



Winnersh Parish Council

Winnersh Community Centre
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Minutes of the Informal **PLANNING & TRANSPORT COMMITTEE** meeting held remotely on **Tuesday 17 MAY 2022 at 19:30**

PRESENT: Cllrs C Taylor; P Fishwick; K. Bradeepan.

IN ATTENDANCE: Philip Stoneman (Clerk).

1. **Election of Chair and Vice Chair for 2022-2023:** Cllr C. Taylor to remain as Chair of the Committee. Proposed by Cllr K Bradeepan, seconded by Cllr P. Fishwick. Cllr P. Fishwick to remain as Vice Chair of the Committee. Proposed by Cllr B. Bradeepan, seconded by Cllr C. Taylor.
2. **Apologies for absence:** Cllrs J. Boadu; G Harper; D. Green.
3. **Declarations of Interest:** Cllr Taylor declared an interest in application 221236 being a nearby neighbour.
4. The minutes of the last meeting held on the 19 April 2022 were noted, having been approved at Full Council on the 10 May 2022. There were no matters arising.
5. Public Session: There were no members of the public in attendance.
6. **The committee considered the following planning applications: -**
 - 6.1 **Application Number:** 221236
Site Address: 25 Woodward Close, Winnersh, RG41 5NW
Proposal: Householder application for the proposed first storey side/rear extension with pitched roof and gable to rear.

The committee made no observations on the application.
 - 6.2 **Application Number:** 221010
Site Address: 3A St Catherines Close, Sindlesham, Wokingham, RG41 5BZ
Proposal: : Householder application for the proposed two storey part front and part side extension, conversion of existing garage to create habitable accommodation, erection of detached single garage, plus change of access.

The committee raised the following comment about the application:-

WPC request that a condition be applied in order to prevent the parking of vehicles in front of the proposed garage that would potentially cause an obstruction in the turning head.

6.3 Application Number: 221295

Site Address: 17 Harvest Drive, Sindlesham, Wokingham, RG41 5RF

Proposal: Householder application for the proposed erection of a single storey rear extension and the insertion of two windows to the front elevation, following demolition of the existing conservatory.

The committee made no observations on the application.

6.4 Application Number: 221369

Site Address: 3 Mole Road, Sindlesham, Wokingham, RG41 5DJ

Proposal: Householder application for the proposed erection of a single storey front and side extension.

The committee made no observations on the application.

6.5 Application Number: 221353

Site Address: 4 King Street Lane, Winnersh, Wokingham, RG41 5AS

Proposal: Full application for the proposed change of use from offices (Use Class E(g)) to educational facility (Use Class F1(a)).

The committee made no observations on the application.

6.6 Application Number: 221081

Site Address: 2 Upper Terrace, Bearwood Road, Wokingham, Berkshire, RG41 5BT

Proposal: Householder application for the proposed single storey rear extension with pitched roof and installation of 4no. rooflights, following demolition of existing conservatory and link feature.

The committee made no observations on the application.

6.7 Application Number: 221413

Site Address: 50 Arbor Lane, Winnersh, Wokingham, RG41 5JD

Proposal: Householder application for the proposed erection of a first storey extension and raising of the roof to create a habitable first floor, part single, part two storey rear extension, installation of 4no rooflights 1no roof lantern 1no juliet balcony and 1no cantilevered balcony, and changes to fenestration following the demolition of the existing conservatory.

The committee made no observations on the application.

6.8 Application Number: 221312

Site Address: Land at Duffet Drive RG41 5TA

Proposal: Application for submission of details to comply with the following condition of planning consent O/2006/8687 (060468) dated 19/11/2014. Condition 6 relates to hard and soft landscaping details and the application is for partial discharge of this condition relating to the NEAP only.

The committee raised the following concerns about the application:-

Whilst WPC would normally support suitable facilities for young people, concern was raised about the suitability of the facilities and equipment being proposed. Particular concern was raised about the interactive equipment that contains electronics and how well that would be maintained over time. Failures in technology/electronic equipment may take time to replace and when not working may attract damage or anti-social behaviour, particularly if perceived as being neglected. The running track could well attract users (including running clubs) from a much wider area than is intended for the NEAP. This could then involve people travelling by car and creating a parking nuisance in the vicinity of the NEAP. The NEAP is being provided for users of the local area, and the type of facilities and equipment should therefore reflect that. The Parish Council requests that further consideration be given to the type of facilities and equipment being offered to ensure that it is suitable and in keeping with the area for which it would serve.

- 6.9 **Application Number:** 220910
Site Address: 31 Arbor Lane, Winnersh RG41 5JE
Proposal: Householder application for the proposed conversion of garage, facilitated by changes to fenestration and associated roof alterations (Retrospective).

The committee noted this application was not showing on the portal therefore it would be reviewed at the next meeting.

- 6.10 **Application Number:** 221378
Site Address: RG41 5UT
Proposal: Householder application for the proposed two storey side extension following removal of garage and utility room, driveway extension to accommodate additional parking space.

The committee made no observations on the application.

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

There were no revised or additional plans, or applications, to consider.

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

The Committee noted the following decisions:-

- 8.1 **Application No. 214143** - Approved
- 8.2 **Application No. 220803** - Approved
- 8.3 **Application No. 220827** - Approved
- 8.4 **Application No. 220705** - Approved
- 8.5 **Application No. 220865** - Approved
- 8.6 **Application No. 220878** - Approved
- 8.7 **Application No. 220312** - Approved
- 8.8 **Application No. 220974** - Approved
- 8.9 **Application No. 220625** - Refused
- 8.10 **Application No. 220925** - Refused

8.11 **Application No. 212164**

Appeal by: Mr Ed Knott

Site Address: Lord Harris Court, Mole Road, Sindlesham, RG41 5EA

Proposal: Full application for the proposed installation of a Non-Return Valve and 24-hour storage cesspit to store effluent. (Retrospective)

The committee noted that they had previously objected to this application and that objection still stood. That objection would be sent to the Planning Inspector by the 10 June 2022 as set out in the timescale set out by the Planning Inspectorate.

ACTION: ASSISTANT CLERK

8.12 **Application No. 214149** - Approved

8.13 **Application No. 220905** - Approved

9. **Applications for Information only.**

The committee noted the following application.

9.1 **Application Number:** 221315

Works to a TPO tree Notification

Site Address: 53 Chatsworth Avenue, Winnersh, Wokingham, RG41 5EU

Proposal: APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 610/1993, T1, Norway Maple - Reduce in height by 1.5m to the nearest suitable growth point, reducing the height from 8m to 6.5m. Reduce the southwest quadrant by 1.5m to the nearest suitable growth point, reducing the radial spread from 4.5m to 3m. Reduce the remaining canopy by 1m to the nearest suitable growth point, reducing the radial spread from 4m to 3m. Crown lift all round to a height of 2.5m.

10. **Correspondence:**

The committee noted the following correspondence: -

10.1 16/5/22 Email from Nexus Planning
Subject: Studio at Winnersh Triangle

The committee requested that Nexus Planning be invited to attend the next meeting on the 21 June 2022.

ACTION: Assistant Clerk

10.2 3/5/22 Email from Wokingham Borough Council
Subject: Enforcement cases

11. **Any other matters considered urgent by the Chairman:** None

12. **Date and time of the next meeting:** Tuesday 21 June 2022 at 19:30

There being no further business the meeting closed at 20.07