



Winnersh Parish Council

Winnersh Community Centre
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Minutes of the **PLANNING COMMITTEE** held remotely on **Tuesday 11 MAY 2021 at 19.30.**

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

IN ATTENDANCE: Kate Lang – Assistant Parish Clerk.

The Council has approved a temporary scheme of delegation allowing the Clerk to implement recommendations reached by Councillors informally via remote meetings. This will be a temporary measure, during which formal resolutions cannot be made at remote meetings.

1. Election of Chair and Vice Chair

Cllr C Taylor was proposed as Chairman by Cllr Paul Fishwick this was unanimously agreed. Cllr C Taylor proposed Cllr P Fishwick as vice Chairman which was unanimously agreed.

2. Apologies for absence: F. Obileye.

3. Declarations of Interest: None.

4. Minutes of the last meeting: The minutes of the last meeting held on the 12 April 2021 were approved and there were no matters arising.

5. Public Session: There were no members of the public or press in attendance.

An email from a resident was received regarding the New Traffic layout on King Street Lane: Hi Good Afternoon just looking at the new traffic light set up for King Street Lane to Hatch Farm Way and have seen 3 cars make an “illegal “ right turn. Cannot see the logic behind the decision to make this a no right turn especially if local resident want to get to Lower Earley Way. The new road was a far safer bet than the bridges on Mill Lane!

I would be interested in your views and the route you expect local residents are to use.

This was sent this to WBC for comment, response below:

Thank you for reporting this issue to us. We are aware that since the opening of the new road last week, several drivers are not complying with the new banned turns. We have issued communications in the weeks before opening to highlight the change. Since opening, clear signage has been put in place to inform of the changes however some drivers are still ignoring the signs and making illegal turn, especially from King Street Lane onto Hatch Farm Way. There have been several collisions as a result.

The junction has been designed in accordance with highway design standards and road safety requirements. We have installed more signs and released more communication urging motorists to follow the signs and not attempt to make illegal turns. Engineers will continue to attend site and monitor traffic at the junction to improve safety. We will also work with the police to stop motorists from making illegal turns.

The introduction of banned turns is necessary for the Winnersh Relief Road to operate adequately. The existing single lane approach on King Street Lane constraints the junction's capacity. Traffic modelling work undertaken as part of the scheme development highlighted that allowing all movements at the Kings Street Lane/Hatch Farm Lane/Longdon Road junction would result in the following detrimental impacts:

- Significantly reduced capacity at the junction compared to the current situation, especially for traffic travelling N-S along King St Lane due to the need cater for right turn filter lanes
- Longer journey times, particularly for traffic travelling N-S along King Street Lane
- Long queues at all arms on the junction
- The work clearly indicated that the best option to maximise the scheme benefits was to introduce banned right turns from King Street Lane (N) into Hatch Farm Way and from Longdon Road into King Street Lane (N).

Since opening on 10th May 2021, the completed Winnersh Relief Road reduces existing congestion through Winnersh village and on the wider road network. It is also designed to provide additional capacity, in turn helping the Borough meet its objectives for housing growth, economic growth and job creation.

Traffic heading northbound on Reading Road travelling towards Reading will have an additional route around Winnersh to the Showcase (B3270/A329) roundabout, avoiding the section of Reading Road through Winnersh altogether.

Depending on where they live, local residents can access Lower Early Way by changing direction at the Winnersh crossroads or by using the new relief road from the BP garage, all the way to Lower Early Way via Hatch Farm Way.

6. The committee considered the following planning applications:-

6.1. Application Number: 211277

Site Address: Land At, 423-431 Reading Road, Winnersh, Wokingham, Berkshire

Proposal: Outline application with some matters reserved for the proposed erection of 7 x 3 no. bedroom terraced dwellings with new access road and associated parking and amenity space, following demolition of existing workshop and store, and alterations to access and parking of no. 431 Reading Road. Access, layout and scale to be considered.

Comment: The Council supported this appeal in October 2019 and support this application.

6.2. Application Number: 211254

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

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 allow for works associated with Phase 1 to commence in advance of receipt of the whole site drainage design, and that the drainage design for the remainder of the site will be treated separately.

No comment

6.3. Application Number: 211221

Site Address: 2 Sadlers Lane, Winnersh, RG41 5AJ

Proposal: Full application for the proposed demolition of existing bungalow and phased redevelopment of site to provide 2no. dwellings and new dropped kerb.

Object: The Council object to this application on the following grounds:

Overdevelopment, Out of Character, Overshadowing and loss of sunlight to neighbouring properties.

6.4. Application Number: 211135

Site Address: 2A Williamson Close, Winnersh, RG41 5RY

Proposal: Householder application for proposed conversion of existing garage to create habitable accommodation.

No Comment

6.5. Application Number: 211184

Site Address: 21 Pheasant Close, Winnersh, Wokingham, RG41 5LS

Proposal: Householder application for the proposed erection of a two storey side extension with front and rear dormers following demolition of existing porch.

No Comment

6.6. Application Number: 211152

Site Address: Land at Gazelle Close, Winnersh, RG41 5QS

Proposal: Application to vary conditions 2 and 3 of planning consent 201539, which relates to the variation of 'condition 2 of planning consent 181333 for the proposed erection of a new showroom and workshop building for vehicle fitting repair and sales, with external vehicle display/storage areas, customer and staff parking, associated landscaping and new access to Gazelle Close and proposed extension to Winnersh Fields Business park (additional 30 spaces, access through existing car park). Condition 2 refers to minor amendments to fenestration, vehicle parking and access area. The variation is for minor repositioning of the vehicular and pedestrian site access from Gazelle Close, such that the revised access position sits outside of the adopted highway.' Condition 2 of 201539 refers to the approved documents and condition 3 to external materials; the variation is to allow changes to the design of the building and the site layout.

