



Winnersh Parish Council

Winnersh Community Centre
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Minutes of the **PLANNING COMMITTEE** held remotely on **Monday 12 APRIL 2021 at 19.30.**

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

IN ATTENDANCE: Philip Stoneman - Parish Clerk.

1. Apologies for absence: Cllr. L. Wooldridge.
2. Declarations of Interest: None.
3. Minutes of the last meeting: The minutes of the last meeting held on the 22 March 2021 were approved and there were no matters arising.
4. Public Session: There were no members of the public or press in attendance.
5. The committee considered the following planning applications:-
 - 5.1 **Application Number:** 210606
Site Address: 29 Meadow View, Winnersh, Wokingham, RG41 5PD
Proposal: Full application for the change of use of land to the rear of the property from agricultural to residential curtilage (Use Class C3). (Retrospective).
Comment: The committee made no comments.
 - 5.2 **Application Number:** 210985
Site Address: 4 Sadlers Lane, Winnersh, Wokingham, RG41 5AJ
Proposal: Householder application for the proposed conversion of existing garage to create habitable accommodation, plus associated changes to fenestration.
Comment: The committee questioned why there were two plans showing parking options that appeared to be identical. It was noted that there would need to be a properly constructed vehicular access.
 - 5.3 **Application Number:** 211064
Site Address: Magnolia Cottage, Roundabout Lane, Winnersh, Wokingham, RG41 5AE
Proposal: Householder application for the proposed 2-storey front and part 2-storey part single storey rear to include changes to fenestration.
Comment: The committee made no comments.

- 5.4 **Application Number:** 210405
Site Address: 46 Robin Hood Lane, Winnersh, RG41 5NQ
Proposal: Full Planning application for the proposed erection of 2 no. four bedroom detached dwellings, with associated parking, cycle/bin stores and new access following demolition of existing 1no. three bedroom detached dwelling.
Comment: The committee made no comments.
6. To review Revised/Additional Plans or Applications referred by WBC.
- 6.1 **Application Number:** 211124
Address: 41 Albany Park Drive, Winnersh, RG41 5HZ
Proposal: Householder application for the proposed erection of a single storey front extension to form a porch, and a single storey rear extension including the insertion of 2no. roof lights, following the demolition of existing conservatory.
Comment: The committee made no comments.
- 6.2 **Application Number:** ST38 (Application to renew street trading consent)
Trading site: Gazelle Close, Winnersh
Trading times: Monday to Friday 08:00 - 14:30, Saturday 08:00 - 15:00 and Sunday 09:00 - 14:30.
Comment: The committee raised no objections to the renewal of the street trading licence.
7. To review any Decisions, Notification of Appeals, and Inquiries from WBC.
- 7.1 **Application Number:** 210013 (Notification of Decision)
Site Address: Land adjacent to Winnersh Relief Road, Winnersh, Wokingham.
Proposal: Application for a replacement temporary construction access on to Hatch Farm Way at land adjacent to Winnersh Relief Road.
- The committee noted that the application had been **APPROVED**.
8. To note Applications that are for Information only.
- 8.1 **Application Number:** 210999
Site Address: 508 Reading Road, Winnersh, Wokingham, RG41 5EX
Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8m, for which the maximum height would be 2.90m and the height of the eaves 2.70m.
- The committee noted the application that was for information only.
9. Proposals from Wokingham Borough Council: there were no additional proposals to those set out in Items 10 and 11.
10. Local Cycling and Walking Infrastructure Plan for Wokingham Borough: Cllr Fishwick had circulated a paper in advance of the meeting (**APPENDIX 1**) explaining that Wokingham Borough Council (WBC) were developing a local cycling and walking infrastructure plan (LCWIP) for the borough, and a plan specifically for Wokingham town centre.

- 10.1 Cllr Fishwick had set out a comprehensive list of locations and proposals and the committee thanked him for his work and consideration in creating the list. The committee approved the list and agreed that it be submitted to WBC to help inform and influence the plan. It was agreed that Cllr Fishwick would add each location and proposal to the interactive map and that the Clerk would submit the list of locations and proposals to Robert Curtiss who was the WBC officer leading the project. It was noted that feedback would be required by 18 April 2021. **ACTION: CLLR FISHWICK / CLERK**
11. Local Green Space Nominations: A letter had been received from Wokingham Borough Council advising that Bearwood Recreation Ground had been nominated for potential designation as a Local Green Space as part of WBC's review of the local plan that sets out the council's planning policies.
- 11.1 WBC requested confirmation of the extent of the area that fell within the Parish Council's ownership and any comments about the potential to nominate the land as Local Green Space. After this had been submitted, the suitability of the nominated green area would be considered with a recommendation to WBC's Executive later in 2021. This would be followed by a formal consultation on a draft local plan.
- 11.2 The committee considered the request and, subject to the approval of Full Council, instructed the Clerk to respond to WBC explaining that as there was a covenant in place, that should protect Bearwood Recreation Ground from development, and therefore it was considered not necessary to designate the land as Local Green Space. **ACTION: CLERK**
12. Correspondence: the Planning and Enforcement Spring 2021 Newsletter was noted.
13. Any other matters considered urgent by the Chairman: None.
14. Date and time of the next meeting: **Monday 3 May 2021 at 19.30.**

