



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 15 FEBRUARY 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:** Cllr Krauze.
2. **Declarations of Interest:** Cllr Fishwick declared an interest in application number 213809 (21 Mayfields, Sindlesham) as he lived nearby and would therefore not comment on, or be involved in any discussion or recommendation, relating to the application.
3. **Minutes of the previous meeting**
 - 3.1 The minutes of the last meeting held on the 18 January 2022 were noted, having been approved at Full Council on the 8 February 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:** 213809
Site Address: 21 Mayfields, Sindlesham, RG41 5BY.
Proposal: Double storey side and rear extension and front porch.
The committee made no observations on the application.
 - 5.2 **Application Number:** 220185
Site Address: 4 Lenham Close, Winnersh, RG41 1HR.
Proposal: Single storey front/side extension and conversion of garage to create habitable accommodation, and extension of dropped kerb to the front of the dwelling.
The committee objected to the application on the following grounds:-
Concerns that extending the dropped kerb to the front of the dwelling will reduce the amount of residents parking.

- 5.3 **Application Number:** 220025
Site Address: 30 Laburnum Road, Winnersh, RG41 5XL.
Proposal: Proposed erection of a two-storey rear extension.
The committee made no observations on the application.
- 5.4 **Application Number:** 220113
Site Address: Unit 1, Winnersh Fields, Gazelle Close, Winnersh, RG41 5QS.
Proposal: Proposed change of use from office (Use Class E(iii)) to tuition centre/education use (Use Class F1(a)).
The committee objected to the application on the following grounds:-
There was insufficient information provided about the use of the building and the impact it would have on the local area, including parking.
6. **To review Revised/Additional Plans or Applications referred by WBC**
- 6.1 **Application Number:** 212276 (Revised Plans Consultation)
Site Address: 14A Watmore Lane, Winnersh, RG41 5JT
Proposal: Revised plans show removing the external staircase, and hatched area on the block plan to accurately denote the extent of the development at ground floor and first floor.
The committee noted that the application had already been determined.
- 6.2 **Application Number:** 220327 (Variation/Removal of Condition Consultation)
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 the approved details and the variation is to allow the introduction of a single storey rear extension and Juliet balcony to plot 1, plus changes to fenestration on plots 1, 2, 3 and 4, and the removal of rooflights and car ports.
The committee made no observations on the application.
- 6.3 **Application Number:** 214183 (Revised Plans Consultation)
Site Address: Land at 1040 and 1100 series, Eskdale Road, Winnersh Triangle Business park, Winnersh, 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 (Retrospective).
The committee made no observations on the application.
- 6.4 **Application Number:** 220274 (Variation/Removal of Condition Consultation)
Site Address: 555 Reading Road, Winnersh, RG41 5HJ.
Proposal: Application to vary condition 2 of planning consent 201855 for the proposed erection of a two-storey front and side extension, single story front extension to form porch, raising of roof to create first floor accommodation with 4 no. dormers, plus conversion of existing garage to create habitable accommodation with 4 No. roof lights, changes to fenestration and removal of chimneys. Condition 2 refers to the approved details and the variation is to alter the design of the front boundary wall. (Part Retrospective).
The committee noted that the application had not been put on the planning portal and where therefore unable to consider it.

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

The committee noted the following decision:-

- 7.1 **Application No. 213254** - Refused.
- 7.2 **Application No. 213411** - Approved.
- 7.3 **Application No. 213775** - Approved.
- 7.4 **Application No. 213831** - Approved.
- 7.5 **Application No. 213937** - Approved.
- 7.6 **Application No. 214010** - Approved.
- 7.7 **Application No. 214073** - Approved.
- 7.8 **Application No: 213767** - Approved.
- 7.9 **Application No: 214088** - Approved.
- 7.10 **Application No: 212276** - Approved.

8. Applications for Information only

The committee noted the following applications:-

- 8.1 Tree Preservation Order (TPO) 168/1979
Site Address: land to the west of Arbor Meadows, Winnersh, RG41.
Order varied to remove G3 and G4 as they are now replaced with W1.
- 8.2 Tree Preservation Order (TPO) 1844/2022
Site Address: 236 Reading Road, Winnersh, RG41 5AA
Consultation on the making of a TPO to ensure that T1 and G1 are protected and retained, having existing cultural value as part of the location's tree infrastructure, and so contribute to the Council's climate change agenda.

9. Correspondence:

The committee noted the following items of correspondence:-

- 9.1 1/2/22 Email from Wokingham Borough Council
Subject: WBC Live Enforcement Cases for Winnersh Parish
- 9.2 1/2/22 Email from Wokingham Borough Council
Subject: WBC Previous Months Closed Enforcement Cases for Winnersh Parish

10. Matters considered urgent by the Chairman: None

11. Date and time of the next meeting: 15 March 2022 at 19:30

There being no further business the meeting closed at 19.59.