



Winnersh Parish Council

Winnersh Community Centre
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Minutes of the **PLANNING COMMITTEE** held remotely on **Tuesday 13 JULY 2020 at 19.30.**

PRESENT: Cllrs C. Taylor (Chairman); P Fishwick (Vice-Chairman); B Krauze; F Obileye.

IN ATTENDANCE: Philip Stoneman (Clerk) and 2 members of the public.

- 1 Apologies for absence were received from Cllr L Wooldridge.
- 2 Declarations of Interest: None
- 3 The minutes of the last meeting held on the 23 June 2020 were reviewed and there were no matters arising.
- 4 Public Session: It was agreed that the public who had attended to participate in the discussion about planning applications 201346 and 201407 would be able to do so under the relevant item.
- 5 The committee considered the following planning applications and made comments as shown below each application:-

5.1 **Application Number:** 201346

Site Address: Hatch Farm, Mill Lane, Sindlesham, RG41 5DF

Proposal: Outline application for the proposed redevelopment of existing buildings to provide 87 residential dwellings, neighbourhood centre, public open space, access into the site and highway alterations along Mill Lane and landscaping, with Access and Layout to be determined.

Comments: The committee **OBJECTED** to the application on the following grounds:
Site: The development would change the character of the area as it would significantly increase the number of residential properties in Sindlesham.

Access: Mill Lane is not suitable to serve a development of this scale. The road has several bends and a narrow footway on one side and no street lighting. Mill Lane is already a busy road, and when considering the other traffic congested roads in the area (Mole Road, King Street Lane and Bearwood Road) this development would make the situation even worse.

Public Transport: There is no regular public transport available in the vicinity of the proposed development other than a once a week shopper bus between Riseley and Sainsburys.

Walking and Cycling: Can be hazardous given that the road and footpath are relatively narrow, winding and at various times of the day is congested.

Noise: The M4 motorway is currently being upgraded to a SMART motorway that will potentially increase the number of vehicles by around 25%. As noise barriers are not planned for this section the noise levels will be increased as will pollution levels. The standard of living will be poor as windows cannot be opened or being outside in the garden or street.

Air Quality: The M4 motorway (designated AQMA) will impact on air quality given the close proximity of the proposed development.

Climate Change: Winnersh Parish Council is committed to helping reduce carbon emissions, but there is very little evidence in the application to support this. To the contrary, the development would add to the carbon emissions particularly as residents would need to use vehicles with no real option to use sustainable transport.

Flooding: Mill Lane is within a flood plain and is often closed to all through traffic due to flooding. This would add to the congestion on surrounding roads during times when access to development can only be achieved from one direction. In summary the Parish Council considers that the proposed development is not in a sustainable location. There are a considerable number of factors, including being built next to a heavily used motorway that makes it a poor environment for the residents. The community centre is unlikely to be viable and would need to attract visitors beyond the immediate area to ensure viability. That too would add to the traffic congestion already referred to.

5.2 **Application Number:** 201407

Site Address: Hatch Farm, Mill Lane, Sindlesham, RG41 5DF

Proposal: Full application for the change of use of 11.6ha of grazing land to create a Suitable Alternative Natural Greenspace (SANG) including provision of a car park at Hatch Farm, Mill Lane, Sindlesham.

Comments: The committee **OBJECTED** to the application on the following grounds:

Site: The site is located very close to the M4 motorway and given that it is being upgraded to a 4-running lane SMART motorway with traffic movements likely to increase by 25%, this will inevitably create additional noise and pollution that would impact the proposed SANG.

Access to the SANG: Mill Lane is not suitable to serve the proposed SANG. The road has several bends and a narrow footway on one side and no street lighting. Mill Lane is already a busy road, and when considering the other traffic congested roads in the area (Mole Road, King Street Lane and Bearwood Road) the SANG would make the situation even worse.

Public Transport: There is no regular public transport available in the vicinity of the proposed development other than a once a week shopper bus between Riseley and Sainsburys.

Walking and Cycling: Can be hazardous given that the road and footpath are relatively narrow, winding and at various times of the day is congested. Sustainable travel: Given the difficulties for residents to walk and cycle to the proposed SANG is more likely to attract vehicles that would add to already congested road network.

Public Right of Way: There is an existing public right of way (Footpath 81 Winnersh)

running through the site adjacent to the motorway. The motorway is not much higher than the land along its route and without any noise barriers would be incredibly noisy and not pleasant for walkers.

Flooding: The proposed SANG falls within a flood plain and the area floods regularly and is unlikely to be available for use on several occasions throughout the year. In summary, the proposed SANG would be located in a poor environment due to a number of factors including a lack of access to sustainable transport, increased congestion on local roads, noise and pollution from the M4 motorway and flooding.

