



Winnersh Parish Council

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Minutes of the meeting of the **PLANNING COMMITTEE** held in the John Grobler Room on **Monday 11 December 2017** at 7.45pm.

PRESENT: Cllr P Fishwick (Chairman), G Harper, D Hunt, F Obileye, J Southgate.
Clive Hudson (WPC Clerk).

1 APOLOGIES

1.1 Cllrs S Hanna, 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 agenda for the Planning Committee meeting of 11 December 2017

- | | | | |
|---|--------|---------------------------------------------------------------------------------------------------------------------------------|--------------|
| 1 | 173028 | 2 Blackberry Gardens | S Fludger |
| | | Householder application for the proposed erection of first floor side extension, plus single storey rear extension to dwelling. | |
| 2 | 173228 | Land at Hatch Farm Dairies | K Herrington |
| | | Full planning application for the construction of a temporary Haul Road. | |
| 3 | 173438 | St Catherine's Church, Bearwood Road | C Kempster |
| | | Full planning application for the insertion of LPG tanks in the grounds of the church. | |

Applications received following the issue of the agenda for the Planning Committee meeting of 11 December 2017

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|---|--------|-------------------------------------------------------------------------------------------------|---------|
| 1 | 173533 | 1030 Eskdale Road | D Kusyk |
| | | Application for advertisement consent to the proposed erection of 3no illuminated fascia signs. | |

Adjoining Parish application:

1 none

Applications subject to OBJECTIONS:

1 173323 1 Laurel Cottages, Robin Hood Way A Parsons
Householder application for the proposed erection of single storey rear extension plus relocation of existing garage.

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

- The consultation plan is unclear
- There is insufficient detail on which to base a decision

2 173412 2 Arbor Lane M Croucher
Application to vary condition 2 of planning consent 162785 for the erection of 2no replacement dwellings, following demolition of existing building. Condition 2 relates to the approved plan numbers, the new plan proposes amendments to parking layout and erection of double open carport.

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

- One plan was inaccessible online
- There is insufficient detail on which to base a decision

3 173474 498 Reading Road J Davey
Full application for the proposed erection of 4x1no bed and 4x2no bed residential flats with 8no car parking spaces, secure cycle storage and private amenity space, following demolition of existing B(1) unit.

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

- Overdevelopment
- Inadequate amenity space
- Inadequate parking. There is inadequate parking for 8 units; there is inadequate access to and from the spaces – parked vehicles can be blocked in and vehicles cannot return to the main road in a forward gear; there is no provision for guest parking.

Adjoining Parish revision:

1 none

2.3 The following DECISIONS were noted:

DECISIONS

1 172716 land adjacent 618 Reading Road congruent
REFUSAL of application for the advertisement consent for the proposed installation of illuminated freestanding LED digital display.

2 172769 7 Melody Close congruent
CONSENT for Householder application for the proposed erection of two storey side extension to dwelling, erection of front dormer to create habitable accommodation, plus erection of rear balcony.

3 172906 land north of Firdale, Mill Lane congruent
CONSENT for full application for the proposed erection of a new dwelling.

Adjoining parish decisions

1 173022 Belvedere Caravan Park, Bearwood Road congruent
CONSENT for full application for the proposed formation of 2 additional gypsy pitches within existing gypsy site, including ancillary hardstanding for parking.

APPEAL DECISION

1 162148 2 King Street Lane congruent
APPEAL DISMISSED for full application for the change of use and extension of building to provide 18 flats.

APPEALS LODGED

1 none

3 CORRESPONDENCE

Items of correspondence received prior to the issue of the agenda for the Planning Committee meeting of 11 December 2017

- 1 Cllr R Shepherd-Dubey; summary of forthcoming utility works in Winnersh
- 2 WBC; response re King Street Lane/Phase 1 junction safety concerns
- 3 Cllr P Fishwick; comments on WBC response re KSL/Phase 1
Items 2&3 were noted. The Council will await the results of the Road Safety Audit.
- 4 KIER; M4 J10 to J11; road works at River Loddon, 28 November
- 5 WBC; response to enforcement comments
The Committee noted the reply and will monitor further developments.
- 6 Curtin & Co; Taylor Wimpey consultation re land off Maidensfield
- 7 Barkham PC; further comments re letters on Housing
The Clerk will request a copy of Barkham's latest letter. **ACTION: Clerk**
Cllrs Fishwick and Harper will draft a letter on behalf of WPC.
ACTION: Cllrs Fishwick & Harper

Items of correspondence received following the issue of the agenda for the Planning Committee meeting of 11 December 2017

- N1 Cllr R Shepherd-Dubey; King Street Lane closures
N2 WBC; road closure King Street Lane, wc 11 Dec 2017
The Committee queried why there had been no public advance notice of the works.
The Clerk was asked to request the earlier notification of works. **ACTION: Clerk**

- N3 Coinford; road closure, Basingstoke Road at Spencers Wood
N4 Nick Robins; small tree survey
N5 Cllr P Fishwick; Traffic Modelling update
Cllr Fishwick reported on the Traffic Modelling update.
The Clerk will send out his summary document. **ACTION: Clerk**
The Committee appointed Cllr Fishwick as the Council's representative at meetings to discuss current traffic problems.

- N6 WBC; Ruscombe applied for 'Neighbourhood Plan'
N7 WBC Cllr D Lee; request to speak at 7.15pm on Tu 9 January 2018 (Full Council)
This request will be put to the Full Council tomorrow.

4 SMALL TREE SURVEY

- 4.1 The Clerk reported on the small tree survey.
The Committee discussed the necessity of felling the maple alongside the play area path. The Committee referred this to the next Planning meeting.
The Committee noted the exceptional tree growth this summer.
The Committee **RESOLVED** to approve the general tree maintenance recommended, the felling of the ash tree in the caretaker's garden and the trimming of the laurels alongside New Road. **ACTION: Clerk**

5 ANY ITEMS THE CHAIRMAN CONSIDERS URGENT

- 5.1 The Committee discussed the progress of the timing changes to the toucan crossings on Reading Road. The Clerk was asked to follow this up with WBC Highways. **ACTION: Clerk**
- 5.2 Cllr Fishwick reported on the meeting between residents and the Hatch Farm Dairies developers.
The Committee discussed the benefits and problems associated with opening up Phase 1 of the Relief Road early.
- 5.3 WDVTA have suggested naming the two old oaks on the Bearwood Recreation Ground. The laburnum is believed to be one of the largest in the country.
The Clerk will contact WDVTA to ask for suggestions for names for the trees. **ACTION: Clerk**

6 TIME AND DATE OF NEXT MEETING

- 6.1 The next Planning Committee meeting will be held in the **John Grobler Room** on Monday 8 January 2018 at 7.45pm.

There being no further business, the committee meeting closed at 10.00pm.