



Winnersh Parish Council

Winnersh Community Centre
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Minutes of the **PLANNING & TRANSPORT COMMITTEE** held remotely on **Tuesday 21 SEPTEMBER 2021 at 19.30.**

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

1. Apologies for absence: Cllrs Ben Krauze & F Obileye
2. Declarations of Interest: None
3. Minutes of the last meeting: The minutes of the last meeting held on the 10 August 2021 were approved. Regarding 5.6 **Local Cycling and Walking Infrastructure Plan (LCWIP)**. Comments went to WBC and a response has been received. WPC are concerned that schools are under consideration as a separate project. This is 'silo working' and could lead to some safer routes to school not being included in the LCWIP and missing out on priority funding. A response will be sent to WBC.
4. Public Session: No members of the public were present.
5. The committee considered the following planning applications:-
 - 5.1. **Application Number:** 212873
Site Address: 18 Kelburne Close, Winnersh, Wokingham, RG41 5JG
Proposal: Householder application for the proposed erection of a first-floor balcony to the right-side elevation, facilitated by changes to fenestration.
The committee made no comment
 - 5.2 **Application Number:** 212630
Site Address: 230 Reading Road, Wokingham, RG41 1HT
Proposal: Householder application for replacement 6ft fence and erection of gate and brick piers (retrospective).
The committee made no comment
 - 5.3 **Application Number:** 212761
Site Address: 1 Annesley Gardens, Winnersh, RG41 5PB
Proposal: Householder application for the proposed erection of a single storey rear extension, plus the insertion of 3 no. roof lights to the rear elevation.
The committee made no comment

5.4 Application Number: 212743

Site Address: Trident House, 2 King Street Lane, Winnersh, RG41 5AS

Proposal: Full application for change of use, with the erection of single storey, ground floor rear extension, raising of roof to create a second floor and changes to fenestration to provide a nursing home (20 rooms) with associated ancillary facilities and works.

OBJECT: Inadequate Parking – The proposal shows only 5 parking spaces for a 20 bedroom care home with no visitor parking. The Borough Council's parking requirements of buildings such as Care Homes show 1 parking space per full time equivalent member of staff and 1 visitor space for each 3 residents, a minimum of 11 spaces are required.

5.5 Application Number: 212985

Site Address: 284 Reading Road, Winnersh, Wokingham, RG41 5AH

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

The committee made no comment

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

6.1 Application Number: 213104

Site Address: 11 Bathurst Road, Winnersh, RG41 5JB

Proposal: Householder application for the proposed erection of a single storey front extension, part single storey, part two storey rear extension, plus the insertion of 2no. roof lights.

The committee made no comment

6.2 Application Number: 213098

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

Proposal: Application to vary conditions 3, 4, 5, 6 and 7 of planning consent 211221 (Full application for the proposed demolition of existing bungalow and phased redevelopment of site to provide 2no. dwellings and new dropped kerb). The variation seeks to regularise the position by submitting the information required for each condition after works have commenced.

The committee made no comment

6.3 Application Number: 212276

Site Address: 14A Watmore Lane, Winnersh, RG41 5JT

Proposal: Householder application for a single storey side extension with external staircase and partial conversion of space to existing detached garage with 6 No. roof lights

OBJECT: The committee objected on the following grounds:

- 1. Privacy - The external staircase overlooks adjacent properties**
- 2. Substantial alteration to the original approval**

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

7.1 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.

Application APPROVED

7.2 Application Number: 211442

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

Proposal: Application to vary conditions 10 & 11 of planning consent 203489 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 10 refers to landscape plan and 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 and replacement planting.

Application APPROVED

7.3 Application Number: 212234

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).

Application APPROVED

8 To note applications that are for Information only:

8.1 Listed Building Consent Notification

Application Number: 212466

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

Proposal: Application for listed building consent for the proposed reconstruction of parapet.

9 Correspondence: to receive items of correspondence.

9.1 Email: From WBC - 3/9/2021

Subject: Planning Enforcement

9.2 Email: From WBC - 13/9/2021

Subject: Application to renew street trading consent - application no: ST08

The committee support this application.

9.3 Email: Renewal of ST08 Winnersh Catering Ltd, King Street Lane, Winnersh - Streetworks inspector comments

9.4 Press Release: Consultation on changes to car parks to tackle anti-social behaviour

Comment: The committee will review the documentation and draft a response.

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

11 Date and time of the next meeting: 19/10/21 19:30

Meeting Closed 20:07