



## Winnersh Parish Council

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Minutes of the **PLANNING & TRANSPORT COMMITTEE** held remotely on **Tuesday 10 AUGUST 2021 at 19.30.**

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

1. Apologies for absence: Cllrs Ben Krauze & Geoff Harper
2. Declarations of Interest: P Fishwick Application 212164 Lord Harris Court;  
C Taylor Application 212404 Land at Woodward Close
3. Minutes of the last meeting: The minutes of the last meeting held on the 5 July 2021 were approved and there were no matters arising.
4. Public Session: No members of the public were present.
5. The committee considered the following planning applications:-

**5.1. Application Number: 212164**

**Site Address:** Lord Harris Court, Mole Road, Sindlesham, RG41 5EA

**Proposal:** Full application for the proposed installation of a Non Return Valve and 24 hour storage cesspit to store effluent. (Retrospective)

**OBJECT** – The Committee object to this application, there is insufficient evidence to confirm the blockage is Thames Water's responsibility and there was no blockage prior to the building works. The vehicle that empties the cesspit has to park in an unsafe manner in order to empty the cesspit and during that time they are causing a hazard to motorists and pedestrians. Whilst being emptied the smell is unacceptable to residents living in properties in the vicinity. The previous application was also withdrawn.

**5.2 Application Number: 212235**

**Site Address:** Sadlers Cottage, Sadlers End, Sindlesham, Wokingham, RG41 5AL

**Proposal:** Full application for the proposed subdivision of the site and use of the existing outbuilding as a separate 1 no. bedroom residential dwelling with associated access and parking.

**COMMENT** – Whilst the council do not object to this application, we are saddened that these trees will need to be removed to create the new access, we would like to see a condition made to replace the removed trees elsewhere on the site.

**5.3 Application Number: 212419**

**Site Address:** 491 Reading Road, Winnersh, Wokingham, RG41 5HL

**Proposal:** Householder application for proposed single storey side and rear extension.

**The Committee made no comment.**

**5.4 Application Number: 212381**

**Site Address:** 16 Turnstone Close, Winnersh, RG41 5LQ

**Proposal:** Householder application for the proposed erection of a single storey rear extension following demolition of existing conservatory and part conversion of garage to create habitable accommodation, plus insertion of 3 no. rooflights.

**The Committee made no comment.**

**5.5 Application Number: 212359**

**Site Address:** 7 Russell Way, Winnersh, Wokingham, RG41 5SN

**Proposal:** Householder application for the proposed erection of a two storey front extension, part single storey, part two storey side/rear extension, following demolition of existing garage and carport, plus the insertion of 36no. solar panels and 4no. roof lights.

**The Committee made no comment.**

**5.6 Local Cycling and Walking Infrastructure Plan (LCWIP)**

The council would now like to invite you to provide feedback on our draft cycling and walking network plans and suggest any further matters for consideration. These network plans present key routes and localities where the council believe active travel infrastructure should be provided, or improved, to resolve the existing issues, improve connections and support more walking and cycling journeys being made within the borough. Although there will still be local cycling and walking schemes, these strategic routes are being developed because our data, and our residents, have indicated that they will have the biggest impact on the most people.

**The Committee will review and submit comments back to P Fishwick by the 23<sup>rd</sup> August.**

**5.7 Application Number: 212234**

**Site Address:** 36 and 39-48 Grovelands Park, Winnersh, Wokingham, RG41 5LD

**Proposal:** Application to vary condition 11 of planning consent 203489 for the proposed removal of 12 no. existing mobile homes and the erection of 11 no. two storey prefabricated 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). Condition 11 refers to retention of trees and shrubs and the variation is to allow the removal of 2 no. trees to allow for the installation of a new foul water drainage system.

**COMMENT** – Whilst the council do not object to this application, we are saddened the two trees will need to be removed, we would like to see a condition made to replace the removed trees elsewhere on the site.

**5.8 Application Number: 211205**

**Site Address:** 7 Simons Lane, Wokingham, RG41 3HG (Close to boundary)

**Proposal:** Application to vary condition 2 of planning consent 192248 for the erection of 1No 4 bedroom dwelling following demolition of existing dwelling. Condition 2 refers to approved details and the variation is to include an additional window on the side elevation of the garage, revisions to window sizing, fully rendered exterior and flush roof lantern to rear projection.

**The Committee made no comment.**

**5.9 Application Number: 212494**

**Site Address:** 10 Meadow View, Winnersh, RG41 5PD

**Proposal:** Householder application for the proposed garage conversion to create additional habitable accommodation, removal of existing flat roof and canopy over garage and replacement with mono pitched roof.

