



## **Winnersh Parish Council**

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Minutes of the meeting of the **PLANNING COMMITTEE** held in the John Grobler Room on **Monday 5 June 2017** at 7.45pm.

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

### **1 APOLOGIES**

1.1 Cllr J Southgate.

### **2 VICE-CHAIRMAN OF PLANNING COMMITTEE**

2.1 There were no nominations for Vice-Chairman. The Clerk will make this an agenda item for the next meeting. **ACTION: Clerk**

### **3 PUBLIC SESSION**

3.1 The meeting received apologies from Matthew Gould regarding WBC representation to discuss pedestrian crossing traffic light sequencing.  
Cllrs Harper and Hunt volunteered to meet the signals engineer at Shute End. The Clerk will arrange a meeting. **ACTION: Clerk**

### **4 SCHEDULE OF APPLICATIONS**

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

#### **Applications received prior to the issue of the 5 June 2017 Planning Committee meeting Agenda**

1      171295      69 Bathurst Road      S Manna  
Householder application for the conversion of existing garage to habitable accommodation.

- 2      171299      Land at Gazelle Close      D Ray  
 Full application for the proposed erection of a new showroom and workshop building for vehicle fitting repair and sales, with external vehicle display/storage areas, customer and staff parking, associated landscaping and new access to Gazelle Close and proposed extension to Winnersh Fields Business park (additional 30 spaces, access through existing car park).  
 Whilst not objecting to this application the Committee **COMMENTED** that:
- Consideration should be made of the increase in traffic turning right into Gazelle Close
  - Contingency plans should be made known for the movement and parking of vehicle stock during floods
- 3      171345      3 Upper Terrace, Bearwood Road      J Delport  
 Application for Listed Building Consent for the proposed erection of a single storey rear extension, following demolition and removal of existing conservatory.
- 4      171358      Land to rear of 484-488 Reading Road      M Croucher  
 Full application for the proposed erection of a pair of semi-detached dwellings at the rear of 484-488 Reading Road following demolition of existing garage & outbuilding at rear of 484 Reading Road.
- 5      171369      7 Verbena Close      A Balogun  
 Householder application for the proposed conversion of existing garage to habitable accommodation.
- 6      171382      7 Belvedere Walk      O Sharif  
 Householder application for proposed erection of single storey rear and side extension to dwelling.
- 7      171395      30 Robinhood Lane      D Kusyk  
 Householder application for proposed erection of single storey side and front extension following demolition of existing garage and side extension.
- 8      171420      613 Reading Road      M Croucher  
 Full planning application for the demolition of existing building and erection of 102-bed Premier Inn hotel, with internal bar/restaurant area and Costa drive thru, with associated parking and landscaping.

**Applications received following the issue of the 5 June 2017 Planning Committee meeting Agenda**

- 1      171548      11 Sadlers Lane      J Delport  
 Householder application for the proposed erection of a two storey rear extension to dwelling.

**Adjoining Parish application:**

- 1      none

#### 4.2 Revised Application:

- 1 171034 16 Bluebell Meadow J Delport  
Householder application for a single storey front porch, side and rear extension to the existing dwelling.  
**REVISION:** New plans indicating correct boundary line.  
**REVISION 2:** Front elevations were amended to include a partly pitch roof on the side extension, amend the double front door to a single door.

#### Applications subject to OBJECTIONS:

- 1 none

#### Adjoining Parish application:

- 1 none

#### Adjoining Parish revision:

- 1 none

#### 4.3 The following DECISIONS were noted:

- 1 163058 Hewden Plant Hire site, Old Forest Road congruent  
**CONSENT** for full application for proposed erection of 45 dwellings (8 x 1 bedroom apartments, 12 x 2 bedroom apartments, 17 x 3 bedroom houses and 8 x 4 bedroom houses) together with associated access improvements, parking and refuse storage following the demolition of existing buildings.
- 2 170795 21 Primrose Lane congruent  
**CONSENT** for householder application for the proposed erection of a single storey side extension to dwelling to include a raised lantern roof light.
- 3 171042 1 Locksley Gardens congruent  
**CONSENT** for householder application for the proposed erection of a single storey rear extension, following removal of existing conservatory.
- 4 171063 Land rear of 1 Mole Road congruent  
**REFUSAL** of application for change of use of land for stationing of 3 caravans and utility trailer for residential purposes with associated hardstanding for use as a gypsy traveller site.

#### Adjoining parish decisions

- 1 none

#### 4.4 APPEAL DECISION

- 1 none

## **APPEALS LODGED**

1 none

## **5 CORRESPONDENCE**

### **Items of correspondence received prior to the issue of the 5 June 2017 Planning Committee meeting Agenda**

- 1 Cllr F Obileye; comments re Station Approach traffic lights  
Cllr Obileye reported on recent issues regarding the right-turn into Station Approach in Wokingham. The Committee asked the Clerk to raise this as an issue to Borough Councillors at the next Full Council meeting. **ACTION: Clerk**
- 2 Mrs Wynn-Jones; comments re change of land use  
The Committee considered these comments and asked the Clerk to relay them to the WBC Enforcement Officer. **ACTION: Clerk**
- 3 HOCHTIEF; update on Arborfield Road landscaping works
- 4 WBC; closure of Mill Lane, daytime 30-31 May 2017
- 5 WBC; TPO 25 Wayside RG41 1AD

### **Items of correspondence received following the issue of the 5 June 2017 Planning Committee meeting Agenda**

- N1 WBC; 162885 Forest Comprehensive School, to WBC Planning Committee  
N2 WBC; apologies re Reading Road pedestrian crossings

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

- 6.1 Cllr Hunt reported on the flowers in bloom on the Showcase Roundabout.
- 6.2 The Clerk reported that he had raised the issue of the advertisement hoarding at the Showcase Roundabout with the WBC Enforcement Officer.

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

- 7.1 The next Planning Committee meeting will be held in the **John Grobler Room** on Tuesday 27 June 2017 at 7.45pm.

There being no further business, the committee meeting closed at 9.29pm.