



Winnersh Parish Council

Winnersh Community Centre
New Road, Sindlesham, Wokingham
Berkshire RG41 5DU
Phone 0118 978 0244
e-mail clerk@winnersh.gov.uk
www.winnersh.gov.uk

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 **Monday 11 JANUARY 2021 at 19.30.**

Philip Stoneman
Clerk to the Council

Dated: 6 January 2021

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 Monday 11 January 2021. 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 meetings held on the 17 November and 7 December 2020: to approve the minutes 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:** 203341
Site Address: 42C Arbor Lane, Winnersh, RG41 5JD.
Proposal: Householder application for the erection of a single storey side/rear extension including the insertion of 1No. roof light, plus alterations to existing conservatory roof including the insertion of 2 No. roof lights (retrospective).

- 5.2 **Application Number:** 203430
Site Address: 67 Bathurst Road, Winnersh, RG41 5JF.
Proposal: Householder application for proposed part conversion of existing garage to create habitable accommodation and a single storey front extension including the insertion of 3no. roof lights.
- 5.3 **Application Number:** 203353
Site Address: Unit 210, Wharfedale Road, Winnersh, RG41 5TP.
Proposal: Full Application for the proposed installation of an access ramp on the ground floor of building 201 and installation of 2 No. cooling equipment systems with acoustic enclosures to be located in the adjacent carpark.
- 5.4 **Application Number:** 203123
Site Address: Arbor Lane Garage, Arbor Lane, Winnersh, RG41 5JA.
Proposal: Full application for the proposed erection of single storey side and rear extensions to the existing garage building to form an MOT centre, following demolition of existing detached pre-fab garage.
- 5.5 **Application Number:** 203439
Site Address: 36 and 39-48 Grovelands Park, Winnersh, RG41 5LD.
Proposal: Full application for the proposed removal of 12 No. existing mobile homes and the erection of 11 No. two storey pre-fabricated temporary accommodation units (plots 39-48) and one single storey mobile house (plot 36).
- 5.6 **Application Number:** 203016
Site Address: 11 Bathurst Road, Winnersh, RG41 5JB.
Proposal: Householder application for the proposed erection of a two-storey front extension and part single part two storey rear extension with 2 No. rooflights.
- 5.7 **Application Number:** 203288
Site Address: 1 Welby Crescent, Winnersh, RG41 5SW.
Proposal: Householder application for the proposed erection of a single storey side extension and store, a single storey rear extension, conversion of garage to habitable accommodation with 3 No. rooflights and changes to fenestration, plus extension of existing dropped kerb.
- 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:** 202753
Site Address: Land at Showcase Cinema, Winnersh, RG41 5HG.
Proposal: Full application for the proposed erection of a restaurant building with external seating area, associated hard and soft landscaping and car parking spaces.
THE APPLICATION WAS APPROVED
- 7.2 **Application Number:** 200396
Appeal Reference: APP/X0360/W/20/3255314
Site Address: The Bungalow, Merryhill Green Lane, Winnersh, RG41 5JP.

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

THE APPEAL WAS DISMISSED

7.3 **Application Number:** 201533

Appeal Reference: APP/X0360/D/20/3261055

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

Proposal: The 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.

THE APPEAL WAS DISMISSED

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

8.1 **Application Number:** 202725 (Works to a TPO tree Notification)

Site Address: 47 Robin Hood Lane, Winnersh, Wokingham, RG41 5ND.

Proposal: Application for works to protected trees TPO 0475/1989, G3, T6 AND T7

G3/T1 - Lime - Re-pollard as per photo.

G3/T2 - Lime - Re-pollard as per photo.

G3/T3 - Lime - Re-pollard as per photo.

G3/T4 - Lime - Re-pollard as per photo.

G3/T5 - Lime - Crown lift canopy as per photo.

T6 - Beech - Reduce and re-shape the canopy as per photo.

T7 - Lime - canopy to be lifted as per photo.

8.2 **Application Number:** 202939 (Works to a TPO tree Notification)

Site Address: Winnersh Retail Park, Winnersh Retail Park, Reading, RG41 5HH.

Proposal: Application for works to protected tree(s) TPO 1761/2020, AREA 1 AND TPO 796/1996, G1

T1, Lawson Cypress - Remove low branches overhanging gas shed.

T2, Ash - Remove branches overhanging/close to building.

T3, Cherry - Removing branches overhanging/close to building.

T4, Lawson Cypress - Remove low branches overhanging gas shed.

8.3 **Application Number:** 203421 (Advertisement Consent Notification)

Site Address: Showcase Cinema, Reading Road, Winnersh, Wokingham, RG41 5HG

Proposal: Application for advertisement consent for 1No. 6 metre totem sign with internal static lighting 07/12/2020 to 07/12/2025.

9 Correspondence: to receive items of correspondence.

10 Any other matters considered urgent by the Chairman.

11 Date and time of the next meeting: **Monday 8 February 2021 at 19.30.**