



Winnersh Parish Council

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Minutes of the meeting of the **PLANNING COMMITTEE** held in the John Grobler Room on **Monday 9 November 2015** at 7.45pm.

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

Cllr Hanna took the Chair until Cllr Taylor's arrival.

1 **APOLOGIES**

1.1 For lateness: Cllrs F Obileye, C Taylor.

2 **SCHEDULE OF APPLICATIONS**

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

Applications received prior to the issue of the 9 November 2015 Planning Committee meeting Agenda

- 1 152519 9 Grovelands Avenue D Islip
Householder application for the proposed conversion of existing kitchen window into a bay window.

- 2 152754 7 Miller Drive S Thwaites
Householder application for proposed single storey side and rear extension with front dormer extension to dwelling.
Whilst not objecting to this application the Committee **COMMENTED** that:
 - The extension could be overbearing the adjacent property
 - The adjacent property could be affected by loss of light

- 3 152843 1c Locksley Gardens R Rogers
Householder application for the proposed erection of a first floor side extension and a single storey rear extension to dwelling.

- 4 152955 32 Robinhood Lane P Kumar
 Householder application for the proposed erection of a single storey and first floor side/rear extensions to dwelling.
- 5 152959 50 Woodward Close R Rogers
 Householder application for the proposed erection of a single storey pitched roof extension and part garage conversion into habitable accommodation.

Cllr Taylor joined the meeting and took the Chair.

- 6 152359 Land at Hatch Farm Dairies J Turvey
 Reserved Matters application (Appearance, Landscaping, layout and Scale to be considered) pursuant to outline planning consent O/2006/8687 relating to the erection of 433 dwellings, associated amenity space, car parking including garaging, internal access roads (accessed from approved Phase 1 Winnersh Relief Road between King Street Lane and Lower Earley Way) and private drives, pedestrian and cycle links, hard and soft landscaping including public open space, infrastructure provision including provision of surface water drainage and foul drainage (including foul water pumping station), undergrounding of power lines and other associated works.

Cllr Obileye joined the meeting during the discussions on this application.

The Committee discussed the plans. The Committee considered the layout and type of housing proposed. The Committee discussed the non-vehicular access between the new estate and the Jersey Drive estate, with reference to the community benefits of access to the facilities in Winnersh.

The Committee **REFERRED** the subject of non-vehicular access to the Full Council.

Applications received since the issue of the 9 November 2015 Planning Committee meeting Agenda

- 1 none

Adjoining Parish application

- 1 none

Applications subject to OBJECTIONS:

- 1 none

2.2 Revised Applications:

- 1 151306 569 Reading Road D Ray
 Proposed conversion of existing dwelling to 3no separate dwellings, to include the raising of existing roof with loft conversion to habitable accommodation and the erection of front and rear extensions.

Revision: Proposed conversion of existing dwelling to **two** separate dwellings, to include the raising of existing roof with loft conversion to habitable accommodation and the erection of **side** and rear extensions.

The Committee discussed this application. The Committee expressed its concern that this is a major revision and the Council has not been sent the details of the new proposal. It is therefore unable to comment.

The Clerk was asked to request full plans from WBC and to ask for an extension of the response time for the Council.

ACTION: Clerk

Adjoining Parish revision:

1 none

2.3 The following DECISIONS were noted:

1 150215 Hatch Farm Bungalow, Hatch Farm, Mill Lane congruent
CONSENT for application for a certificate of existing lawful development for the use of the bungalow as a residential dwelling.

2 152265 Berkshire Place, 100 Wharfedale Road congruent
CONSENT for Advertisement consent application for the replacement of entrance sign with 1no non-illuminated aluminium entrance sign and 1no internally illuminated aluminium sign.

3 152338 20 Blackberry Gardens congruent
CONSENT for application for a single storey rear extension.

4 152419 21 Laburnum Road congruent
CONSENT for householder application for the proposed single storey rear extension to dwelling, forming a utility room and en-suite.

5 152604 Land at The Thatched Cottage, Roundabout Lane congruent
CONSENT for householder application for the proposed erection of a free-standing garage at dwelling following conversion of existing garage into habitable accommodation.

6 152646 Hatch Farm, Mill Lane
CONSENT for application for the proposed erection of a base station installation.

Adjoining parish

1 none

APPEAL DECISION

1 none

APPEALS LODGED

1 none

3 CORRESPONDENCE

Items of correspondence received prior to the issue of the 9 November 2015 Planning Committee meeting Agenda

- 1 WBC; Enforcement Investigation Notices
- 2 WBC; acknowledgement of comments on Mole Road dropped kerb crossing
- 3 The Planning Inspectorate; M4, appointment of Examining Authority
- 4 WBC; Street Naming & Numbering, land rear of 40 Arbor Lane

Items of correspondence received prior to the issue of the 9 November 2015 Planning Committee meeting Agenda

- N1 WBC; Notification of Validation of Planning Application, 153007, Winnersh Community Centre
- N2 WBC; Notification of Planning Application 153007, Winnersh Community Centre
- N3 WBC; information re A329 Cycleway, phase 3

4 WINNERSH TRIANGLE SIGNAGE

- 4.1** The Committee discussed the signage at Winnersh Triangle station and whether it gives sufficient direction to the facilities in Winnersh village. The Committee considered the questions of what to include on any new signs and where to put them. Cllrs Harper and Hunt will follow up these questions with the Winnersh Triangle administrators. **ACTION: Cllrs Harper & Hunt**

5 COMMITTEE MEETING DATES 2016

- 5.1** The Clerk presented a list of suggested meeting dates for 2016. The Committee considered these to be practical. The Committee noted that the first meeting date of 2017 would have to be considered at a later date. The Clerk will present a schedule of all Council and Committee meeting dates for 2016 to Full Council. **ACTION: Clerk**

6 ANY ITEMS THE CHAIRMAN CONSIDERS URGENT

6.1 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 30 November 2015 at 7.45pm.

There being no further business, the committee meeting closed at 9.45pm.