5.3 Application Number: 201591

Site Address: 2 Bluebell Meadow, Winnersh, RG41 5UW

Proposal: Householder application for the proposed erection of a single storey front/side extension following demolition of existing canopy roof.

Comments: The committee made no comments.

5.4 Application Number: 201533

Site Address: 373 Reading Road, Winnersh, Wokingham, RG41 5LT

Proposal: Householder application for the proposed erection of a single storey side extension with 1 no. rooflight to link the dwelling to the existing detached garage, conversion of the garage with a single storey side/rear extension and raising of the garage roof to create first floor habitable accommodation with 3 no. rooflights.

Comments: The committee made no comments.

5.5 Application Number: 201483

Site Address: 5 Danywern Drive, Winnersh, RG41 5NS

Proposal: Householder application for the proposed erection of a two-storey side extension with 1no roof light, plus 4no. roof lights to existing roof, relocation of existing chimney, facade alterations and changes to fenestration.

Comments: The committee made no comments.

5.6 Application Number: 201539

Site Address: Land at Gazelle Close, Winnersh, RG41 5QS

Proposal: Application to vary condition 2 of planning consent 181333 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). Condition 2 refers to minor amendments to fenestration, vehicle parking and access area. The variation is for minor repositioning of the vehicular and pedestrian site access from Gazelle Close, such that the revised access position sits outside of the adopted highway.

Comments: The committee made no comments.

6 The Committee noted the following decisions

6.1 **Application Number:** 201308

Site Address: 5 Newlands Cottages, Mole Road, Sindlesham, RG41 5DL

Proposal: Householder application for the proposed erection of a two-storey rear extension and changes to fenestration, following demolition of existing single storey rear extensions.

The decision was to **APPROVE** the application

6.2 **Application Number:** 200965

Site Address: 126 Woodward Close, Winnersh, RG41 5UT

Proposal: Householder application for the proposed erection of a single storey front extension, garage conversion to create habitable accommodation, first floor side extension, part single storey and part two storey rear extension, plus the insertion on 1no. roof light.

The decision was to **APPROVE** the application

7 Review of Speed Limits: The committee considered the list of sites (Appendix 1) and proposed a reduction in the speed limits for the roads shown. The Clerk was asked to submit this to Wokingham Borough Council. **ACTION: CLERK**

8 Correspondence: There were no items of correspondence.

9 Any other matters considered urgent by the Chairman: there were no urgent matters.

10 Date and time of the next meeting: **Tuesday 4 AUGSUT 2020 at 19.30.**

There being no further business the meeting closed at 21.00

APPENDIX 1

Speed Limit Review - July 2020			
No.	Location	Parish/Town	Comments
1	B3030 Robinhood Lane - Reduce National speed limit to 30mph between existing 30mph at north end of Winnersh in a northerly direction towards Hurst.	Winnersh / Hurst	Reduces speed of traffic travelling north towards Hurst as remaining in 30mph limit and travelling south towards Winnersh. Improved environment for residents living adjacent to road.
2	Mill Lane - Option 1, Reduce National speed limit to 30mph / Option 2, 'sign as access only' / Option 3, block to force access only/ convert to one-way (westbound only) but with reduced speed-limit and	Winnersh/Earley	Hatch Farm Way (Winnersh Relief Road) is a more suitable route than Mill Lane. Traffic should be discouraged from using this route. The road has an inappropriate speed limit with the Sindlesham side having a housing frontage. With a 30mph

	cycle route on other lane.		speed limit this would create a Safer cycling route - Connectivity with River Loddon Long Distance Path (walking/Cycling).
3	Bearwood Road - Reduce existing 50/40 speed limit to 30mph over whole length.	Winnersh/Barkham	Improved environment for residents living adjacent to Bearwood Road. Creation of safer cycling route - connectivity with Greenway Route B
4	B3030 Mole Road - Reduce existing 50mph speed limit to 30mph.	Winnersh/Arborfield	Improved environment for residents living adjacent Mole Road. Creation of safer cycling route - connectivity with Greenway Routes E, A and K
5	A329 Reading Road / Wokingham Road west side of Wokingham town centre reduce 40mph speed limit to 30mph	Emmbrook/Winnersh/Earley	Improved environment for residents especially those living along A329. Creation of safer (National) cycling route
6	Arbor Lane - reduce speed on bends to Max 20mph with advisory signing on bend	Winnersh	Traffic approach bends at a more appropriate speed. Improved environment for residents.
7	Old Forest Road (whole length)	Winnersh/Wokingham Town	Deter traffic from using this road when Northern Distribution is constructed. Improved environment for residents.