



Winnersh Parish Council

Winnersh Community Centre
New Road, Sindlesham, Wokingham
Berkshire RG41 5DU
Phone 0118 978 0244
e-mail clerk@winnersh.gov.uk
www.Winnersh.gov.uk

Minutes of the Informal **PLANNING & TRANSPORT COMMITTEE** meeting held remotely on **Tuesday 21 DECEMBER 2021 at 19.30.**

PRESENT: C Taylor; (Chairman); P Fishwick (Vice-Chairman); J Boadu; K Bradeepan; D Green; G Harper; F Obileye.

IN ATTENDANCE: Philip Stoneman (Clerk) and two members of the public.

1. **Apologies for absence:** Cllrs B. Krauze; L Wooldridge.
2. **Declarations of Interest:** None
3. **Minutes of previous meetings**
 - 3.1 The minutes of the meeting held on the 19 October 2021 were approved and the committee agreed they be signed as a true record. There were no matters arising.
 - 3.2 The minutes of the last meeting held on the 16 November 2021 were noted having been approved at Full Council on the 14 December 2021. There were no matters arising.
4. **Public Session:** The Chairman welcomed two members of the public who sought advice on how to respond to WBC on a planning application.
5. **The committee considered the following planning applications:-**
 - 5.1 **Application Number:** 213254
Site Address: Wokingham Cricket Club, Sadlers End, Sindlesham, RG41 5AL.
Proposal: Erection on detached building to form an indoor cricket centre, and alterations to existing outdoor practice nets.
The committee objected to the application on the following grounds:-
The proposed development is located within the countryside that is protected by planning policy.
 - 5.2 **Application Number:** 213693
Site Address: 496 Reading Road, Winnersh, RG41 5EX
Proposal: Development of a single storey rear extension.
The committee made no observations on the application.

- 5.3 **Application Number:** 213719
Site Address: 236 Reading Road, Winnersh, RG41 5AA
Proposal: Erection of a detached timber garage and 3m high fence to front boundary.
The committee objected to the application on the following grounds:-
The fence at 3.0metres is too high and not in keeping with the frontages of properties along the Reading Road.
- 5.4 **Application Number:** 213734
Site Address: 4 King Street Lane, Winnersh, RG41 5AS
Proposal: Change of use from offices - Class E (g), to educational facility
- use Class F1 (a).
The committee made the following observations:-
Whilst not objecting to the application, concern was raised about the level of parking provision. There is not significant off-road parking in the area as claimed and concern was also raised about potential growth in the use of the building and the consequential impact that would have on parking.
- 5.5 **Application Number:** 213775
Site Address: 284 Reading Road, Winnersh, RG41 5AH
Proposal: Erection of a single storey side extension with 2 No. roof lights.
The committee made no observations on the application.
- 5.6 **Application Number:** 213790
Site Address: 24 Turnstone Close, Winnersh, RG41 5LQ
Proposal: Erection of a single storey rear extension.
The committee made no observations on the application.
- 5.7 **Application Number:** 213800
Site Address: 20 Laburnum Road, Winnersh, RG41 5XL
Proposal: Extension of the front driveway (retrospective).
The committee made no observations on the application.
- 5.8 **Application Number:** 213836
Site Address: 16 Merril Drive, Winnersh, RG41 5RS
Proposal: Ground floor rear extension and rear flat roof dormer at attic floor level.
The committee made the following observations:-
The committee, whilst not objecting to the application, did raise concerns about the impact the extension would have on a neighbouring property. That included that the extension was close to the neighbour's garage and could impact on the ability to maintain the garage including access to guttering. There could also be an issue about privacy with the proposed dormer/Juliet balcony overlooking neighbouring properties.
- 5.9 **Application Number:** 213888
Site Address: 4 Melody Close, Winnersh, RG41 5LJ
Proposal: Erection of a single storey rear extension with 6 No. roof lights.
The committee made no observations on the application.
- 5.10 **Application Number:** 213937
Site Address: The Old Bakery, Alder Mews, Sindlesham, RG41 5PS
Proposal: Erection of a single storey rear extension with 2 No. roof lights.
The committee made no observations on the application.

