



Winnersh Parish Council

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Minutes of the meeting of the **PLANNING COMMITTEE** held in the John Grobler Room on **Monday 26 January 2015** at 7.45pm.

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

1 APOLOGIES

1.1 Cllr F Obileye.

2 SCHEDULE OF APPLICATIONS

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

- 1 F/2014/2791 Land to rear of 14 Watmore Lane K Herrington
Proposed erection of single dwelling and detached garage following demolition of existing garage.
- 2 F/2014/2800 52 Danywern Drive K Herrington
Proposed erection of a single storey/part first floor rear extensions to dwelling.
- 3 F/2014/2803 Unit 220 Wharfedale Road G Vaughan
Proposed erection of partial lightwell infill and glazed entrance atrium following the demolition of existing entrance. Plus erection of new bicycle storage and shower block and existing façade cladding to be re-sprayed.
- 4 F/2014/2820 16 Jersey Drive R Rogers
Proposed erection of a single storey rear extension to dwelling.
- 5 A/2014/2842 J Sainsbury plc, King Street Lane D Wetherill
Application for advertisement consent for the proposed erection of 3No internally illuminated fascia signs, 1No bespoke cash machine wall sign, 1No cash machine bus stop sign, 2No welcome wall sign and 1No bespoke directional sign following the removal of existing non-illuminated totem sign.

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|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------|
| 6 | CLE/2014/2854 | Kasvene, Mole Road | James McCabe |
| | Application for a certificate of existing lawful development for the use of site for car repairs trading under the name 'Berkshire Motor Works'. | | |
| 7 | VAR/2015/0019 | Wokingham Tennis Club, Sadlers End | M Croucher |
| | Application to vary condition 3 of planning consent F/2013/1424 (application for the installation of floodlighting comprising 10no 10metre columns on 4no Tennis courts) to allow changes to the approved hours of use from 7.00am to 9.30pm any day to 7.00am to 10.30pm any day. | | |

Applications received since the issue of the 26 January 2015 Planning Committee meeting Agenda

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|---|---------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------|
| 1 | F/2014/2686 | land adjoining 28 Bathurst Road | M Croucher |
| | Proposed erection of detached two storey two bedroom dwelling. | | |
| 2 | F/2014/2816 | 4 Cavendish Gardens | P Kumar |
| | Proposed conversion of garage to habitable accommodation. | | |
| 3 | F/2015/0139 | The Gables, Roundabout Lane | M Croucher |
| | Proposed erection of 2no detached dwellings with integral garages, following demolition of existing dwelling, garage and outbuilding. | | |

2.2 Revised Applications:

Revised applications:

- | | | | |
|---|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------|
| 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. | | |

Revision: Removal of first floor rear extension (as originally proposed) and inclusion of first floor front extension to form gable.

Adjoining Parish revision:

- | | | | |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|---------|
| 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.

REVISION: Withdrawal of the indoor training pitch; minor amendments to layout/buildings; addition of 2 ponds; realignment and changes to fencing details.

Applications subject to OBJECTIONS:

- 1 A/2014/2840 J Sainsbury plc, King Street Lane D Wetherill
Application for advertisement consent for the proposed erection of 4No illuminated totem signs following the demolition of existing non-illuminated totem signs.
The Committee **OBJECTED** to this application on the following grounds:
 - 1) The signs are overbearing
 - 2) Light pollution will affect local residents
The Committee considers that a night-time restriction on the signs would be appropriate
 - 3) The signs will detract from the focal point of the village, particularly the Lodon Lily sculpture donated by J Sainsbury.

- 2 F/2015/0025 Yew Tree Cottage, Mill Lane K Herrington
Proposed erection of two storey side, and two storey rear extensions, creation of a balcony, and to include installation of solar panels, following demolition of detached double garage.
The Committee **OBJECTED** to this application on the following grounds:
 - 1) The development is overbearing, taking sunlight away from Sindlesham House Cottage.

2.3 The following DECISIONS were noted:

- 1 A/2014/1852 Travelodge, 100 Berkshire Place, Harfedale Road congruent
CONSENT for application for advertisement consent for the proposed erection of 1no internally illuminated post sign, 3no internally illuminated fascia signs, 2no internally illuminated sets of letters & logo, 2no non-illuminated post signs and 6no floodlights.

- 2 F/2014/2180 6 Laburnum Road congruent
CONSENT for 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.

- 3 F/2014/2424 12 Welby Crescent congruent
CONSENT for proposed part conversion of garage to habitable accommodation.

- 4 F/2014/2694 4 Grovelands Avenue congruent
CONSENT for proposed erection of a single storey rear extension to dwelling and conversion of existing garage to habitable accommodation.

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 26 January 2015 Planning Committee meeting Agenda

- 1 WBC; enforcement update
- 2 WBC; thanks for response to training event
- 3 SLCC; link to Plain English Guide to the planning system
The Committee asked for the link to be sent to Committee members. **ACTION: Clerk**

- 4 Mrs Dodge; thanks for response re Hatch Farm Dairies application
- 5 WBC; Showcase Roundabout lights switching off update
- 6 WBC; acknowledgement of formal response re A329 Cycleway
- 7 WBC; Peer Review meeting update
No-one is available to attend this review. **ACTION: Clerk**
- 8 Barkham PC; Neighbourhood Green Plan Greenways document
There is 'no response' to this document **ACTION: Clerk**

- 9 WBC; TPO 616 Reading Road
- 10 Highways Agency; M4 J3-12 Smart Motorway Variable Mandatory Speed Limit consultation
See item 4 below.

Items of correspondence received since the issue of the 26 January 2015 Planning Committee meeting Agenda

- N1 WBC; Peer Review additional information
See 7 above
- N2 WBC; Enforcement Investigation Notices
- N3 WBC Highways; Coppid Beech Roundabout improvements
- N4 WBC; Quarterly enforcement monitoring report, Oct – Dec 2014

4 M4 SMART MOTORWAY VARIABLE MANDATORY SPEED LIMIT CONSULTATION

- 4.1** The Committee discussed the effect of the M4 variable speed limit. The Committee expressed concern regarding the effect of noise on residents and the effect of the gantry illuminations on local residents, particularly those adjacent to King Street Lane, and asks for the effects to be minimised. The Clerk will respond.

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 **TUESDAY 17 FEBRUARY 2015** at **7.45pm**.

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