



Winnersh Parish Council

Winnersh Community Centre
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Minutes of the Informal **PLANNING & TRANSPORT COMMITTEE** meeting held remotely on **Tuesday 15 MARCH 2022 at 19.30.**

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

IN ATTENDANCE: Philip Stoneman (Clerk).

1. **Apologies for absence:** Cllrs K Bradeepan; B Krauze.
2. **Declarations of Interest:** None
3. **Minutes of the previous meeting**
 - 3.1 The minutes of the last meeting held on the 15 February 2022 were noted, having been approved at Full Council on the 8 March 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:** 220337
Site Address: 31 Danywern Drive, Winnersh, RG41 5NS.
Proposal: Erection of a rear extension conservatory with insertion of 2 No. rooflights.

The committee made no observations on the application.

- 5.2 **Application Number:** 214143
Site Address: 40 Laburnum Road, Winnersh, RG41 5XL.
Proposal: Erection of two storey side, rear extension, and single storey rear extension.

The committee raised the following concern about the application:-

There appears to be insufficient on-street parking provision in relation to this application.

- 5.3 **Application Number:** 220369
Site Address: 25 Turnstone Close, Winnersh, RG41 5LQ.
Proposal: Conversion of a garage to habitable space, facilitated by changes to fenestration, plus erection of a single storey extension to rear of garage and erection of an

infill extension between the garage and house.

The committee made no observations on the application.

5.4 Application Number: 220312

Site Address: Land at Showcase Cinema, Reading Road, Winnersh, RG41 5HG.

Proposal: Erection of a restaurant building with external seating area, associated hard and soft landscaping and car parking spaces.

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

Winnersh Parish Council (WPC) objected to the original planning application on several grounds, including that the location floods and that it would reduce the amount of parking that serves the cinema. WPC requests that the Planning Authority seek to apply a covenant to ensure that a sufficient number of litter bins are provided by the applicant and that these be emptied regularly alongside frequent litter picks throughout the times the restaurant is operating. WPC is also concerned that the restaurant does not develop into a 'drive through' facility.

5.5 Application Number: 220352

Site Address: Lark Rise, Mill Lane, Sindlesham, RG41 5DF

Proposal: Erection of a two-storey dwelling.

The committee raised the following concern about the application:-

There appeared to be a lack of information relating to this application.

5.6 Application Number: 220463

Site Address: 24 Watmore Lane, Winnersh, RG41 5JT.

Proposal: Conversion of garage to habitable space.

The committee made no observations on the application.

5.7 Application Number: 220467

Site Address: Tinks Cottage, Poplar Lane, Winnersh, RG41 5JR.

Proposal: Two storey side extension and rear facing dormer to the main roof to create habitable accommodation with 5 No. roof lights and associated landscaping.

The committee made no observations on the application.

5.8 Application Number: 220413

Site Address: 1 Welby Crescent, Winnersh, RG41 5SW.

Proposal: Single storey rear/side extension and conversion of existing garage to create habitable accommodation.

The committee made no observations on the application.

Cllr Green had declared an interest in the application, being a nearby resident, and did not participate in the discussion relating to the application.

5.9 Application Number: 220153

Site Address: Stevens Court, 405-411 Reading Road, Winnersh.

Proposal: Replacement of existing timber main entrance doors with automated, aluminium framed double doors in a matching style and colour.

The committee made no observations on the application.

- 5.10 **Application Number:** 220705
Site Address: 356 Reading Road, Winnersh, RG41 5EJ.
Proposal: Erection of a single storey rear detached outbuilding.

The committee made no observations on the application.

- 5.11 **Application Number:** 220343
Site Address: 1 Upper Terrace, Bearwood Road, Sindlesham, RG41 5BT.
Proposal: section 211 Notification for works in a conservation area
T1, Birch – fell and replace, T2, T3, T4 Leylandii – fell and replace.

The committee noted that the application had already been determined.

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

- 6.1 **TPO 1847/2022**
South boundary Whitehorns and Roundabout Lane, Winnersh.
The order takes effect on a provisional basis on 14 March 2022 and will continue for a further 6 months or until the Order is confirmed by WBC whichever occurs first. People affected have a right to make objections or representations.

The committee made no observations on the application.

- 6.2 **TPO 1848/2022**
Land south of Reading Road, East of Winnersh Roundabout, Winnersh.
The order takes effect on a provisional basis on 15 March 2022 and will continue for a further 6 months or until the Order is confirmed by WBC whichever occurs first. People affected have a right to make objections or representations.

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 decision:-

- 7.1 **Application No. 220093** - Refused
7.2 **Application No. 213734** - Refused
7.3 **Application No. 220327** - Approved

- 7.4 **Application No:** 210606
Site Address: 29 Meadow View, Winnersh RG41 5PD.
Appeal Decision: The appeal was dismissed.

8. Applications for Information only

The committee noted the following applications:-

- 8.1 **Application Number:** 220399
Site Address: 3 Barkham Place, Mayfield Mews, Sindlesham, RG41 5RJ.
Proposal: Works to protected tree 1318/2009 T1 Oak - crown reduction by 2 metres

and raise canopy to allow 5 metre clearance.

8.2 Application Number: 220625

Site Address: Sadlers Cottage, Sadlers End, Sindlesham, RG41 5AL.

Proposal: Application for a certificate of lawful development for the use of a detached outbuilding in the grounds of Sadlers Cottage as a separate dwelling.

The committee noted the application was for information only, but felt strongly that the following comments be made to the Planning Authority:-

Winnersh Parish Council (WPC) has concerns about the process in which the applicant is seeking a certificate of existing lawful development instead of a planning application. WPC considers that the dwelling should not have been built without the necessary planning permission and that the more appropriate route should now be for a retrospective planning application, allowing for full consultation to take place. It was noted that a planning enforcement investigation was ongoing and WPC requests that Wokingham Borough Council, as the Planning Authority, take full account of the objection and concerns raised.

8.3 TPO 1815/2021 - Poplars on highway verge, south of 481 Reading Road, Winnersh.

9. Correspondence

The committee noted the following items of correspondence:-

9.1 1/3/22 Email from Wokingham Borough Council
Subject: Live Enforcement Cases for Winnersh Parish.

9.2 1/3/22 Email from Wokingham Borough Council
Subject: Previous Months Closed Enforcement Cases for Winnersh Parish.

10. Any other matters considered urgent by the Chairman: None

11. Date and time of the next meeting: Tuesday 19 April 2022 at 19:30

There being no further business the meeting closed at 20.10.