- 5.11 **Application Number:** 213946
Site Address: The Hollies, Roundabout Lane, Winnersh, RG41 5AE
Proposal: Works to a protected tree - TPO 0583/1993, Woodland 1. T3, Western White Pine - Fell to ground level.
The committee made no observations on the application.
- 5.12 **Application Number:** 214010
Site Address: 1 Arun Close, Winnersh, RG41 5PG
Proposal: Garage conversion with dormer over.
The committee made no observations on the application.
- 5.13 **Application Number:** 214073
Site Address: The Walters Arms, Bearwood Road, Sindlesham, RG41 5BP.
Proposal: Installation of a covered pergola following the removal of existing arbour/pergola (retrospective).
The committee made no observations on the application.
6. **To review Revised/Additional Plans or Applications referred by WBC**
- 6.1 **Application Number:** 214088
Site Address: 1180 Eskdale Road, Winnersh, RG41 5TU
Proposal: Full application for the proposed provision of hard and soft landscaping works including seating area and pergolas in the external podium area to the frontage of Building 1180.
The committee made no observations on the application.
7. **To review any Decisions, Notification of Appeals and Inquiries from WBC**
- The committee noted the following decisions:-
- 7.1 **Application No. 201346** - Application not determined.
7.2 **Application No. 201407** - Application not determined.
7.3 **Application No. 211064** - Approved.
7.4 **Application No. 212743** - Refused.
7.5 **Application No. 213239** - Approved.
7.6 **Application No. 213286** - Refused.
7.7 **Application No. 213314** - Approved.
7.8 **Application No. 213432** - Approved.
7.9 **Planning Appeal made under Section 78 (as modified) of the Town & Country Planning Act 1990**
Application Number: 210606
Site Address: 29 Meadow View, Winnersh, RG41 5PD
Proposal: Full application for the change of use of land to the rear of the property from agricultural to residential curtilage (Use Class C3) (retrospective).

8. **Applications for Information only**

The committee noted the following applications:-

- 8.1 **Application Number:** 213855
Site Address: Land at Wayside, Winnersh, RG41 1AD
Proposal: Works to protected tree - TPO 1110/2006, T7.
- 8.2 **Application Number:** 213899
Site Address: Chestnut Park Woodland, adjacent to St Catherines Lodge, Bearwood Road, Sindlesham.
Proposal: Works to protected trees - TPO 0033/1971 Woodland 1, 0009/1973 Woodland 1, 0020/1973 Woodland 1 and 0040/1971 Area 1 (trees G1, G2 and T3).
- 8.3 **Application Number:** 213933
Site Address: The Hollies, Roundabout Lane, Winnersh, RG41 5AE
Proposal: Works to protected trees - TPO 0583/1993, Woodland 1 (T1 and T2).
- 8.4 **Application Number:** 214074
Site Address: The Walters Arms, Bearwood Road, Sindlesham, RG41 5BP
Proposal: Application for listed building consent for installation of a covered pergola.
9. **Draft Local Plan Update: Revised Growth Strategy**
- 9.1 Cllr Fishwick had circulated a document in advance of the meeting that set out a draft response to Wokingham Borough Council's consultation that was due to end on the 24 January 2022.
- 9.2 Cllr Fishwick was thanked for his comprehensive work in reviewing the sites that would impact Winnersh and Sindlesham. The committee reviewed the document and made a number of comments that would be incorporated.
- 9.3 The committee supported the idea that Winnersh PC, Shinfield PC and Arborfield & Newland PC should seek to work together to produce a joint response in relation to the Hall Farm/Loddon valley SDL that could see 4,500 dwellings built by 2050. It was agreed that Cllr Taylor and Cllr Fishwick should liaise with the adjoining parish councils and, given the closing date for responses, urgent work would be required if a joint submission was to be made.
- 9.4 The committee also agreed that representation should be made to WBC about the relatively short amount of time given to respond to the consultation that spanned the Christmas/New Year holiday.
- 9.5 A draft submission from Winnersh Parish Council would be prepared for consideration by Full Council on the 11 January 2022 and an update would be provided on a potential joint submission that would add weight to WPC's submission .
10. **Correspondence:** the committee noted the following:-
- 10.1 1/12/2021 - Email from WBC
Subject: Planning Enforcements stats. Noted
11. **Matters considered urgent by the Chairman:** None
12. **Date and time of the next meeting:** 18 January 2022 at 19:30

There being no further business the meeting closed at 21:15.