



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 **PLANNING & TRANSPORT COMMITTEE** meeting held at Winnersh Community Centre on **Tuesday 16 August 2022 at 19.30.**

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

IN ATTENDANCE: Kerry Simpson (Assistant Clerk)
Adrian Betteridge (Wokingham Active Travel Community Hub)

1. **Apologies for absence:** F Obileye
2. Presentation given by Adrian Betteridge from Wokingham Active Travel Community Hub. Cllr Paul Fishwick left the meeting prior to the presentation due to being an active member of the group.
3. **Declarations of Interest:** Cllr C Taylor declared an interest in 6.2 and Cllr P Fishwick declared in interest in 6.3 and 6.7
4. **Minutes of the previous meeting**
 - 4.1 The minutes of the last meeting held on the 19 July 2022 were noted. 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:** 221845
Site Address: 550 Reading Road, Winnersh, Wokingham, RG41 5HA
Proposal: Householder application for the proposed alterations to existing front porch, single storey side extension to form cycle store, single storey rear extension, plus garage conversion to create habitable accommodation.

The committee noted the application is now invalid and therefore no action required.
 - 6.2 **Application Number:** 222258
Site Address: Land at Watmore Lane, Winnersh
Proposal: Screening Opinion application for an Environmental Impact Assessment for the proposed 250 dwellings with associated access and infrastructure.

The committee noted their objection still stands from last year.

- 6.3 **Application Number:** 222166
Site Address: 8 Mayfields, Sindlesham, Wokingham, RG41 5BY
Proposal: Householder application for the proposed erection of a single storey rear extension, following demolition of existing conservatory.
- The committee made no observations on the application.**
- 6.4 **Application Number:** 221780
Site Address: Units A To F, Hatch Farm, Mill Lane, Sindlesham, Wokingham, RG4 5DG
Proposal: Application to vary condition 20 of planning consent 99/70216/F for the proposed Conversion, partial demolition and replacement and extensions to the existing barns to create offices with ancillary car parking and access. Condition 20 refers to general permitted Development, no enlargement, improvement, alteration or change of use of the buildings shall take place from that permitted and the variation is to remove condition 20.
- The committee made no observations on the application.**
- 6.5 **Application Number:** 221843
Site Address: Reddam House, Bearwood Road, Sindlesham, Wokingham, RG41 5BG
Proposal: Full application for the proposed erection of a sports hall and new pool building following demolition of existing ancillary buildings. Creation of new landscaped permeable parking area on the site of an existing car park.
- The committee made no observations on the application.**
- 6.6 **Application Number:** 222241
Site Address: 3A St Catherines Close, Sindlesham, Wokingham, RG41 5BZ
Proposal: Householder application for the proposed erection of a two-storey front extension, two storey side extension, garage conversion to create habitable accommodation, erection of detached garage, plus changes to fenestration and new access.
- The committee object due to the position of the proposed garage and access causing pedestrian blockage. There are concerns regarding the limited space between the garage and the back of the highway causing obstruction across the footway.**
- 6.7 **Application Number:** 222103
Site Address: 3 St Marys Road, Sindlesham, Wokingham, RG41 5DA
Proposal: Householder application for the erection of a detached outbuilding. (Retrospective)
- The committee made no observations on the application.**
- 6.8 **Application Number:** 222319
Site Address: Reddam House, Bearwood Road, Sindlesham, Wokingham, RG41 5BG
Proposal: Application for listed building consent for the proposed erection of a sports hall and new pool building following demolition of existing ancillary buildings. Creation of new landscaped permeable parking area on the site of an existing car park
- The committee made no observations on the application.**

