



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 16 December 2014** at 7.45pm.

PRESENT: Cllrs C Taylor (Chairman), S Hanna, G Harper, R Holdstock, D Hunt, F Obileye, R Tilbe.

1 APOLOGIES

1.1 Cllr J Southgate.

2 SCHEDULE OF APPLICATIONS

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

Applications received prior to the issue of the 16 December 2014 Planning Committee meeting Agenda

- 1 F/2014/2594 33 Sadlers Lane N Chancellor
Proposed erection of single storey and first floor rear extension, conversion of existing garage to additional habitable accommodation.
- 2 F/2014/2605 Unit 300 Wharfedale Road D Hay
Proposed erection of a new ACU plant to serve digital media equipment.
- 3 F/2014/2694 4 Grovelands Avenue N Chancellor
Proposed erection of a single storey rear extension to dwelling and conversion of existing garage to habitable accommodation.

Applications received since the issue of the 16 December 2014 Planning Committee meeting Agenda

- 1 F/2014/2642 Forest Comprehensive School, Robinhood Lane K Herrington
Proposed erection of two cycle stores following the demolition of existing cycle store.
(Cllr Tilbe declared an interest)

- 2 CLE/2014/2648 M&J Autos, 42 Danywern Drive G Vaughan
Application for a certificate of existing lawful use for the storage and sale of motor vehicles.

Whilst not objecting to this application the Committee **COMMENTED** that:
This is an inappropriate business use in a residential area on a busy thoroughfare which already has parking problems.

- 3 F/2014/2701 9 Wedderburn Close D Hay
Proposed erection of a two storey side extension and single storey extension to form front porch.

Permitted Development application:

- 1 none

Revised Applications:

- 1 F/2014/2485 1F Locksley Gardens
Proposed erection of a single storey rear extension to dwelling to form conservatory.
REVISION: amendment to side elevation to show removal of windows and replacement with partial brick wall.

Adjoining Parish application:

- 1 none

2.2 Applications subject to OBJECTIONS:

- 1 F/2014/2581 land at rear of 5-7 Mayfields N Chancellor
Proposed erection of 3 detached dwellings with associated access and parking.

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

- Cramped and detrimental to the character of the area
- Insufficient amenity space for future residents
- Inadequate parking spaces

- 2 F/2014/2611 Land between Grovelands Avenue Caravan Park and Grovelands Avenue Workshops, Grovelands Park, Winnersh RG41 5LD N Chancellor
Proposed erection of residential development of 6no two bed dwellings with associated external works.

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

- The development is overbearing
- The development is out of character with neighbouring properties
- This is overdevelopment of the site.

2.3 The following DECISIONS were noted:

- 1 F/2014/1039 Winnersh Post Office, 429 Reading Road congruent
CONSENT for proposed erection of single storey rear extension.
- 2 F/2014/2080 244 Reading Road congruent
CONSENT for proposed erection of a wooden single storey outbuilding in rear garden of dwelling.
- 3 F/2014/2299 AVS Cars, Mole Road congruent
CONSENT for proposed use of site for the servicing, repairing and sale of motor vehicles plus the demolition of dwelling known as 'The Bungalow'. (retrospective)
- 4 NMT/2014/2463 26 Greenwood Grove not seen by WPC
CONSENT for application for a non-material amendment to planning consent F/2014/2463 to allow removal of existing garage doors, replace brickwork and add bow window in front elevation.

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 16 December 2014 Planning Committee meeting Agenda

- 1 WBC; Enforcement Investigation Notices
- 2 WBC; fencing to be put up at entrance to Garth Close
- 3 HIWWT; invitation to Loddon Valley Flood Risk meeting, 4 December 2014
- 4 WBC; presentations from planning training event, request for feedback
See agenda item 4 below
- 5 WBC; F/2014/1250 Forest School, for consideration at WBC Planning, 10 December
- 6 Nick Robins; small tree survey 2014
- 7 WBC; TPO works at Wickes Ltd, Gazelle Close
- 8 WBC; TPO works at Woodend, Simons Lane

- 9 WBC; membership of the Traffic Management Permit Scheme
- 10 WBC; notification of F/2014/2581 land rear of 5-7 Mayfields
- 11 WBC; news release re Wokingham highways
- 12 Wilkinson Helsby Ltd; pre consultation on radio base station at Reading Road RG41 5HH
- 13 WBC; information following planning training event
- 14 WBC; GVOL at Southern Valley Metals, Mole Road

Items of correspondence received since the issue of the 16 December 2014 Planning Committee meeting Agenda

- N1 Nick Robins; cost of Tree Survey work
The Committee **RESOLVED** to authorise £500 for the necessary work to the recreation ground trees
- N2 Cllrs D Hunt / R Shepherd-Dubey; correspondence re A329 cycleway
The Committee discussed the comments regarding ‘Keep Clear’ signs painted on the Reading Road.
The Committee **RESOLVED** to include in the Parish comments on the cycleway, support for ‘Keep Clear’ signs, similar to those used in the vicinity of Melbourne Avenue. **ACTION: Clerk**
- N3 Cllr D Hunt; copy of WBC proposals for Toucan crossings on A329
The Committee discussed the possible knock-on effects of cyclists turning into Cavendish Gardens on the pavement. Cllr Hunt will discuss this issue with WBC and will also query the hedge cutting in the area. **ACTION: Cllr Hunt**
- N4 WBC; acknowledgement of comments re VAR/2014/2499

4 WBC PLANNING TRAINING

- 4.1 Cllr Harper reported on the recent WBC Planning training event. He explained the priority of National Policies and Local Strategies and the importance of sustainable objections. He considered the training to be a worthwhile entry for new councillors. Cllr Harper will supply the Clerk with a list of sustainable objections for distribution to the Planning Committee members. **ACTION: Cllr Harper / Clerk**
- 4.2 Cllrs Hanna indicated that he would like to attend the next training event.

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 5 JANUARY 2015** at **7.45pm**.

There being no further business, the committee meeting closed at 9.04pm.