



## Winnersh Parish Council

Winnersh Community Centre  
New Road, Sindlesham, Wokingham  
Berkshire RG41 5DU  
Phone 0118 978 0244  
e-mail [clerk@winnersh.gov.uk](mailto:clerk@winnersh.gov.uk)  
[www.Winnersh.gov.uk](http://www.Winnersh.gov.uk)

Minutes of the **PLANNING & TRANSPORT COMMITTEE** held remotely on **Tuesday 19 OCTOBER 2021 at 19.30.**

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

**IN ATTENDANCE:** Kate Lang (APC); Cllr J Boadu attended as an observer.

1. Apologies for absence: Cllrs Ben Krauze, G Harper & F Obileye
2. Declarations of Interest: None
3. Minutes of the last meeting: The minutes of the last meeting held on the 21 September 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: 213186**

**Site Address:** 36 Arbor Lane, Winnersh, RG41 5JD

**Proposal:** Householder application for the proposed erection of a rear outbuilding.  
(Retrospective)

**The committee made no comment**

**5.2 Application Number: 213114**

**Site Address:** 48 Grovelands Park, Winnersh, Wokingham, RG41 5LE

**Proposal:** Application to vary condition 8 of planning consent 203439 for the Application for submission of details to comply with the following condition of planning consent 203439 dated 11.02.21. Condition 3, External materials. Condition 4, Privacy screening. Condition 6, Contamination. Condition 7, Noise control. Condition 8, Foundation design. Condition 12, Electric vehicle charging details. Condition 13, Parking and turning. Condition 14, Cycle parking details. Condition 15, Bin store. Condition 8 refers to Foundation design and the variation is to change the foundation design to pile and raft.

**The committee made no comment**

**5.3 Application Number: 213030**

**Site Address:** The Forest Comprehensive School, Robin Hood Lane, Winnersh, Wokingham, RG41 5NE

**Proposal:** Full application for the proposed erection of a 60-space cycle store, following demolition of existing cycle store. (Retrospective).

**Comment:** Some kind of screening should be installed along the back of the cycle store, adjacent to the houses.

**5.4 Application Number: 213314**

**Site Address:** 32 Watmore Lane, Winnersh, Wokingham, RG41 5JT

**Proposal:** Householder application for the proposed erection of a single storey front extension to form porch, erection of a single storey side extension.

**Comment:** The plans show a garage conversion but there is no garage.

The proposed building as shown would require footings into the adjacent property due to the location of the boundary wall.

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

**6.1. 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.

**7 To review any Decisions, Notification of Appeals and Inquiries from WBC - None**

**8 To note applications that are for Information only:-**

**8.1 Application Number: 213138**

**Site Address:** 2 Upper Terrace, Bearwood Road, Wokingham, Berkshire, RG41 5BT

**Proposal:** Application for Listed Building consent for the proposed erection of a part single, part two storey rear extension, following demolition of existing rear conservatory and link enclosure, plus the insertion of 1 no. rooflights and changes to fenestration.

**8.2 Application Number: 213194**

**Site Address:** Land at Bathurst Road, Winnersh, Wokingham, RG41 5JA

**PD Telecommunications 56 days Notification**

**Proposal:** Prior approval submission for the proposed installation of a 15.0m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works.

**OBJECT:** The proposed Monopole and Cabinet will be located in front of the treeline which is in full view of the dwellings opposite and is unsightly. The Showcase roundabout, (D5) is a much better location and has its own maintenance bays.

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

9.1. Finchampstead Neighbourhood development plan – consultation comments report.

9.2. Monthly enforcement statistics.

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

**11 Date and time of the next meeting: 16 November 2021 at 19:30**

There being no further business the meeting closed at 19:58.