



Winnersh Parish Council

Winnersh Community Centre
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Minutes of the Informal **PLANNING & TRANSPORT COMMITTEE** meeting held remotely on **Tuesday 21 June 2022 at 19.30.**

PRESENT: C Taylor (Chairman); P Fishwick; D Green; G Harper.

IN ATTENDANCE: Kerry Simpson (Assistant Clerk). Nexus Planning – Oliver Bell, Ed Drysdale, Rupert Batho and Fiona Needs.

1. **Apologies for absence:** Cllrs K Bradeepan; J. Boadu
2. **Declarations of Interest:** None
3. **Minutes of the previous meeting**
 - 3.1 The minutes of the last meeting held on the 17 May 2022 were noted. There were no matters arising.
4. **Public Session:** There were no members of the public in attendance.
5. **Presentation delivered from Nexus Planning:** discussion held regarding the planning application for Film Studios on Winnersh Triangle Business Park.
6. **The committee considered the following planning applications: -**
 - 6.1 **Application Number:** 221475
Site Address: 39 Woodward Close, Winnersh, Wokingham, RG41 5NW
Proposal: Householder application for the proposed conversion of the garage and erection of a single storey side and front extension to the existing garage to create habitable accommodation.

The committee made no observations on the application.
 - 6.2 **Application Number:** 221498
Site Address: 10 Allnatt Avenue, Winnersh, Wokingham, RG41 5AU
Proposal: Householder application for the proposed single storey side / rear extension following demolition of side store buildings to create habitable accommodation, changes to fenestration, dropping of front kerb and installation of hard standing to form a driveway.

The committee made no observations on the application.

6.3 **Application Number:** 221050

Site Address: 15 Sadlers Lane, Winnersh, Wokingham, RG41 5AJ

Proposal: Householder application for the proposed single storey rear extension and part conversion of garage to create habitable accommodation following demolition of the existing conservatory.

The committee made no observations on the application.

6.4 **Application Number:** 221081

Site Address: 2 Upper Terrace, Bearwood Road, Wokingham, 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 noted this application was reviewed last month and no observation were made.

6.5 **Application Number:** 221441

Site Address: Sadlers Cottage, Sadlers End, Sindlesham, Wokingham, RG41 5BT

Proposal: Application to vary conditions 2 and 4 of planning consent F/2012/0188 for the proposed erection of single storey and first floor side and rear extensions and erection of replacement detached garage, following demolition and removal of existing garage. Condition 2 Refers to approved details, Cond 4 No building works and the variation is to add additional footpaths, patios and canopies along with alterations to the approved plans.

The committee made no observations on the application.

6.6 **Application Number:** 221852

Site Address: 16 Delane Drive, Winnersh, Wokingham, RG41 5AT

Proposal: Householder application for the proposed erection of a single storey rear extension, including the replacement of the existing garage roof and other internal alterations.

The committee made no observations on the application.

6.7 **Application Number:** 221699

Site Address: Bearwood Hall (formerly The Manse), The Gate Sindlesham, 1 Bearwood Road, Sindlesham, Wokingham, RG41 5BB

Proposal: Full application for the proposed change of use of part of the ground floor to a one-bedroom flat with associated parking, bin and cycle storage.

The committee made no observations on the application.

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

The committee noted there were no Revised/Additional Plans or Applications referred by WBC

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

The committee noted the following decision: -

- 8.1 **Application No. 221091** - Approved
- 8.2 **Application No. 221010** - Refused
- 8.3 **Application No. 220910** - Approved

9. **Applications for Information only**

The committee noted the following applications: -

- 9.1 **Application Number:** 221497
Site Address: J Sainsbury Plc, King Street Lane, Winnersh, Wokingham, RG41 5AR
Proposal: Application for advertisement consent for 1No internally illuminated projecting sign.

10. **Correspondence**

The committee noted the following items of correspondence: -

- 10.1 16/06/22 Email from Wokingham Borough Council
 Subject: Gypsy and Traveller Accommodation Assessment Stakeholder Questions.
 Deadline 30/06/2022. Cllr. Paul Fishwick to complete.

11. **Any other matters considered urgent by the Chairman:**

Cllr D. Green requested an update on the investigation of the installation of the mobile home at 42 King Street Lane.

Cllr P. Fishwick shared the email received from the Planning Enforcement Officer. reported that the site has been investigated and the mobile home on site is in connection with the renovation of the bungalow and will be removed once the works are complete. This means that planning permission is not required for its temporary siting. Please note that the bungalow is under separate ownership and is not related to the Hatch Farm development (the land adjacent will be landscaped as per the landscaping scheme). The officer spoke with the owner, and he showed him the inside of the bungalow, as you can imagine due to the long-term ASB issues with the site the house is currently uninhabitable. He has started to carry out the renovation work and will likely soon submit for planning permission to improve the dwelling.

In addition, the current gap in the fencing will be filled this week, so the site will no longer be exposed.

As there is no current breach of planning control the case has now closed the Enforcement Investigation.

Cllr. P Fishwick has asked some further questions, about the duration of the temporary mobile home and what the plans are about the parcel of land between the new fence and Hatch Farm. Way.

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

There being no further business the meeting closed at 20.05.