



Winnersh Parish Council

Winnersh Community Centre
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Minutes of the **PLANNING COMMITTEE** held remotely on **Monday 1 MARCH 2021 at 19.30.**

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

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

Apologies for absence: B. Krauze; K. Bradeepan.

1. Declarations of Interest: None
2. Minutes of the last meeting: The minutes of the last meeting held on the 08 February 2021 were noted and there were no matters arising.
3. Public Session: No questions or comments
4. The committee considered the following planning applications:-

4.1. Application Number: 210013

Site Address: Land Adjacent to Winnersh Relief Road, Winnersh, Wokingham

Proposal: Application for a replacement temporary construction access onto Hatch Farm Way at land adjacent to Winnersh Relief road.

Comment: As a vehicle of this size exits turning left, it does so onto the opposite side of the road potentially impacting with oncoming vehicles. This will also occur when vehicles of a similar size enter the Haul road. This will need manually controlled traffic management each time a vehicle of this size or similar enters or leaves the site.

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

5.1 Application Number: OH2041739

SN JRW & SONS LIMITED Director(s): James Robert Whittingham Oakview, Mill Lane, Sindlesham, RG415DF Operating Centre: Oakview, Mill Lane, Sindlesham, Wokingham, RG415DF Authorisation: 3 vehicle(s) Transport Manager(s): SHANE ANTHONY BRENNAN

Object: Planning consent was given in 2017 for change of use to a residential dwelling. The site is in a residential area and our concern is that allowing goods vehicles to be located here will have a negative environmental impact on the surrounding properties.

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

6.1 Application Number: 202668 (Notification of Decision)

Site Address: 656 Reading Road, Winnersh, Wokingham, Berkshire

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)

THE PROPOSAL WAS APPROVED

Comment: The committee made no comment

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

8 Out of Parish applications: to receive a briefing from Cllr Fishwick on the following applications and to consider and prepare a response from Winnersh Parish Council to Wokingham Borough Council Planning Authority:-

8.1 **Application Number:** 203539

Site Address: Land off Bearwood Road, Sindlesham RG41 4SP

Proposal: Change of use of 14.77ha from existing private woodland to informal recreational land (Suitable Alternative Natural Green Space (SANG)) and associated infrastructure, including pedestrian and vehicle access, car parking and footpath network and landscaping.
(ITEM 7.3)

Comment: The Council would like to raise concerns about the lack of walking and cycling provision for anyone from the Winnersh Parish area. Without this provision, residents will have no option but to use their vehicles which goes against tackling climate change.

8.2 **Application Number:** 203483

1 February 2021 - Bearwood Lake Dam, Bearwood Park, Bearwood Road, Sindlesham.

Proposal: Works to a TPO tree reference 1462/2013 5 Day Notice - various species, all works as specified on plan FLAC drawing no. 33-1020.06-D.

Comment: The following response was sent to Wokingham Borough Council:

The Council were disappointed that they were not notified of this application and ask why?

It was noted that 400-500 semi-mature, mature and veteran trees, covered by a Tree Preservation Order, have been cut down around the dam.

The removal of this volume of trees goes against tackling climate change, biodiversity, improving air quality and is devastating to the area.

When Reading Football club's application was approved in April 2015, it made clear in the conditions 28) that No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

The Council would therefore request Wokingham Borough Council as Planning Authority to provide evidence on the following:

- Details of the latest annual inspection of the dam related to the trees
- What improvements were required to the dam and when?
- Why was it necessary for the trees to be removed under a 5-day notice?
- What replacement tree programme has been put in place, as the loss of 400-500 semi-mature, mature and veteran trees is of huge detriment to Bearwood park which is listed as a historic park

9 Correspondence: to receive items of correspondence.

9.1 Mapping: How to view and use the planning applications and planning constraints maps

No comment

10 Any other matters considered urgent by the Chairman.

11 Date and time of the next meeting: Monday 22 March 2021 at 19.30.