



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

Minutes of the **PLANNING COMMITTEE** held remotely on **Monday 8 FEBRUARY 2021 at 19.30.**

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

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

1. Apologies for absence: L. Wooldridge; K. Bradeepan.
2. Declarations of Interest: 210020 17 Mayfields, Sindlesham, RG41 5BY - Cllr Fishwick declared an Interest
3. Minutes of the last meeting: The minutes of the last meeting held on the 21 January 2021 were noted and there were no matters arising.

4. Public Session: No questions or comments

1. The committee considered the following planning applications:-

5.1 **Application Number:** 203604

Site Address: 424-426, Reading Road, Winnersh, RG41 5EP.

Proposal: Full application for the erection of a three storey building including 6 No. flats and 2 No. takeaway/restaurants to the ground floor with associated parking, following demolition of existing takeaway restaurant and 2 No. flats.

Comment: The committee made no comment.

5.2 **Application Number:** 203597

Site Address: 5 Melody Close, Winnersh, RG41 5LJ

Proposal: Householder application for the proposed erection of a single storey side/rear extension, single storey front extension to form a porch, plus changes to fenestration and internal alterations.

Comment: The committee made no comment

5.3 **Application Number:** 210020

Site Address: 17 Mayfields, Sindlesham, RG41 5BY

Proposal: Householder application for the proposed erection of a single storey front porch extension.

Comment: The committee made no comment

5.4 **Application Number:** 203628

Site Address: 36 Watmore Lane, Winnersh, RG41 5JT

Proposal: Householder application for the proposed erection of a single storey rear extension with 1 No. rooflight following the demolition of the existing conservatory, plus changes to fenestration.

Comment: The committee made no comment

5.5 Application Number: 203634

Site Address: 66 Watmore Lane, Winnersh, RG41 5JT

Proposal: Householder application for the proposed erection of a single storey side extension including the extension of flat porch roof.

Comment: The committee made no comment

5.6 Application Number 203641

Site Address: 5 Kelburne Close, Winnersh, RG41 5JG

Proposal: Householder application for the proposed erection of a ground floor extension and first floor extension.

Comment: The Parish Council raise concern about the incursion into T1 and T3 root protection zone.

5.7 Application Number 210125

Site Address: 76 Robin Hood Way, Winnersh, RG41 5JN

Proposal: Householder application for the proposed erection of a single storey front extension, part single storey part two storey side/rear extension including the insertion of 2 No. roof lights, following demolition of existing rear extension and existing garage.

Comment: The plans of the storage area show a 900mm outward opening door with only an 800mm gap between the outer wall and the boundary fence. This should be reviewed and may need an adjustment.

5.8 Application Number: 210005

Site Address: 500 Reading Road, Winnersh, RG41 5EX

Proposal: Householder application for the proposed erection of a single storey front extension and porch, with carport in front garden.

Comment: There is a discrepancy between the planning detail and application regarding the Car Port (item 4), this needs to be corrected.

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

6.1 Application Number: 210312

Site Address: 5 Allnatt Avenue, Winnersh, RG41 5AU

Proposal: Householder application for the proposed erection of a single storey front and rear extensions, two storey side/rear extension following demolition of conservatory/utility room/shower room, conversion of loft to habitable space with rear dormer, insertion of 2no rooflights, internal alterations and changes to fenestration.

Comment: The Parish Council would like confirmation that the extension will not cast a shadow at the rear of the neighbouring property (number 6).

7 To review any Decisions, Notification of Appeals and Inquiries from WBC.

7.1 Application Number: 203181 (Notification of Decision)

Site Address: 1 Greenacres Avenue, Winnersh, RG41 5SX

Proposal: Householder application for the erection of a part single storey, part two storey, front extension with dormer and single storey rear extension. Conversion of garage to create

habitable accommodation and changes to fenestration.

THE PROPOSAL WAS APPROVED

Comment: The committee made no comment

7.2 **Application Number:** 210178 (Variation/Removal of Condition Consultation)

Site Address: 19 Sadlers Lane, Winnersh, RG41 5AJ

Proposal: Application to vary condition 2 of planning consent 191618 for the proposed erection of a single storey side/rear extension following the demolition of existing detached garage, two storey rear extension following the removal of the existing conservatory, plus insertion of 5 No. rooflights to the existing dwelling. Condition 2 refers to approved details and the variation is to allow changes to fenestration, relocation of rooflights, the removal of the parapet wall and the storage area to the side has been increased.

Comment: The committee made no comment

7.3 **Application Number:** 203264 (Appeal Reference: APP/X0360/C/20/3263904)

Site Address: 3 Arbor Meadows, Winnersh, RG41 5ED

Proposal: Breach alleged without planning permission the material change of use of the Land from amenity land to residential garden curtilage. Correspondence attached.

Comment: The committee made no comment

7.4 **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 consisting of one self-contained two-bedroom housing unit per floor (plots 39-48) and 1 no. single storey mobile house (plot 36). Correspondence attached.

Comment: The Parish Council will attend the meeting at WBC.

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

8.1 **Application Number:** 210302 (PD Demolition Notification)

Site Address: Units C1, C2 And C3, Block C, Eskdale Road, Winnersh.

Proposal: Prior approval submission for demolition of a one storey steel-framed warehouse.

9 **Correspondence:**

9.1 **28 January 2021** - email from Wokingham Borough Council

Subject: Appeal against Planning Application No. 203264.

(ITEM 7.3)

Noted.

9.2 **1 February 2021** - email from Wokingham Borough Council

Subject: Notification of committee date to consider Application No. 203439.

(ITEM 7.4)

Noted.

9.3 **1 February 2021** - email from Wokingham Borough Council

Subject: Planning Enforcement Stats

Noted.

9.4 **1 February 2021** - email from Wokingham Borough Council

Subject: FAQs on WBC website about Planning.

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

11 Date and time of the next meeting: Monday 1 March 2021 at 19.30. There being no further business the meeting closed at 20.03.