



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 18 JANUARY 2022 at 19.30.**

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

IN ATTENDANCE: Philip Stoneman (Clerk).

1. **Apologies for absence:** Cllrs B. Krauze.
2. **Declarations of Interest:** None
3. **Minutes of previous meetings**
 - 3.1 The minutes of the last meeting held on the 21 December 2021 were noted having been approved at Full Council on the 11 January 2022. There were no matters arising.
4. **Public Session:** There were no members of the public in attendance.
5. **The committee considered the following planning applications:-**
 - 5.1 **Application Number:** 213767
Site Address: 36 Greenacres Avenue, Winnersh, RG41 5SX.
Proposal: Single storey rear extension and pitched roof to existing front dormer.
The committee made no observations on the application.
 - 5.2 **Application Number:** 213831
Site Address: 10 Targett Court, Winnersh, RG41 5HP.
Proposal: Change of use from residential dwelling to resident resource centre.
The committee made no observations on the application.
 - 5.3 **Application Number:** 214114
Site Address: British Garden Centres - 656 Reading Road, Winnersh, RG41 5HG.
Proposal: Part change of use for relocation, replacement and reconfiguration of existing ancillary car wash & valet service including retention of canopy and wash screens and proposed modification to link surface water run off to that of the proposed drainage of car park (Retrospective).

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

The reasons given for previous objections, and the refusal by the Planning Authority to grant permission, have not been addressed by the applicant. It is considered that the recent changes to the application are cosmetic only and do not address the issues upon which planning permission has already been refused.

- 5.4 **Application Number:** 214149
Site Address: 550 Reading Road, Winnersh, RG41 5HA
Proposal: Erection of a single storey rear and side extension.
The committee made no observations on the application.

- 5.5 **Application Number:** 214183
Site Address: Land at 1040 and 1100 Series, Eskdale Road, Winnersh Triangle Business Park, RG41 5TS
Proposal: Temporary erection of 2 no. sound stage buildings for commercial filming and 8 no. workshops with associated access, parking, landscaping, and infrastructure for a period of five years.

The committee received a comprehensive presentation about the proposal from Peter Davis, a senior planner with Nexus Planning, and colleagues from his team.

The committee supported the application and made the following comments:-

Given the significant economic benefits, both direct (including employment) and indirect through the supply chain, that would arise from the development of facilities to facilitate the filming creative arts sector, Winnersh Parish Council is supportive of the application.

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

- 6.1 **Application Number:** 220093
Site Address: 53 Chatsworth Avenue, Winnersh, RG41 5EU
Proposal: Application for works to protected tree 0610/1993, T1 Norway Maple – Fell to ground level.

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

Winnersh Parish Council objects to the felling of the Norway Maple tree and questions whether there is a root issue affecting the drainage system. Given that the approval to fell the tree was originally granted in 2007 it would seem likely that if there was a genuine drainage problem that it would have been dealt with much sooner in the fifteen years that have elapsed since the problem was identified.

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

The committee noted the following decision:-

- 7.1 **Application No: 211277** - Refused.

8. Applications for Information only

The committee noted the following application:-

- 8.1 Tree Preservation Order No. 1805/2021 - Trees to the south and west of 1 to 9 Arbor Meadows, Winnersh, RG41

9. Draft Local Plan Update: Revised Growth Strategy

- 9.1 Cllr Fishwick updated members on the draft response that had been considered at Full Council on the 11 January 2022.
- 9.2 Following the suggestion to submit a joint response, in addition to separate responses, Cllr Fishwick would liaise with Shinfield Parish Council and Arborfield and Newland Parish Council about the process for a joint response.
- 9.3 As Full Council had delegated the responsibility to Cllr Fishwick, Cllr Taylor and Cllr Wooldridge to finalise the response to the LPU consultation the final draft would be circulated to P&T for approval prior to the Clerk submitting Winnersh Parish Council response by 17.00 on the 24 January 2022.**ACTION: CLERK**

10. Correspondence: the committee noted the following:-

- 10.1 5/1/22 Email from Wokingham Borough Council
Subject: WBC Live Enforcement Cases for Winnersh Parish
- 10.2 5/1/22 Email from Wokingham Borough Council
Subject: WBC Previous Months Closed Enforcement Cases for Winnersh Parish

11. Matters considered urgent by the Chairman:

- 11.1 The committee considered the concerns raised by Cllr Obileye about what appeared to be a business operating from 591 Reading Road.

The Planning Enforcement officer had investigated the complaints and had not found evidence to support the claim that a business was being run from the property.

Unless there was any evidence to support the allegation that a business was being run from the property then WPC would not be able to submit a complaint to the Planning Authority.

12. Date and time of the next meeting: 15 February 2022 at 19:30

There being no further business the meeting closed at 21.00.