licensing; new premises licence for Travelodge, Wharfedale Road

N3 David Wilby WBC; A329 cycleway scheme details

The Committee discussed in further detail the practicalities and details of the proposed cycleway. The Committee did not see a need for 2 cycleways (pavement and road). It believed that improved cycle access could be achieved by resurfacing the pavement and road. A new cycleway on the main road as proposed would remove the central area which is used by vehicles turning right off and onto the Reading Road. It is also used for quick passage by emergency vehicles. The changes would increase the risks to both vehicular traffic and cyclists and make it both more difficult and dangerous for Winnersh residents to turn onto and off the Reading Road at peak times.

The Committee is of the opinion that given the major impact on the residents of Winnersh the proposal needs to go to consultation.

The Committee **RESOLVED** that Cllr Southgate and the Clerk should draw up a letter of the Council's concerns, to be sent to WBC. **ACTION: Cllr Southgate / Clerk**

N4 WBC Highways; adoption of Poplar Lane

N5 Keephatch Beech; 300 new homes consultation, 28 November 2014

N6 Highways Agency; M4 Smart Motorway consultation update

N7 WBC Highways; re Garth Close/Robinhood Lane junction

The Committee asked the Clerk to follow up the request to have bollards placed at the junction of Garth Close/ Robinhood Lane. **ACTION: Clerk**

N8 WBC; TPO works Rose Cottage, Bearwood Road

N9 WBC; public meeting re 300 new homes, St Crispins School, 8 December 7-9pm

4 TRAFFIC FROM ARBORFIELD

4.1 There was no further information for discussion.

5 BUDGET 2015-16

5.1 The Committee discussed the tree survey and potential works and suggested no change to the budget for 2015-16.

6 MEETING DATES 2015

6.1 The Committee discussed the potential meeting dates, particularly around the time of the May elections, and recommended staggering the meetings to ensure that all plans are considered within the timescales for comments.

7 ANY ITEMS THE CHAIRMAN CONSIDERS URGENT

- 7.1** The Committee considered the selection of posters for the Christmas Lights event and chose 3 for public display.

8 TIME AND DATE OF NEXT MEETING

- 8.1** The next Planning Committee meeting will be held in the **John Grobler Room** on **TUESDAY 16 DECEMBER 2014** at **7.45pm**.

There being no further business, the committee meeting closed at 9.20pm.