



## Winnersh Parish Council

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Minutes of the Informal **PLANNING & TRANSPORT COMMITTEE** meeting held remotely on **Tuesday 16 NOVEMBER 2021 at 19.30.**

**PRESENT:** P Fishwick (Vice-Chairman); D Green; G Harper; F Obileye; L Wooldridge.  
Cllr Fishwick chaired the meeting in the absence of Cllr Taylor (Chairman).

**IN ATTENDANCE:** Philip Stoneman (Clerk).

1. **Apologies for absence:** Cllrs B. Krauze; C. Taylor.
2. **Declarations of Interest:** None
3. **Minutes of the last meeting:** The minutes of the meeting held on the 16 October, 2021 were noted but could not be approved as there were only two members present that had attended that meeting. The minutes would be referred to Full Council on the 14 December, 2021 for approval. **ACTION: CLERK**
4. **Public Session:** There were no members of the public present.
5. **The committee considered the following planning applications:-**
  - 5.1 **Application Number:** 213434  
**Site Address:** 30 Arbor Lane, Winnersh, RG41 5JD  
**Proposal:** Householder application for the proposed erection of a 1m high front timber panel fence wall with 2 no. automated gates with brick pier supports.  
**The committee made no observations.**
  - 5.2 **Application Number:** 213286  
**Site Address:** 14 Woodlands Avenue, Winnersh, RG41 3HL  
**Proposal:** Full application for the proposed erection of 1 no. new dwelling with associated landscaping and parking.  
**The committee objected to the application on the following grounds:-**

Winnersh Parish Council (WPC) objected to application 202529 in October 2020 and the objections for application 213286 remain relevant and still stand.

- Impact on land drainage and surface water: The site is on a former natural pond which is used to secure land drainage. There was no mention of the pond in the ecological

report, and it appears to have been filled in without the required permission.

- Tree preservation: The site is a woodland preservation area, excavation will be needed for the build, this will likely damage the trees, tree roots and have a negative impact on the woodland during construction, including services for the dwelling.
- Shading of the building: The proposed house will be very dark due to the woodland and will likely lead to trees being destroyed in the future by the owners due to lack of natural light.
- Garden: Due to the dense woodland this will be limited in space and will be overshadowed by the mature trees.
- Negative impact on the biodiversity: The proposed area is a mature woodland which should be protected. The proposed site is the only clearing in the woodland and is where the pond used to be. The committee is not aware of the materials that were used to fill in the pond and there is a risk of land contamination if these were not environmentally safe.
- Appearance: The proposed building is out of character with the existing properties in the area.

The committee were disappointed that the objections raised against application 202529 appear not to have been addressed.

**5.3 Application Number: 213432 (RETROSPECTIVE)**

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

**Proposal:** Householder application for the proposed erection of a two and single storey side and rear extension. Loft conversion, new front porch following demolition of existing single storey extension.

**The committee objected to the application on the following grounds:-**

What had been built on the site does not comply with the original application 210874, and it has a negative impact on neighbouring properties. Consequently, the committee requested that enforcement action be taken by the Planning Authority.

**5.4 Application Number: 213411 (RETROSPECTIVE)**

**Site Address:** 4 Home Farm Cottages, Bearwood Road, Sindlesham, RG41 5BS

**Proposal:** Householder application for proposed erection of a fence to the rear garden.

**The committee made no observations.**

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

**6.1 Application Number: 213542 (RETROSPECTIVE)**

**Site Address:** 24 Danywern Drive, Winnersh, RG41 5NR

**Proposal:** Application to vary condition 2 of planning consent 203484 for the proposed two storey rear extension, single storey extension to existing garage as well as front porch extension, partial garage conversion to create habitable accommodation, insertion of 3 no. roof lights as well as changes to fenestration and roof. Condition 2 refers to the approved details and the variation is to alter the roof over the rear extension to a single gable roof and to insert 1 no. ground floor side window opening.

**The committee made no observations.**

**6.2 Application Number: 213239**

**Site Address:** Land to the rear of Lark Rise, Mill Lane, Sindlesham, RG41 5DF

**Proposal:** Application to vary condition 2 of appeal consent APP/X0360/W/19/3221985 for the erection of 4 x 3-bed dwellings with access from a service road off Mill Lane and

associated landscaping including enhancement of ponds to the north. Condition 2 refers to approved details and the variation is to allow an erection of a single storey rear extension and Juliet balcony to plot 1, plus changes to plots 1,2,3 and 4 fenestration, and the removal of roof lights.

**The committee made the following comment:-**

The committee asked that the Planning Authority be made aware that the application referred to 4 no. 3-bed dwellings, whereas the plans submitted showed Plot 1 as a 2-bed dwelling. The description should therefore have shown 3 no. 3-bed dwellings and 1 no. 2-bed dwelling.

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

The committee noted the following decisions:-

- 7.1 Application No. 213030 - Approved
- 7.2 Application No. 201346 - Application not determined as it was withdrawn
- 7.3 Application No. 201407 - Application not determined as it was withdrawn
- 7.4 Application No. 211064 - Approved
- 7.5 Application No. 212743 - Refused
- 7.6 Application No. 210997 - Enforcement notice upheld and planning permission Refused

**8. To note applications that are for Information only - None**

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

- 9.1 1/11/2021 - Email from WBC  
Subject: Planning Enforcements stats. Noted
- 9.2 16/11/2021 - Email from WBC  
Subject: Local Plan Update (LPU): revised growth strategy briefing session invite.

The committee were disappointed with the short notice given, with the event taking place the following day, but thanked Cllr Green who offered to attend.

Cllr Fishwick stressed the importance of responding to the consultation that would end on the 24 January 2022. The LPU would therefore need to be considered at the next meeting of Planning & Transport Committee (21 December 2021) with a proposed response presented to Full Council on the 11 January 2022.

Cllr Green emphasised the importance of making the community aware of the consultation and suggested options, including leaflets, to ensure that awareness was raised.

**10. Any other matters considered urgent by the Chairman**

Cllr Green asked about training for new councillors and the Clerk was asked to investigate what planning training/briefings were available. **ACTION: CLERK**

**11. Date and time of the next meeting: 21 December 2021 at 19:30**

There being no further business the meeting closed at 20:22.