



Winnersh Parish Council

Winnersh Community Centre
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Minutes of the **PLANNING COMMITTEE** held remotely on **Monday 11 JANUARY 2021 at 19.30.**

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

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

1. Apologies for absence: L. Wooldridge; B. Krauze; K. Bradeepan.
2. Declarations of Interest: None
3. Minutes of the last meeting: The minutes of the last meeting held on the 17 November 2020 were noted and there were no matters arising.
4. Public Session: One local resident was in attendance.
5. The committee considered the following planning applications:-
 - 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).
Comment: The committee made no comment.
 - 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.
Comment: The committee made no comment
 - 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
Comment: The committee made no comment
 - 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.

Comment: This is no longer on the planning portal

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).

Object: WPC made the following objections:

- The site is a mobile home park with single story mobile homes, the proposed new 2 story prefabricated ones are out of character and will look unsightly.
- The existing sewage system is not fit for purpose currently, it constantly fails and would not cope with a further 11 homes.
- The proposed 2 story dwellings will overlook the existing properties.
- The plans show the proposed dwellings have a single access point which is a potential fire risk.

WPC would have no objections to the replacement of existing homes with single story units subject to the issues with the sewage system and pumping station being resolved.

6 The committee reviewed the following application that was received after the agenda had been issued:-

6.1 Application Number: 203484

Site Address: 24 Danywern Drive, Winnersh, RG41 5NR.

Proposal: Householder application for proposed two storey rear extension, single storey extension to existing garage as well as front porch extension, partial garage conversion to create habitable accommodation, insertion of 3 No. roof lights as well as changes to fenestration and roof.

Comment: The committee made no comment

6.2 Application Number: 203592

Site Address: 10 Harrow Way, Sindlesham, RG41 5GJ.

Proposal: Householder application for proposed erection of a single storey rear extension including the insertion of 3 No. roof lights, following demolition of existing conservatory.

Comment: The committee made no comment

6.3 Application Number: 203348

Site Address: 1 Calver Close, Winnersh, RG41 5QT.

Proposal: Application for works to protected tree(s) TPO 1124/2006

T1, English Oak - Crown Lift Over Footpath 2.5m, 5.2m Over Road, Plus lift to 2.5m over garden, remove deadwood and sever ivy.

T2, English Oak - Crown Lift Over Footpath 2.5m, 5.2m Over Road, Plus 2.5m over garden side.

This application is for Information Only.

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

APPLICATION 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 The committee noted the following applications that were 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:

9.1 **4 January 2021** - email from Wokingham Borough Council

Subject: Planning Enforcement Stats.

Noted.

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

11 Date and time of the next meeting: **Monday 8th February**

There being no further business the meeting closed at 20.03.