No Comment

6.7. Application Number: 211109

Site Address: 8 Pheasant Close, Winnersh, Wokingham, RG41 5LS

Proposal: Householder application for the proposed erection of single storey side extensions to existing garage.

No Comment

6.8. Application Number: 203123

Site Address: Arbor Lane Garage, Arbor Lane, Winnersh, Wokingham, RG41 5JA

Proposal: Full application for the proposed erection of single storey side and rear extensions to the existing garage building, following demolition of existing detached pre-fab garage.

Comment: The new workshop will be closer to the Reading Road properties; this will mean that there is increased noise for residents and better sound insulation is required. A condition should be added to achieve a level of sound insulation.

6.9. Application Number: 211160

Site Address: 18 Angus Close, Winnersh, Wokingham, RG41 5GS

Proposal: Full application for the proposed change of use of amenity land to residential garden including erection of new boundary fence, proposed erection of a single storey side extension plus insertion of a first floor window.

Comment: Clarification is needed on whether this is amenity or owned land.

6.10. Application Number: 211102

Site Address: 11 Green Lane, Winnersh, Wokingham, RG41 5FE

Proposal: APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 225/1983, AREA 1 T1, Oak – Reduce extended lateral branch on southwestern side by approx. 3m to alleviate branch end weight and leverage. Crown reduction on northeastern side by approx. 2.5m to result in 6m height and 4m lateral spread T2, Ash – Crown reduction to previous reduction points, resulting in 6m height and 4m lateral spread.

Comment: The Council query the size of the reduction.

6.11. 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.

Comment: A postbox will be required on the outside of the gated property.

There needs to be enough room to ensure a vehicle waiting to access the driveway is off the road.

6.12. Application Number: 211205

Site Address: 7 Simons Lane, Wokingham, RG41 3HG

Proposal: Application to vary condition 2 of planning consent 192248 for the erection of 1 No 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.

No Comment

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

7.1. Application Number: 190198

Site Address: Extension of Toutley Road

Proposal: To start the street naming process for the Old Forest Road and Toutley Road sections of the NWDR (please see attached plan).

The suggestion from the WBC team is to use the name Toutley Road as it is an extension of the existing Toutley Road but we would really appreciate the Parish's thoughts and views as we recognise it is a significant change for the local area and the Parish Council might like to name this section of the road something else.

Comment: Leave the name as Toutley Road.

7.2. Application Number: 211480

Site Address: 8 Arbor Lane, Winnersh, Wokingham, RG41 5JA

Proposal: Householder application for the proposed erection of a single storey front extension.

No Comment

7.3. Application Number: 211398

Full Planning Approval Adjoining Parish Consultation

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.

Comment: The flood risk assessment states that the site floods every 5 years, but lower parts of the site flood more frequently.

The Council would like to request that tree screening is provided along the highway and River Loddon side of the site.

7.4. Application Number: 211503

Site Address: 334 Reading Road, Winnersh, Wokingham, RG41 5EJ

Proposal: Householder application for the proposed erection of a single storey side extension with 2 no. roof lights, plus changes to fenestration.

No Comment

7.5. Application Number: 211346

Site Address: 17 Simons Lane, Wokingham, RG41 3HG

Proposal: Householder application for the proposed erection of a detached garage

No Comment

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

8.1. Application Number: 210997

Site Address: Winnersh Garden Centre, 656 Reading Road, Winnersh, Wokingham, Berkshire, RG41 5HG **Proposal:** Breach alleged without planning permission, the material change of use of Land as shown in the approximate location on Plan 2 to a car wash and valet service. (Please refer to the Enforcement Notice online)

8.2. Application Number: 210405 **Site Address:** 46 Robin Hood Lane, Winnersh, RG41 5NQ

Proposal: Full Planning application for the proposed erection of 2no. four bedroom detached dwelling, with associated parking, cycle/bin stores and new access following demolition of existing 1no. three bedroom detached dwelling.

Approved

9. To note Applications that are for Information only.

9.1. Application Number: 211442 **Parish:** Winnersh

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

Proposal: Application for a certificate of existing lawful development for the installation of a Non-Return Valve (NRV) on a private sewer and the installation of a 16.5m³ 24 hour storage cesspit.

Comment: A member of the public raised the following concern: *The use of a non return valve in a gravity sewer is potentially problematic. Would you please confirm that the proposed arrangement complies with the latest edition of "Sewers for Adoption" – and also has the approval of Thames Water. I am concerned that this arrangement will create long term reliability and environmental issues for Lord Harris Court.*

This has been sent to Wokingham Borough Council for comment.

10. Correspondence

04/05/2021: Enforcement Reports

11. Any other matters considered urgent by the Chairman.

11.1 Bearwood Lake Dam; A response is required from WBC to the email questions raised in March.

Action: Assistant clerk to contact WBC.

11.2 **Committee Name**

The committee proposed 'Planning and Transport'

12 Correspondence: **04/05/2021:** Enforcement Reports were noted

13 Date and time of the next meeting: **Tuesday 8 June 2021 at 19.30.**

There being no further business the meeting closed at 20.17.