



## Winnersh Parish Council

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Minutes of the meeting of the **PLANNING COMMITTEE** held in the John Grobler Room on **Monday 30 November 2015** at 7.45pm.

**PRESENT:** Cllrs C Taylor (Chairman), S Hanna, G Harper, R Holdstock,  
1 member of the public.

### 1 **APOLOGIES**

1.1 Cllrs D Hunt, F Obileye, J Southgate.

### 2 **SCHEDULE OF APPLICATIONS**

#### **Applications subject to OBJECTIONS:**

2.1 152989 46 Robinhood Lane M Croucher  
Full application for the proposed erection of 6no two bedroom and 1no three bedroom flats with associated parking, cycle and bin stores and repositioning of access.  
Demolition of existing building.

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

- Overdevelopment of the site
- Out of character with the established residential area
- Insufficient parking per flat; no guest/tradesman parking
- Would cause additional cars parked and driving adjacent to the nearby school

(1 member of the public left the meeting)

#### 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 **OBJECTED** to this application on the following grounds:

- Overdevelopment for the size of plot
- Inadequate access to rear
- No adequate car parking shown

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

**Applications received prior to the issue of the 30 November 2015 Planning Committee meeting Agenda**

- 1 151487 footway adjacent to Plot 700 Wharfedale Road P Kumar  
Reserved Matters application pursuant to Outline planning consent O/2006/9071 for development providing up to 191,100 sq m gross external area of built floorspace (total). The application comprises creation of a vehicular access between the access road off Wharfedale Road and an approved access road within Plot 700, Winnersh Triangle. (Access, appearance, layout and scale to be considered.).
- 2 152934 Winnersh Community Centre, Mole Road R Rogers  
Full application for the proposed installation of a 17.82kwp solar PV system on the south west facing roofs.  
(The Council declared an interest in this application.)
- 3 152982 Leilandi, Sadlers End B Beswetherick  
Householder application for proposed single storey side extension to existing dwelling and to create habitable accommodation.
- 4 152994 14 Watmore Lane K Herrington  
Application to vary condition 2 of planning consent F/2014/2791 for the erection of single dwelling and detached garage following demolition of existing garage. Condition 2 relates to the approved plan numbers, the new plan is to increase the ridge height by 150mm.
- 5 153007 Winnersh Community Centre, New Road R Rogers  
Full application for the installation of a new office window to the first floor gable end wall of the existing office.  
(The Council declared an interest in this application.)

**Applications received since the issue of the 30 November 2015 Planning Committee meeting Agenda**

- 1 153035 700 Winnersh Way, Wharfedale Road S Thwaites  
Application for advertisement consent for 1 internally illuminated elevational sign, 1 internally plinth-mounted sign and 3 illuminated directional signs.

### **Adjoining Parish application**

1 none

### **Adjoining Parish revision:**

1 none

### **2.3 The following DECISIONS were noted:**

- 1 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.
- 2 152423 3 Miller Drive incongruent  
**REFUSAL** for householder application for two storey side extension, single storey rear extension and additional hardstanding.
- 3 152449 38 Arbor Lane not seen by WPC  
**Prior Approval not required** for single storey rear extension.
- 4 152483 J Sainsbury plc, King Street Lane congruent  
**CONSENT** for full application for the proposed erection of a new click and collect customer collection facility.

### **Adjoining parish**

1 none

### **APPEAL DECISION**

- 1 F/2014/0895 443 & 445 Reading Road  
**Appeal Dismissed** for tyre storage and fitting centre.

### **APPEALS LODGED**

1 none

### **3 CORRESPONDENCE**

### **Items of correspondence received prior to the issue of the 30 November 2015 Planning Committee meeting Agenda**

- 1 WBC; Enforcement Investigation Notices
- 2 HOCHTIEF; M4 closures overnight wc 30 November 2015
- 3 Cllr F Obileye; Reading Road car sales
- 4 WBC; solar panels application at Winnersh Community Centre
- 5 WBC; A329 Cycleway order

- 6 WBC; consultation on Scoping Report for the Sustainability Appraisal  
The Committee had no comment to make on the document.
- 7 Cllr D Hunt; observations on Community Emergency Plan

### **Items of correspondence received following the issue of the 30 November 2015 Planning Committee meeting Agenda**

N1 Shanly Homes; Keephatch Beech public exhibition, 3 December 2015

#### **4 COMMUNITY INFRASTRUCTURE LEVY**

- 4.1 The Clerk reported on the WBC CIL consultation document. The Committee discussed the document.  
The Committee **RESOLVED** to accept the consultation document.

#### **5 COMMITTEE EMERGENCY PLANNING**

- 5.1 The Committee discussed the outline proposals of the skeleton document. The Committee considered that further investigation was necessary in order to complete the information relevant to Winnersh.  
The Committee **RECOMMENDED** the acceptance of the document as a guideline for the Winnersh Emergency Plan and requested volunteers to make contacts within the community in order to complete the details of the document. **ACTION: Clerk**

#### **6 ANY ITEMS THE CHAIRMAN CONSIDERS URGENT**

- 6.1 The Clerk reported that details of the small tree survey are expected soon.

#### **6 TIME AND DATE OF NEXT MEETING**

- 6.1 The next Planning Committee meeting will be held in the **John Grobler Room** on Tuesday 22 December 2015 at 7.45pm.

There being no further business, the committee meeting closed at 8.58pm.