



Winnersh Parish Council

Winnersh Community Centre
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Minutes of the **PLANNING COMMITTEE** held remotely on **Monday 5 OCTOBER 2020 at 19.30.**

PRESENT: Cllrs P. Fishwick (Vice-Chairman) K. Bradeepan; L. Wooldridge; B. Krauze;
F. Obileye (attended from 19.40)

IN ATTENDANCE: Kate Lang - Assistant Parish Clerk (APC).

- 1 Apologies for absence: Cllr C. Taylor (Chairman).
- 1.1 Cllr Fishwick chaired the meeting in the absence of Cllr Taylor.
- 2 Declarations of Interest: None.
- 3 The draft minutes of the last meeting held on the 15 September 2020 were noted and there were no matters arising.
- 4 Public Session: There were no public or press in attendance.
- 5 The committee considered the following planning application:
 - 5.1 **Application Number:** 202304
Site Address: Part Ground Floor, Unit 210, Wharfedale Road, Winnersh, RG41 5TP.
Proposal: Full Application for the proposed installation of new privacy film to ground floor windows on the east elevation of the building, erection of a ground level substation, and a cooling equipment system with acoustic enclosures to be located on level 2 of adjacent multi-storey car park.

The committee made no comments.
- 6 Applications for Information Only: There were no additional applications received since the issue of the agenda.

- 7 The committee noted the following appeal and wanted it recorded that Winnersh Parish Council had not objected to the planning application.

Application Number: 200396 (Planning appeal made under Section 78 (as modified) of the Town and Country Planning Act 1990)

Site Address: The Bungalow, Merryhill Green Lane, Winnersh, RG41 5JP.

Proposal: Full application for the proposed change of use from associated curtilage with undeveloped land under historic agricultural use, to residential curtilage. (Retrospective)

- 8 The committee noted the following applications that were for Information only:-

- 8.1 **Application Number:** 202466

Site Address: 11 Winnersh Gate, Winnersh, RG41 5PL.

Proposal: Application for works to protected tree(s) TPO 276/1984, T3, Oak - fell or reduce canopy by up to 50% to remove deadwood, low hanging branches.

- 8.2 **Application Number:** 202454

Site Address: The Hollies, Roundabout Lane, Winnersh, RG41 5AE.

Proposal: Application for works to protected tree(s) TPO 583/1993, woodland 1 T1, Willow - this follows previous application (191187) which is valid until 30th June 2021 and seeks to confirm if still able to continue. T2, Willow - remove branches overhanging neighbouring property, Woodend House.

- 8.3 **Application Number:** 202429 - PN Class A Resi Extension Notification.

(For consultation with adjoining neighbours of the site only)

Site Address: 7 Albany Park Drive, Winnersh, RG41 5HZ.

Proposal: Application for the prior approval of the erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.69m and the height of the eaves 2.5m.

- 8.4 **Application Number:** 202390 - Listed Building Consent Notification

Site Address: 6 Upper Terrace, Bearwood Road, Sindlesham, RG41 5BT.

Proposal: Application for listed building consent for proposed internal alterations at first floor level consisting of division of existing bathroom into a bedroom and shower room, with access corridor, and removal of bedroom fireplace surround and cylinder cupboard.

- 9 **Planning Consultations:** The committee received an update from Cllr Fishwick on the response to the Housing Numbers consultation and the Reform of the Planning System consultation.

- 9.1 Following the briefing from Cllr Shepherd-DuBey at the last meeting a collective response from all of Wokingham's 17 Town and Parish Councils had been sent to the Minister of Housing, Communities & Local Government and Finchampstead Parish Council were thanked for co-ordinating that response. In summary, the letter requested that the Minister reconsider the methodology for calculating the Local Housing Need so that a realistic and manageable plan could be put in place, which was achievable and not created more problems than it solved. The consultation on housing numbers closed on the 1 October.

- 9.2 The second consultation on the reform of the planning system would close on the 29th October. Cllr Fishwick had circulated a draft response for consideration and the committee were asked to submit comments to Cllr Clinton and Cllr Fishwick for discussion and agreement at the next meeting on the 26 October.

9.3 A general discussion took place and several other points were made:-

- One thread running through ‘building better building beautiful’ seems to replicate the 1940's semi's with trees running down the streets.
- Wokingham has taken the brunt of the housing numbers with 1600 dwellings to be built per annum with no opportunity to challenge that.
- It appeared that wealthier boroughs had used experienced lawyers that were able to reject proposals and help reduce numbers.
- Wokingham’s green space was disappearing as was the opportunity for the local community to access it given the level of the new development.
- The amount of land lost to development should be highlighted with the settlement boundaries having expanded, more so than most boroughs and districts in the country.
- The decision will be made by central government, and there will be no appeal, so the opportunity needs to be taken now to resist the proposed housing numbers.
- It was evident that developers were being driven by sales and profit, buying land and ensuring that that it remained sterile to avoid a surplus of houses and consequential loss in value.
- Builders should be prevented from land banking and should be made to build on the land when planning permission had been granted. Conditions such as revoking planning permission in such cases should be considered.

10 Managing Pavement Parking Consultation: the committee noted the consultation set out in www.gov.uk/government/consultations/managing-pavement-parking and Cllr Fishwick agreed to prepare a draft for consideration at a future meeting.

11 Correspondence: It was noted that Wokingham Borough Council had provided enforcement statistics up to the 1 October 2020.

12 Any other matters considered urgent by the Chairman: None.

13 Date and time of the next meeting: **Monday 26 OCTOBER 2020 at 19.30**

There being no further business the meeting closed at 20.10