



Winnersh Parish Council

Winnersh Community Centre
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Minutes of the **PLANNING COMMITTEE** held remotely on **Tuesday 08 JUNE 2021 at 19.30.**

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

IN ATTENDANCE: Kate Lang – Assistant Parish Clerk.

1. Apologies for absence: L.Wooldridge; F. Obileye
2. Declarations of Interest: Cllr Taylor and G Harper – Woodward Close SEND school Application 211772.
3. Minutes of the last meeting: The minutes of the last meeting held on the 11 May 2021 were approved and there were no matters arising.
4. Public Session: Two members of the public were in attendance regarding application number 211196.
5. The committee considered the following planning applications:-

5.1. Application Number: 211772

Site Address: Land at Winnersh Farm, Woodward Close, Winnersh, Wokingham.

Proposal: Full application for the construction of a new 150 place Special Educational Needs school with associated access, parking and landscaping.

Comment: Traffic modelling is required, this is not in the supporting documentation. The Council would like to see that the traffic modelling shows no detrimental impact on the surrounding road network.

Transport assessment page 9 - Swept path analysis – whilst this is acceptable on a lightly trafficked road, we are concerned about future developments taking place with additional traffic and vehicles having to utilise the opposite side of the carriageway to access the junction.

P 17 Transport assessment – The minimum electrical charge points have been included in the plans, at a time when we are actively trying to lower carbon emissions, this should be doubled to 8 active and 8 passive charging points.

Air Quality – the WBC reports that are being used are from 2019 when the SMART motorway was being constructed and the speed limit was 50MPH. The Air Quality Assessment and forecast study should use data from when the motorway is running at full capacity and at 70MPH. If the new link road opens up 100 dwellings, this will have a direct impact on air quality at the school.

Design and access statement – This stated on page 14 that there is a root protection zone around tree T44, but elsewhere tree T44 will be felled, the Council would like confirmation on the felling and if it is planned to be felled feel that the car park should be redesigned to save the tree which is a Category B with over 20 years of life, and add any parking bays to the overflow area.

Allotments – urgent discussions are needed with Winnersh Parish Council and the allotment holders about existing and proposed access, the boundaries and the toilet.

5.2. Application Number: 211615

Site Address: 8 Lenham Close, Wokingham, RG41 1HR

Proposal: Householder application for the proposed conversion of existing garage to create habitable accommodation, erection of a single storey front extension to form porch, erection of a two-storey rear extension, erection of a single storey side/ rear infill extension, plus changes to fenestration.

No comment

5.3. Application Number: 211196

Site Address: Hatch Farm Way, Winnersh, RG41 5TA

Proposal: Application for the approval of reserved matters pursuant to outline planning consent O/2006/8687 for the construction of Neighbourhood Equipped Area for Play (NEAP) in accordance with Condition 6 of application ref. no O/2006/8687.

OBJECT: Insufficient consultation period – the residents were not given sufficient time to comment which is unacceptable considering the fact that they will be financially responsible for maintaining the park. This was not made clear to residents until Monday 7th June 2021.

Adoption – The residents believed that WBC would be adopting the park and therefore did not make comments on the application, it is now being transferred to the managing agent and the associated costs passed onto the residents. Many residents cannot afford the additional cost.

Ongoing maintenance – all parks need to be inspected and maintained on a regular basis, it is not clear who will be responsible for this.

No parking provision – This type of park will attract non-residents yet there is no parking provision.

Not for the residents – The proposal includes a running track and electronic DJ booth which will attract an older crowd. The DJ booth is likely to attract groups of teenagers from outside the area which may lead to anti-social behaviour and waste which residents will have to clear up, a further health and safety issue. The running track is not aimed at residents and will attract runners from outside the local area who will arrive by car. This will cause not only parking issues but will cause increased pollution levels for residents.

Exposure – The park needs to be screened from the relief road.

The proposed play area is not appropriate for the estate and is not wanted by residents. The residents carried out a survey in which 80% of them would rather have a rustic type park.

5.4. Application Number: 210312

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

Proposal: Householder application for the proposed erection of 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 2 no. rooflights, internal alterations and changes to fenestration

This application has been refused

5.5. Application Number: 211362

Site Address: 232 Reading Road, Wokingham, RG41 1HT

Proposal: Householder application for the proposed erection of a two-storey front extension, a part single part two storey rear extension and a first-floor extension facilitated by alterations to existing roof plus the insertion of 4 no. rooflights, 1 no. Juliet balcony and changes to fenestration.

Comment: We have concerns about the size and the impact this build will have on the surrounding properties. It is hard to see from the plans exactly what the impact will be.

6. To review Revised/Additional Plans or Applications referred by WBC.

6.1. Application Number: 211822

Variation/Removal of Condition Consultation

Site Address: 1 Welby Crescent, Winnersh, RG41 5SW

Proposal: Application to remove conditions 4, 5 and 6 of planning consent 211822 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. Condition 4 refers to provision of parking as per the approved plans, condition 5 to access surfacing and condition 6 to access widening. Removal of these conditions is to allow the existing car parking provision to be retained.

No Comment

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

7.1. Application Number: 210606

Site Address: 29 Meadow View, Winnersh, RG41 5PD

Full application for the change of use of land to the rear of the property from agricultural to residential curtilage (Use Class C3). (Retrospective)

Application Refused

7.2. 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 workshop garage building, following demolition of existing detached pre-fab garage.

Application Approved

7.3. Application Number: 210985

Site Address: 4 Sadlers Lane, Winnersh, RG41 5AJ

Proposal: Householder application for the proposed conversion of existing garage to create habitable accommodation, plus associated changes to fenestration.

Application Approved

7.4. Application Number: 211124

Site Address: 41 Albany Park Drive, Winnersh, RG41 5HZ

Proposal: Householder application for 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.

Application Approved

8. To note Applications that are for Information only.

8.1. Application Number: 211181

Existing Lawful Certificate Notification

Site Address: 522 Reading Road, Winnersh, RG41 5EX

Proposal: Application for a certificate of existing lawful development for the building to the rear to be used as a personal garage and store area.

8.2. Application Number: 211793

Works to a TPO tree Notification

Site Address: 404 Reading Road, Winnersh, RG41 5EP

Proposal: APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO

REFERENCE: 1121/2006. T1 - Oak - Reduce the branches on T1 as marked. T2 - Oak - Reduce the branches on T2 as marked. Reduce crown on T1 by 1 metre or 5% as it is tall and dangerous. These overgrown branches create interruption to phone lines and interruption to internet . Replace my telecom cable twice within last 6 months and it is difficult to work from home with these interruption to internet. Please consider approval to reduce the branches on two property's neighbouring and branches on the main road side as well as towards my property.

9. Correspondence

9.1. Enforcement Reports

9.2. Tree preservation order

9.3. Goods vehicle licence OH2029487 – Carney Plant Limited

10. Any other matters considered urgent by the Chairman.

None

11. Date and time of the next meeting: Monday 5 July 2021 at 19.30.

There being no further business the meeting closed at 20.37.