- 6.9 **Application Number:** 222384
 Site Address: 10 Greenwood Grove, Winnersh, Berkshire, RG41 4AM
 Proposal: Householder application for the proposed internal alterations and new windows to front and side elevations.
- The committee made no observations on the application.**
- 6.10 **Application Number:** 222290
 Site Address: 5 Laburnum Road, Winnersh, Wokingham, RG41 5XL
 Proposal: Householder application for the proposed single storey front and rear extensions conversion of the garage to create habitable accommodation and first floor front and side extensions, hardstanding to rear to create patio.
- The committee made no observations on the application.**
- 6.11 **Application Number:** 222384
 Site Address: 10 Green Lane, Winnersh, Wokingham, RG41 5FE
 Proposal: Householder application for the proposed internal alterations and new windows to front and side elevations.
- The committee noted this was a duplicate application.**
- 6.12 **Application Number:** 222356
 Site Address: 55 Reynards Close, Winnersh, Wokingham, RG41 5NU
 Proposal: Householder application for the proposed erection of a single storey front extension, garage conversion to create habitable space and changes to fenestration.
- The committee made no observations on the application.**
- 6.13 **Application Number:** 222109
 Site Address: 508 Reading Road, Winnersh, Wokingham, RG41 5EX
 Proposal: Householder application for the proposed demolition of existing garage. Erection of garage to the rear. Single storey rear extension. Raising of the roof to create habitable accommodation. Changes to fenestration.
- 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. 220819 – Approved
- 8.2 Application No. 221050 – Approved
- 8.3 Application No. 221852 – Approved

- 8.4 **Application No. 212154** - Lord Harris Court, Mole Road, Sindlesham RG41 5EA– 3291775
Description: Full application for the proposed installation of a Non-Return Valve and 24-hour storage cesspit to store effluent. (Retrospective)
Decision: The appeal is allowed, and planning permission Ref 212164 for the installation of a non-return valve and 24-hour storage cesspit to store effluent granted on 9 September 2021 by Wokingham Borough Council, is varied by deleting condition 3.
9. **Applications for Information only**
- The committee noted the following applications: -
- 9.1 **Tree Preservation Order: 1884/2022**
Located on land on the north side of Sylvester Close, Winnersh, RG41
- 9.2 **Tree Preservation Order: 222392**
Site Address: 364 Reading Road, Winnersh, Wokingham, RG41 5EJ
Proposal: Application for works to protected Tree(s) TPO 1284/2008, T3 T1, Oak (T3 on TPO) – Selective crown reduction all round by approx. 1.8m to the nearest suitable growth point; crown lift to a height above ground level of 2.5m all round; remove deadwood 50mm in diameter or over 1m in length.
10. **Correspondence**
- The committee noted the following items of correspondence: -
- 10.1 27/07/2022 Email from Wokingham Borough Council
Subject: TPO-1844-2022 confirmed trees at 236 Reading Road, Winnersh, RG41 5AA
- 10.2 27/07/2022 Email from Wokingham Borough Council
Subject: CIL & Infrastructure information sharing between WBC & Parishes
- 10.3 28/07/2022 Email from Wokingham Borough Council
Subject: Traffic and Travel
- 10.4 01/08/22 Email from Wokingham Borough Council
Subject: Live enforcement cases
- 10.5 01/08/22 Email from Wokingham Borough Council
Subject: Closed enforcement cases
- 10.6 03/08/22 Email from Wokingham Borough Council
Subject: 212154 - Lord Harris Court, Mole Road, Sindlesham RG41 5EA - 3291775
- 10.7 08/08/2022 Email from Wokingham Borough Council
Subject: High rise residential buildings in your area
- 10.8 10/08/2022 Email from Wokingham Borough Council
Subject: TPO-1884-2022 served Trees at Sylvester Close, Winnersh, RG41

11. **Schedule of Payments**

Cllr Green and Cllr Harper reviewed and authorised the schedule of payments

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

12/07/22 Email from Wokingham Borough Council
Subject: Wokingham Borough Local Cycling and Walking Infrastructure Plan
Deadline 19/08/2022.

ACTION: All committee members to review the response completed by Cllr Taylor.
Cllr Taylor to submit by the deadline 19th August 2022

13. **Date and time of the next meeting:** Tuesday 20 September 2022 at 19:30.

There being no further business the meeting closed at 21:15.