**The Committee made no comment.**

**5.10 Application Number: 212404**

**Site Address:** Land At Winnersh Farm, 5 Woodward Close, Winnersh, RG41 5NW

**Proposal:** Outline application (all matters reserved except access to the site) for the construction of up to 87 residential units.

**OBJECT** – The Council Object to this application for the following reasons:

- 1) Supplied Traffic modelling does not include traffic from Woodward close south of the railway (59 dwellings) or the care home
- 2) In the Application for the SEN school, it shows the junction of King Street Lane with Hatch Farm Way and Longdon Road that this junction will be exceeding capacity by 0.6 percent. Why hasn't this junction been assessed in this Transport Assessment application?
- 3) The plans indicate a spur road adjacent to the SEN school that links the land behind Maidensfield where two previous applications have been refused/withdrawn. Provision of this road is not required as part of this application. It will access the land to the north and the use of this road would have a significant impact on traffic volumes, air quality noise at the SEN school, current residents, the Care Home and Wheatfield School and should be removed from the plans.
- 4) Air Quality Assessment was performed during the COVID pandemic and whilst the M4 Smart Motorway was being built when speeds were reduced to 50mph and reduced by one lane closest to the site. Air quality (PM2.5) would exceed WHO recommended levels.
- 5) Noise Assessment was carried out using base data during the COVID pandemic again whilst the M4 Smart Motorway was under construction with reduced speed. The sound barrier mentioned does not extend as far as the proposed site.
- 6) The applicants own documents acknowledge parts of the proposed development would exceed the required minimum noise levels.
- 7) The Council acknowledges the proposed land is identified as Countryside in the Local Plan.
- 8) The results of the consultation with residents have not been published
- 9) Discussion with Winnersh Parish Council regarding the access road to the allotments needs to take place

**5.11 Application Number: 212556**

**Site Address:** Easting/Northing Only. Supplied, 36 And 39-48 Grovelands Park, Winnersh, Wokingham, UK

**Proposal:** Application to vary condition 5 of planning consent 203439 for the 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). Condition 5 refers to Drainage details and the variation is to implement the revised drainage strategy.

**The Committee made no comment.**

**5.12 South Western Railway Consultation**

South western railway want to know what you think about our strategic approach – this is not about the timetabling of individual services, but about proposed frequencies, route by route. These changes require us to consider our whole network.

**COMMENT:** Cllr Fishwick prepared a response and the committee agreed to submit on behalf of the council.

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

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

**7.2 Application Number: 211399**

**Site Address:** 30 Arbor Lane, Winnersh, Wokingham, RG41 5JD Proposal: Householder application for the proposed erection of a brick boundary wall with 2 no. double gates.

**Application refused**

**7.2 Application Number: 211398**

**Site Address:** Former Showcase Cinema Car Park/Park & Ride Site, Loddon Bridge and The Bader Way Interchange, Loddon Bridge, Winnersh, RG41 5HG

**Proposal:** Full application for the proposed change of use of the former car park to the storage of materials, shoring and temporary works equipment and vehicles associated with civil engineering business (Use Class B8), including welfare unit, gates and fencing.

**Application Approved**

**7.3 Application Number: 202608**

**Site Address:** 26 Arbor Lane, Winnersh, Wokingham, RG41 5JD Proposal: Full planning application for the proposed change of use from amenity to residential use, with the erection of a timber overlap boarded fence. (Retrospective)

**Appeal withdrawn**

**7.4 Application Number: 212045**

**Site Address:** Arbor Lane, Wokingham, RG41 5HY

**Proposal:** Prior approval submission for Telecommunications Installation on behalf of (CK Hutchison Networks (UK) Ltd) for 18.0m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works.

**Application refused**

**7.5 Application Number: 203264,**

**Site Address:** Land at and adjacent to 3 Arbor Meadows, RG41 5ED

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

**Appeal Refused**

**7.6 Application Number: 210680**

**Site Address:** 1 Arbor Meadows, Winnersh, Wokingham, RG41 5ED

**Proposal:** Full application for the proposed change of use from amenity land to garden land.

**Application withdrawn**

**8 To note applications that are for Information only.**

**8.1 Application Number:** 212494

**Site Address:** 10 Meadow View, Winnersh, RG41 5PD

**Proposal:** Householder application for the proposed garage conversion to create additional habitable accommodation, removal of existing flat roof and canopy over garage and replacement with mono pitched roof.

**9 Correspondence: to receive items of correspondence.**

9.1 Cycling and walking plans

9.2 TPO 1768-2020

9.3 TPO 1805-2021

9.4 TPO-1773-2021

**10 Any other matters considered urgent by the Chairman - None.**

**11 Date and time of the next meeting: (Provisionally): 21/09/21 19:30**

**12 Meeting Closed 20:37**