



Winnersh Parish Council

Winnersh Community Centre
New Road, Sindlesham, Wokingham
Berkshire RG41 5DU
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Planning Committee Members: Cllrs: C.Taylor (Chairman); P. Fishwick (Vice-Chairman); K. Bradeepan; B. Krauze; F. Obileye; L. Wooldridge.

Dear Councillor,

You are summoned to a meeting of the **PLANNING COMMITTEE** to be held remotely on **Tuesday 27 OCTOBER 2020 at 19.30.**

Philip Stoneman
Clerk to the Council

Dated: 21 October 2020

PLEASE NOTE: This meeting will be held remotely and the public can apply to join it by contacting the Parish Clerk at clerk@winnersh.gov.uk by 3pm on Tuesday 27 October 2020. Alternatively, questions relating to items on the agenda can also be sent to the Clerk, for consideration at the meeting, by the same date and time.

AGENDA

- 1 Apologies for absence.
- 2 Declarations of Interest.
- 3 Minutes of the Planning Committee held on the 5 October 2020 and matters arising.
- 4 Public Session: to respond to any questions and comments from the public.
- 5 To review Planning Applications referred by Wokingham Borough Council (WBC):-
 - 5.1 **Application Number:** 202526
Site Address: Roseville, Roundabout Lane, Winnersh, RG41 5AE.
Proposal: Householder application for the proposed erection of a single storey front/ side extension to existing detached garage with 2no. roof lights.
 - 5.2 **Application Number:** 202529
Site Address: Land to the rear of 14 Woodlands Avenue, Winnersh, RG41 3HL.
Proposal: Full application for the proposed erection of 1no. new dwelling with associated landscaping and parking.

- 5.3 **Application Number:** 202574
Site Address: 39 Bluebell Meadow, Winnersh, RG41 5UW.
Proposal: Householder application for the proposed erection of a first-floor side extension including front dormer.
- 5.4 **Application Number:** 202591
Site Address: 37 Bluebell Meadow, Winnersh, RG41 5UW.
Proposal: Householder application for proposed erection of a single storey front infill extension, part conversion of existing double garage to create habitable accommodation (part retrospective), single storey rear extension including the insertion of 4no. roof lights following the demolition of existing conservatory, extension of existing paved patios in rear garden, plus changes to fenestration.
- 5.5 **Application Number:** 202608
Site Address: 26 Arbor Lane, Winnersh, RG41 5JD.
Proposal: Full planning application for the proposed change of use from amenity to residential use, with the erection of a timber overlap boarded fence. (Retrospective)
- 5.6 **Application Number:** 202622
Site Address: Winnersh Community Centre, New Road, Sindlesham RG41 5DU.
Proposal: Full application for the proposed erection of a single storey side extension to form storage area and replacement of existing external cladding.
- 5.7 **Application Number:** 202646
Site Address: 72 Arbor Lane, Winnersh, RG41 5JD.
Proposal: Householder application for the proposed erection of a single storey front extension to form porch, single storey side extension including the insertion of 2no. roof lights, single storey rear extension including the insertion of 1no. roof light, plus the erection of a carport to the front of the property.
- 5.8 **Application Number:** 202668
Site Address: 656 Reading Road, Winnersh, RG41 5HE.
Proposal: Full application for the change of use of part of site to car wash and valet service, installation of double canopy, wash screen and cabins for customer waiting, office/rest room and secure storage, landscaping and fences, and modification of drainage to link to that of the car park. (Retrospective)
- 5.9 **Application Number:** 202693
Site Address: 7 Woodward Close, Winnersh, RG41 5NW.
Proposal: Householder application for the proposed erection of a single storey front extension to existing garage, a part first floor/part two storey side extension and a single storey rear extension, plus changes to fenestration.
- 6 To review Revised/Additional Plans or Applications referred by WBC.
- 7 To review any Decisions, Notification of Appeals and Inquiries from WBC.
- 7.1 **Application Number:** 201458
Site Address: Newlands, Mole Road, Sindlesham, RG2 9JQ.
Proposal: Full application for the proposed erection of an equestrian facility for training and livery purposes including fifty horseboxes, foaling yard, indoor and outdoor riding arenas, lunge ring and horse walker, reception, office, members clubhouse with bar,

parking for 25 cars, three parking areas for HGV horse lorries, and three units of residential accommodation comprising manager's three-bedroomed house, staff two-bedroomed flat and staff five-bedroomed flat, with access via Gravel pit hill Lane and Ellis's Hill. **APPLICATION REFUSED**

8 To note the following applications that are for Information only:-

8.1 **Application Number:** 202610

Site Address: Land at Winnersh Farm, Woodward Close, Winnersh.

Proposal: Screening Opinion application for an Environmental Impact Assessment for the proposed development of up to 100 new dwellings on land at Winnersh Farm.

8.2 **Application Number:** 202640

Site Address: Winnersh Farm, Watmore Lane, Winnersh, RG41 5JT.

Proposal: Screening Opinion application for an Environmental Impact Assessment for the proposed Special Educational Needs (SEN) school on land at Winnersh Farm/Watmore Lane.

9 To review applications for Street Trading Consent:-

9.1 **Application Number:** ST08

Site Address: King Street Lane, Winnersh, RG41 5AS.

Proposal: Application to renew street trading consent for 'BBQ KING WINNERSH' - Trading times Monday to Sunday 17.00 to 03.30.

10 Consultations: To consider and approve the draft response to the consultation on the 'Planning for the Future' White Paper.

11 Correspondence: to receive items of correspondence.

12 Any other matters considered urgent by the Chairman.

13 Date and time of the next meeting: **Tuesday 17 NOVEMBER 2020 at 19.30**