



Winnersh Parish Council

Winnersh Community Centre
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Minutes of the **PLANNING COMMITTEE** held remotely on **Tuesday 15 SEPTEMBER 2020 at 19.30.**

PRESENT: Cllrs C. Taylor (Chairman); K. Bradeepan; P. Fishwick; L Wooldridge.

Cllr R. Shepherd-DuBey attended the meeting and briefed the committee on Housing Numbers and Planning Reforms (Minute 7).

IN ATTENDANCE: Philip Stoneman (Clerk).

- 1 Apologies for absence: B. Krauze
- 2 Declarations of Interest: None
- 3 The minutes of the last meeting held on the 25 August 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 applications:

5.1 **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 managers three-bedroomed house, staff two-bedroomed flat and staff five-bedroomed flat, with access via Gravelpit Hill Lane and Ellis's Hill.

5.1.1 The committee raised the following concerns:-

Whilst the site does not lie within the Parish of Winnersh it has an impact on its residents as the only access to the site is off the B3030 Mole Road and residents of this Parish use the track known as Gravel Pit Lane (Byway 8) for recreation and leisure (walking, cycling, running and on horseback).

This Byway is enjoyed by many residents in the area with the occasional motorised vehicle accessing the existing dwellings off the route. The proposals would see a significant increase in motorised traffic including horseboxes and lorries that would access the proposed Sillett Equestrian centre.

This increase in traffic would have a detrimental impact on walkers, cyclists, runners, and horse riders using the same byway.

Wokingham Borough Council have plans to create a Greenway (Route E) along this Byway and this increased traffic would have a detrimental impact on its intended and increased number of users.

There is no public transport provision to/from this site or in the vicinity and there are no footways along the B3030 Mole Road, therefore all visitors to the site will travel by motorised vehicle impacting on an already congested local road network, especially in the Sindlesham and Winnersh area.

The B3030 Mole Road is subject to a 50mph speed limit and access to/from the site from the south has poor sight lines. Increased traffic using this access could create a road safety issue.

The application indicates that there will be 'open days' and events. Experience has shown that these can attract large numbers of visitors and as this site is located in a rural setting with no public transport provision, the increase in traffic generation could be significant in the local area and on the Byway mentioned above. It is unknown from the plans where these additional vehicles will be parking.

In conclusion, the Parish Council have serious concerns about the impact that this proposal will have on its residents through increased traffic generation and on the Byway itself.

5.2 Application Number: 202170

Site Address: 55 King Street Lane, Sindlesham, RG41 5BA.

Proposal: Full planning application for the proposed erection of a garden office outbuilding with adjoining shed for storage following demolition of existing shed.

5.2.1 The committee made no comments.

5.3 Application Number: 202090

Site Address: 26 Pheasant Close, Winnersh, RG41 5LS.

Proposal: Householder application for the proposed erection of a first-floor side extension with Juliet balcony and 2 No. rooflights and a two-story rear extension following demolition of existing conservatory, plus changes to fenestration.

5.3.1 The committee made no comments.

6 Applications for Information Only: The following applications were noted:-

6.1 Application Number: 202218

Site Address: 36 Bathurst Road, Winnersh, RG41 5JB.

Proposal: Application for a certificate of existing lawful development for the conversion of a garage to create habitable accommodation. 1 No high-level window and cavity wall installed after removal of original garage door (Retrospective).

- 6.2 **Application Number:** 202189
Site Address: Unit 210, Wharfedale Road, Winnersh, RG41 5TP.
Proposal: Application for advertisement consent for 1 No, internally illuminated fascia signage associated with 210 building. Dimensions of the sign - height 1m, width 4.25m depth 0.06m.

7 **Housing Numbers and Reform of the Planning System**

- 7.1 Cllr R. Shepherd-DuBey briefed the committee on Agenda Item 9 ‘Housing Numbers Consultation’ and Agenda Item 10 ‘Reform of the Planning System’. The briefing included that under the proposals there would be less funding for infrastructure as the amount of CIL funding would reduce, as would the provision of affordable housing.
- 7.2 The timescale for producing the Local Plan Update (LPU) would reduce to 30 months making the process much quicker. It would also give local residents the opportunity to comment on the LPU and the for the Planning Inspector to take into account residents views.
- 7.3 Permitted development would potentially result in larger scale building where for example a property owner could demolish and rebuild their property so that it was significantly larger subject to permitted development criteria.
- 7.4 Climate change building requirements would potentially be watered down with the government aiming to achieve net zero carbon by 2050, whereas Wokingham BC has a target to achieve that by 2030.
- 7.5 In conclusion, Cllr Shepherd-DuBey explained that it would be necessary to see the draft Bill as at this stage it was only possible to see draft proposals.
- 7.6 It was **AGREED** that Cllr Fishwick would produce a draft response to the consultations for consideration at the next planning committee meeting.

ACTION: CLLR FISHWICK

- 8 Correspondence: the Clerk advised that Wokingham Borough Council had provided enforcement statistics up to the 1 September 2020.
- 9 Any other matters considered urgent by the Chairman: None
- 10 Date and time of the next meeting: **Monday 5 OCTOBER 2020 at 19.30**

There being no further business the meeting closed at 20.27