



Winnersh Parish Council

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Minutes of the **PLANNING COMMITTEE** meeting held in the **ALLNATT PAVILION** on **MONDAY 4 MARCH 2019**

Present: Cllrs C Taylor (Chairman), P Fishwick, G Harper, J Southgate and L Wooldridge.

The Chairman welcomed five members of the public.

- 1 Apologies for absence were received from Cllrs D Hunt and F Obileye.
- 2 Declarations of Interest: there were no declarations of interest.
- 3 Matters Arising from the minutes of the last meeting held on the 11 February 2019: there were no matters arising.
- 4 Public session: there were no questions or comments from the public.

5 Schedule of Applications

The committee considered the following applications and raised **No objections**:-

- 5.1 Householder Consultation
Application Number: 183376
Site Address: 1e Locksley Gardens, Winnersh.
Proposal: Householder application for the proposed single storey rear extension with roof light following demolition of existing conservatory to dwelling
- 5.2 Householder Consultation
Application Number: 190181
Site Address: 4 Eastbury Park, Winnersh.
Proposal: Householder application for the proposed erection of a single storey front extension to form front entrance porch.
- 5.3 Full Planning Approval Consultation
Application Number: 190197

Site Address: Building 210, Wharfedale Road, Winnersh.

Proposal: Full application for proposed internal and external refurbishment works to existing office building with alterations to building frontage including an extended entrance feature and streetscape.

5.4 Householder Consultation

Application number: 190244

Site Address: 121 Woodward Close, Winnersh.

Proposal: Householder application for the proposed erection of single storey rear extension following the demolition of existing conservatory, loft conversion to create habitable accommodation including the insertion of 2no. roof lights at front elevation and a roof dormer to the rear elevation, plus internal alterations.

5.5 Householder Consultation

Application Number: 190265

Site Address: 21 Watmore Lane, Winnersh.

Proposal: Householder application for the proposed erection of a pitched/flat roof to front elevation.

The committee considered the following applications and **raised the following objections and/or comments:-**

5.6 Full Planning Approval Consultation

Application Number: 190233

Site Address: Lord Harris Court, Mole Road, Sindlesham.

Proposal: Full planning application for the redevelopment of the existing Lord Harris Court Centre home site (88 bedroom) to provide a new 45-bedroom care home and 60 assisted living apartments, together with associated car parking, landscaping and amenity space provision.

5.6.1 **OBJECTION - Balconies overlooking residential properties:** Mayfield Mews area; Bedrooms have balconies overlooking the residential properties. The same applies to the balconies, side on, overlooking properties in Mill Lane (track).

5.6.2 **OBJECTION - Oak trees T33 and T34:** Why do they need to be removed? This is a screen for residential properties in Mayfields, they are both growing on the outside of the tree T35.

5.6.3 **OBJECTION - Impact of additional motorised traffic:** The application states that it is proposed the morning changeover period be completed by 8am (prior to the morning rush hour). However, traffic queues on Mole Road/King Street Lane from 07:30am, therefore an impact on already congested roads.

5.6.4 **OBJECTION - Parking:** It is understood that the current agreement with overflow parking in the Sindlesham Court area only relates to the current layout not the planned. If this is correct and overflow parking was not permitted in the Sindlesham Court area, then this additional parking would impact on nearby Mayfields / St Mary's and Winnersh Parish Council car park.

5.6.5 **COMMENT - Smoking shelter:** Why has the smoking shelter been located adjacent to residential houses, this needs to be relocated away from residential dwellings.

5.6.6 **COMMENT - Shadowing of building:** There is concern with the shadowing impact of the proposed building on the residential properties located in Mayfields.

5.7 Full Planning Approval Consultation

Application Number: 190198

Site Address: Toutley Road / Old Forest Road, Wokingham.

Proposal: Full application for the construction of the western section of the Northern Distributor Road linking Toutley Road in the north and the A329 Reading Road in the south west, incorporating a railway bridge, a new junction on Toutley Road / Old Forest Road, and associated works including crossings, drainage, shared footway/cycleway, SANG replacement and laying out of new public open space

5.7.1 **COMMENT - Tracking Plan:** Unable to follow the routing of individual vehicles.

