



Winnersh Parish Council

Winnersh Community Centre
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Minutes of the **PLANNING COMMITTEE** held remotely on **Monday 22 MARCH 2021 at 19.30.**

PRESENT: Cllrs C. Taylor (Chairman); P. Fishwick (Vice-Chairman); L. Wooldridge; B. Krauze; K. Bradeepan.

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

1. Apologies for absence: Cllr F. Obileye
2. Declarations of Interest: Cllr C. Taylor – Winnersh Farm SEND School and proposed development.
3. Minutes of the last meeting: The minutes of the last meeting held on the 01 March 2021 were noted.
4. Public Session: Two residents attended the meeting to discuss the SEND School and housing development at Winnersh Farm (item 9).
5. The committee considered the following planning applications:-

5.1. Application Number: 210654

Site Address: 20 Larkspur Close, Wokingham, RG41 3NA

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

Comment: The committee made no comment

5.2. Application Number: 210652

Site Address: 19 Greenwood Grove, Winnersh, RG41 5LH 2

Proposal: Householder application for proposed part conversion of existing garage to create habitable accommodation and a single storey rear extension including the insertion of 4no. roof lights.

Comment: The committee made no comment

5.3. 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.

Object: There is a potential land ownership issue which needs to be investigated.

5.4. Application Number: 210456

Site Address: 3 Chackfield Drive, Winnersh, RG41 5PH

Proposal: Householder application for the proposed two storey side extension, a loft conversion to create habitable accommodation with rear facing dormer extension and extension to existing first floor rear dormer with internal alterations.

Comment: The committee made no comment

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

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

7.1. **Application Number:** 203641 (Notification of Decision)

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

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

THE PROPOSAL WAS APPROVED

7.2. **Application Number:** 210005 (Notification of Decision)

Site Address: 500 Reading Road, Winnersh, Wokingham, RG41 5EX **Proposal:** Householder application for the proposed erection of a single storey front extension and porch.

THE PROPOSAL WAS APPROVED

8. To note applications that are for Information only.

8.1. **Application Number:** 210715

Site Address: Emmbridge House, Poplar Lane, Winnersh, Wokingham, RG41 5JR

Proposal: Application for a certificate of existing lawful development for the change of use of land from agricultural use (Sui Generis) to use for residential purposes (C3) in connection with the main dwelling, and as residential curtilage, the formation of pond and erection of summer house, the erection of three storage buildings including covered section and the formation of hardstanding.

8.2. **Application Number:** 210765

Address: 2 Cavendish Gardens, Winnersh, Wokingham, RG41 5TG

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 6.0m, for which the maximum height would be 3.7m and the height of the eaves 2.5m.

9. Proposals from Wokingham Borough Council

9.1. **Proposal:** SEND School and housing development

Site Address: Land at Winnersh Farm

Proposal: Construction of SEND School, 100 new homes and open space.

Comment: The planning application for this proposal is due in May and a formal response will be submitted at that time.

The committee have concerns about the proposal and the response below was discussed and approved at the meeting. The residents in attendance agreed the response covered all areas of concern:

The Parish Council welcome the opportunity to provide initial feedback to this consultation.

Whilst the Parish Council raises no objections to the SEND school in principle at this stage, it will need to be satisfied that the traffic modelling shows no detrimental impact on the surrounding road network. Also, that the parking arrangements for the school are adequate.

However, the Parish Council raise serious concerns about the potential for up to 100 dwellings located in the countryside outside of the settlement boundary of Winnersh. This will have a significant impact on the already congested Woodward Close junction with the A329 Reading Road.

The Parish Council are horrified at the proposals by the Borough Council to 'unlock' by a new 'link road' the parcels of land to the north known as Winnersh Farms where two previous applications by Taylor Wimpey have been fought off.

This 'link road' removes several of the key objections to the previous applications. If this was allowed to go ahead it would exacerbate the traffic congestion mentioned above and go against improving air quality in the area.

The new access road is welcomed to the allotments, but the security of them is of concern. In addition, the Parish Council would welcome early discussions about this and the proposed future use of the parcel of land adjacent to the allotments.

10. Correspondence: to receive items of correspondence.

10.1. Bearwood Lake Dam

Comment: The response from Chris Hannington was discussed and the following reply agreed: Thank you for your response to the questions raised by the Parish Council Planning Committee at their meeting on 1st March 2021.

The Planning Committee met on Monday 22nd March and discussed and noted your reply and have made the following comments and asked for further clarification.

The Parish Council acknowledges that certain applications are a notification but communication with the Parish Council is of paramount importance. Having said that in this case the Parish Council does not believe that this was a true 5-day notification (under Regulation 14(2) of the Town and Country Planning (Tree Preservation)(England) Regulations 2012).

You have said that “exemptions include trees that are judged to be dead, dangerous or causing safety issues.” The Black and Veatch Report was carried out in March 2015 and recommended under Section 12, Recommendations of the Engineer, on page 13 provides Recommendations of the Engineer, set out four actions a) to d), with time requirements including point d) within 3 years of obtaining planning permission. However, none of the recommendations requires the removal of all the trees. This was further highlighted on page 14 in section 12.4 (a). On page 15 section 12.6 indicates areas to be investigated twice a year by the Supervising Engineer. These works should therefore have been planned and not using this legislation. Apart from the Inspection Report of March 2015, the applicant has submitted no additional evidence that the protected trees, up to 300 years old needed to be all felled.

The destructive nature of this work with the felling of around 450 semi mature, mature and veteran protected trees has made a devastating impact on the landscape and serious consequences for local wildlife, the environment, biodiversity, tackling climate change and improving air quality. A managed process of balancing the recommendations as set out in the Black and Veatch Report of March 2015 that should have been planned over a period of 3 years with a replacement tree planting programme as required by the 1 st April 2015 Planning Permission (Planning Application number 142536) have not been followed.

The Parish Council now wish to know what action the Borough Council is going to take? including its own investigation by its Overview and Scrutiny Committee.

10.2. Local Cycling and Walking Infrastructure plan for Wokingham Borough

Comment: A formal response will be agreed at the next planning meeting.

11. Date and time of the next meeting: Monday 12 April 2021 at 19.30.