



Winnersh Parish Council

Winnersh Community Centre
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Minutes of the Informal **PLANNING & TRANSPORT COMMITTEE** meeting held remotely on **Tuesday 19 APRIL 2022 at 19.30.**

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

IN ATTENDANCE: Philip Stoneman (Clerk).

1. **Apologies for absence:** Cllrs B Krauze; F Obileye.
2. **Declarations of Interest:** Cllr G Harper declared an interest in application number 221091 as he was a nearby neighbour.
3. **Minutes of the previous meeting**
 - 3.1 The minutes of the last meeting held on the 15 March 2022 were noted, having been approved at Full Council on the 12 April 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:** 220736
Site Address: 17 Lenham Close, Winnersh, RG41 1HR
Proposal: Householder application for the proposed part single part two storey rear extension plus changes to fenestration following demolition of existing conservatory.
The committee made no observations on the application.
 - 5.2 **Application Number:** 220803
Site Address: 3 Greenwood Grove, Winnersh, RG41 5LH
Proposal: Householder application for the proposed conversion of garage to create habitable accommodation, changes to fenestration plus replacement of existing rear roof to include insertion of 1no. rooflight.
The committee made no observations on the application.

- 5.3 **Application Number:** 220819
Site Address: Wokingham Cricket Club, Sadlers Lane, Winnersh, RG41 5AW
Proposal: Full planning application for proposed two storey indoor cricket centre with 4No. rooflights and 12 solar panels.
The committee raised the following concern about the application:-
Concerns have been raised before about this development taking place in the countryside and those concerns remain.
- 5.4 **Application Number:** 220827
Site Address: 543 Reading Road, Winnersh, RG41 5HJ
Proposal: Householder application for the proposed garage conversion to create habitable accommodation, changes to fenestration plus part single storey front / side extension.
The committee made no observations on the application.
- 5.5 **Application Number:** 220865
Site Address: 22 Meadow View, Winnersh, RG41 5PD
Proposal: Householder application for the proposed replacement single storey flat roof to include 1no. roof lantern, erection of first floor rear extension plus changes to fenestration.
The committee made no observations on the application.
- 5.6 **Application Number:** 220878
Site Address: 5 Williamson Close, Winnersh, Berkshire, RG41 5RY
Proposal: Householder application for the proposed replacement flat roof to the existing conservatory, to include 1no. roof light plus changes to fenestration.
The committee raised the following concern about the application:-
There appeared to be a lack of information relating to this application and the committee objected to it on that basis.
- 5.7 **Application Number:** 220905
Site Address: 508 Reading Road, Winnersh, RG41 5EX
Proposal: Householder application for the proposed demolition and relocation of the existing garage to the rear. The vertical extension of the existing bungalow and raising of the roof to form an additional floor with accommodation in the loft space.
The committee made no observations on the application.
- 5.8 **Application Number:** 220925
Site Address: 236 Reading Road, Winnersh, RG41 5AA
Proposal: Householder application for the proposed erection of a detached timber garage.
The committee made no observations on the application.
- 5.9 **Application Number:** 220910
Site Address: 31 Arbor Lane, Winnersh, RG41 5JE
Proposal: Householder application for the proposed conversion of existing detached garage to create habitable accommodation.
The committee objected to the application on the following grounds:-
The property had already been built and therefore the committee considered it should have been submitted as a retrospective planning application. It was noted that the construction of the party wall had been raised substantially higher than 2.5 metres and was listed as a new case for planning enforcement RFS/2022/087060.

- 5.10 **Application Number:** 220974
Site Address: 6 Arne Close, Winnersh, RG41 5GN
Proposal: Householder application for the proposed erection of front porch, conversion of garage to create habitable accommodation plus single storey side / part rear extension.
The committee made no observations on the application.
- 5.11 **Application Number:** 221091
Site Address: 5 Drome Path, Winnersh, RG41 5HB
Proposal: Householder application for the proposed garage conversion into habitable space and changes to fenestration to serve new en-suite.
The committee made no observations on the application.
6. **To review Revised/Additional Plans or Applications referred by WBC**
- 6.1 **Application Number:** 220312
Revised Plans Consultation
Site Address: Land at Showcase Cinema, Reading Road, Winnersh, RG41 5HG
Proposal: Full application for the proposed 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:-
The Parish Council had raised concerns, and objected, to the application when it was last submitted on several grounds, including that the location floods and that it would reduce the amount of parking that serves the cinema. In the event that approval was granted the Parish Council had requested that a covenant be applied to ensure that a sufficient number of litter bins were provided by the applicant and that these be emptied regularly alongside frequent litter picks throughout the times the restaurant was operating. The concerns that the restaurant should not become a drive-through facility were reiterated, with consumption of food only at the restaurant.
7. **To review any Decisions, Notification of Appeals, and Inquiries from WBC**
- The committee noted the following decision:-
- 7.1 Application No. 213809 - Refused.
- 7.2 Application No. 220185 - Approved.
- 7.3 Application No. 220463 - Approved.
- 7.4 Application No. 220337 - Approved.
- 7.5 Application No. 220153 - Approved.
- 7.6 Application No. 220352 - Approved.
- 7.7 Application No. 220413 - Approved.
- 7.8 Application No. 220467 - Approved.
- 7.9 Application No. 220369 - Approved.
- 7.10 Application No. 214114 - Approved.
- 7.11 Application No. 220025 - Refused.

8. Applications for Information only

The committee noted the following applications:-

8.1 Application Number: 220850

Works to a TPO tree Notification

Site Address: 82 Arbor Lane, Winnersh, RG41 5JD

Proposal: Application for works to protected tree(s) TPO
1181/2007 G2 T1, Oak - Remove 3 branches.

8.2 Listed Building Consent Notification

Application Number: 221080

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

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

9. Correspondence

The committee noted the following items of correspondence:-

9.1 1/4/22 Email from Wokingham Borough Council

Subject: Live Enforcement Cases for Winnersh Parish.

9.2 1/4/22 Email from Wokingham Borough Council

Subject: Previous Months Closed Enforcement Cases for Winnersh Parish.

9.3 8/4/22 Email from Twyford Parish Council

Subject: Twyford Neighbourhood Plan – Pre-Submission Consultation

9.4 19/4/22 Email from Wokingham Borough Council

Subject: Application for goods vehicle operator's licence - 14 Woodlands Avenue, Winnersh.

The committee raised the following concern about the application:-

Concerns were raised about a potential noise nuisance for local residents and the possibility of damage to the private road.

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

11. Date and time of the next meeting: Tuesday 17 May 2022 at 19:30

There being no further business the meeting closed at 20.20.