5.7.2 **COMMENT - Shared footway cycle track:** Consideration should be given to a raised 'table' crossing for all junctions set back from the main carriageway by 5m (as suggested in LTN 02/08). This would make the junction safer by reducing the speed of people driving and cycling at these junctions.

5.7.3 **COMMENT - Dropped crossing:** There appears to be no dropped crossing facilities for pedestrians/cyclists (with the verge extending around the junction) at the new Junction with the Old Forest Road.

5.8 Householder Consultation

Application Number: 190367

Site Address: 1 Donnington Place, Winnersh.

Proposal: Householder application for the proposed erection of single storey front and rear extensions to attached existing garage, conversion of existing garage to create habitable accommodation, plus internal alterations and changes to fenestration.

5.8.1 **OBJECTION - Parking:** There is insufficient parking for the layout as shown on the plans.

6 Revised/Additional Plans referred by Wokingham Borough Council

Revised Plans Consultation

Application Number: 180753

Site Address: Trident House, 2 King Street Lane, Winnersh.

Proposal: Full application for the proposed change of use, raising of the roof, single storey rear extension and alterations to fenestration to provide 12 flats; rear amenity space and onsite parking.

The Planning Authority has received revised/additional plans for the above application. The revised plans received with the following amendments:
Reduction in the number of proposed units from 15 to 12. Reduction in height of the building. Removal of proposed roof garden Alterations to parking area
Alterations to elevations. Description amended accordingly.

6.1 **COMMENT - Parking:** There is insufficient parking and no provision for visitor parking.

7 Decisions received from Wokingham Borough Council

The Committee noted the following application that had been approved by Wokingham Borough Council:-

Application: 190042

Site Address: 58 Watmore Lane, Winnersh RG41 5JT

Householder application for proposed erection of two storey rear/side extension, following the demolition of existing conservatory plus part single storey front extension to form porch.

8 Appeals and Inquiries received from Wokingham Borough Council

The Committee noted the following appeal:-

Application: 181378

Site Address: Land to the rear of Lark Rise, Mill Lane, Sindlesham RG41 5DF

Proposal: Full application for the proposed erection of 4 no. 3-bedroom dwellings with access from a service road off Mill Lane and associated landscaping including enhancement of ponds to the north of the site.

9 Correspondence

A list of correspondence was tabled (Appendix 1) and noted. The Clerk was asked to circulate correspondence Items 2 and 4 to all Parish Councillors.

Correspondence Item 6 (Old Forest Road 30 mph speed limit order - objection report) was questioned as it showed the Parish Council being in support whereas the response that had been given queried why the reduced speed limit didn't continue from the bridge to the Reading Road junction. The Clerk was asked to respond to WBC accordingly

ACTION: CLERK

10 Any items the Chairman considers urgent. There were no urgent matters.

11 The next meeting of the Planning Committee - **Monday 26 MARCH 2019 at 19.45**

There being no further business the meeting closed at 21.16.

Correspondence

- 1)** 11 February, 2019 - email from Balfour Beatty
Subject: Winnersh Relief Road – Lower Earley Way Dualling.

- 2)** 18 February, 2019 - email from Senior Traffic Engineer, Wokingham Borough Council
Subject: On-Street Parking Restrictions.

- 3)** 20 February, 2019 - email from Wokingham Borough Council
Subject: Council awarded £5Million towards new strategic road network.

- 4)** 26 February, 2019 - email from Wokingham Borough Council
Subject: Notification of temporary road closure, Mill Lane, Sindlesham.

- 5)** 27 February, 2019 - email from Balfour Beatty
Subject: Project update Winnersh Relief Road.

- 6)** 27 February, 2019 - email from Wokingham Borough Council
Subject: Old Forest Road 30 mph speed limit order - objection report

- 7)** 28 February, 2019 - email from Wokingham Borough Council
Subject: Application 190198 (Toutley Road/Old Forest Road) – advising that individual tracking drawings for each type of vehicle tracked will be provided.