There being no further business the meeting closed at 19.52.

Winnersh Parish Council response to the Local Cycling and Walking Infrastructure Plan

Wokingham Borough Council is currently developing a local cycling and walking infrastructure plan (LCWIP) for the borough, as well as a plan specifically for Wokingham town centre.

Residents, local businesses and visitors are being invited to give feedback on any issues that are currently discouraging or preventing them from choosing to walk or cycle when traveling around the borough.

Equally, the council would like to hear about any opportunities for improving the streets in the borough for walking and cycling.

The aim is to determine where best to focus future investment in active travel infrastructure to support walking and cycling across the area. This might include providing new cycle routes, improving footways and crossings, creating 'school streets' or reducing the impact of through-traffic in local neighbourhoods.

Feedback is via an interactive map and by 18th April 23:59.

Suggested responses:

- 1) B3030 Robin Hood Lane provide footway on west side over the A329(M) overbridge.
- 2) B3030 Robin Hood Lane – reduce speed limit to 30mph into Davis Street (Hurst) to assist accessing Dinton Pastures for walking and cycling.
- 3) B3030 Robin Hood Lane – create safe cycle route to Dinton Pastures/Twyford.
- 4) Create safe cycling route using Watmore Lane – Woodward Close (off road route). Carriageway treatment of Watmore Lane is required.
- 5) A329 Reading Road – existing poor quality cycling facility requires upgrading to LTN 1/20 with a reduction in the speed limit to 30mph over the whole route.
- 6) A329 Reading Road junction with Winnersh Relief Road Phase 2 – As highlighted by Winnersh Parish Council during the Planning Application for the Relief Road the uncontrolled crossing facility is inadequate at this point and requires a signalised crossing facility.
- 7) A329 Reading Road junction with North Wokingham Distribution Road - As highlighted by Winnersh Parish Council during the Planning Application for the Relief Road the uncontrolled crossing facility is inadequate at this point and requires a signalised crossing facility.
- 8) Old Forest Road – create safe walking and cycling route, joining 5) above.
- 9) Simons Lane – create a safe walking and cycling route to join 11) below and Woosehill.
- 10) Sadlers Lane – Sadlers End – creation of safe cycling and walking route joining 5) above.
- 11) Bearwood Road – reduction in speed limit to 30mph throughout existing 40mph area. Reduce current 50mph to 40mph. Create footway on 'northeast' side and safe cycle route to link to Barkham.
- 12) Mill Lane – reduce speed limit from current National (60mph) to 30mph. Create a new footway and cycle route linking Sindlesham to Lower Earley.

- 13) B3030 Mole Road – reduce speed limit to 30mph through Sindlesham and create a safe walking and cycling route to Arborfield.
- 14) B3030 King Street Lane (south of Winnersh Relief Road) – create a safe walking and cycling route to join Sindlesham to Winnersh Relief Road walking and cycling route.
- 15) B3030 King Street Lane (North of Winnersh Relief Road) – create a safe walking and cycling route to A329 Reading Road to join 5) above and extend to Winnersh station and link to 3) above.
- 16) Upgrade 'Bearwood Path' between Hatch Farm Way and Jersey Drive to create safe walking and cycling route.
- 17) B3270 Lower Earley Way – (eastern side) missed opportunity to create safe walking and segregated cycle route between Hatch Farm Way and A329 Reading Road. This needs to be installed.
- 18) Winnersh Relief Road A329 Reading Road to B3270 Lower Earley Way - missed opportunity to create safe walking and segregated cycle route over whole length of this route.
- 19) River Loddon Path – upgrade to create safe walking and cycling route to Twyford.
- 20) Arbor Lane – create safe walking and cycling route.
- 21) Robin Hood Way - Footway on opposite side of the road between Watmore and Merryhill Green including for parents walking children to Winnersh Primary school.