



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 18 October 2022 at 19.30.**

PRESENT: C Taylor (Chairman); P Fishwick; G Harper; J Boadu

IN ATTENDANCE: Amanda Gee (member of the public)

1. **Apologies for absence:** F Obileye, D Green, K Bradeepan
2. **Declarations of Interest:** None
3. **Public Session:** One member of the public present. No comments or questions raised
4. **The committee considered the following planning applications: -**

- 4.1 **Application Number:** 222278
Site Address: 42 King Street Lane, Wokingham, Winnersh, RG41 5AZ
Proposal: Full application for the proposed erection of one 5no. bedroom dwelling, following demolition of existing dwelling and garage.

The committee noted the application is now under reference 223051 and have requested an extension to review at the next meeting.

- 4.2 **Application Number:** 222536
Site Address: 1180 Eskdale Road, Winnersh, Wokingham, Berkshire
Proposal: Prior approval submission for the proposed installation of a 194kW Solar Photovoltaic roof mounted scheme.

The committee made no observations on the application.

- 4.3 **Application Number:** 221900
Site Address: 580 Reading Road, Winnersh, Wokingham, RG41 5HA
Proposal: Full application for the proposed erection of a detached single storey workshop and storage facility for heavy plant equipment repair.

The committee made no observations on the application.

- 4.4 **Application Number:** 222515
Site Address: Rear Of, 1 Mole Road, Sindlesham, Wokingham, RG41 5DJ
Proposal: Outline application with all matters reserved for the proposed erection of a single storey dwelling.

The committee noted their objection still stands.

- 4.5 **Application Number:** 222366
Site Address: Land At 1100 Series, Winnersh Triangle, Wokingham, RG41 5TS
Proposal: Full application for the permanent retention of Stages 1 and 2 permitted under planning permission ref: 214183, and the erection of a new Virtual Production Sound Stage (Stage 3), together with associated access arrangements, parking, landscaping and associated infrastructure, including security fencing and hut and welfare facilities (part retrospective).

The committee made no observations on the application.

- 4.6 **Application Number:** 222590
Site Address: 5a Mayfields, Sindlesham, Wokingham, RG11 5BY
Proposal: Application to vary conditions 2-11-17-18 and 19 of planning consent F/2014/2581 for the Proposed erection of 3 detached dwellings with associated access and parking and access following the partial demolition of the existing dwelling. Condition 2 refers to Approved details and the variation is to supply new plans. 11 Landscaping and the variation is for new plans supplied. 17 garage to be retained and the variation is to amend wording. 18 Cycle parking variation is to be removed. 19 Bin store variation to be removed.

The committee noted the application have requested an extension to review at the next meeting.

- 4.7 **Application Number:** 222608
Site Address: 12 Riverdene Drive, Winnersh, Wokingham, RG41 5TF
Proposal: Householder application for the proposed part conversion of garage to create habitable accommodation.

The committee made no observations on the application.

- 4.8 **Application Number:** 222909
Site Address: The Pavilion, Wokingham Cricket Club, Sadlers End, Sindlesham, Wokingham, RG41 5AW
Proposal: Application to vary conditions 7 and 15 of planning consent 220819 for the Full planning application for proposed two storey indoor cricket centre with 4No rooflights and 12No solar panels. Condition 7 refers to BREEAM and the variation is to remove the condition. Condition 15 refers to Use limitations and the variation is to remove the condition.

The committee made no observations on the application.

- 4.9 **Application Number:** 222923
 Site Address: 307a Reading Road, Winnersh, Wokingham, RG41 5LR
 Proposal: Householder application for the proposed side dormer and changes to fenestration along with restoration of 2No rooves.

The committee made no observations on the application.

- 4.10 **Application Number:** 222366
 Site Address: Land At 1100 Series and E2 Building, Winnersh Triangle, Wokingham, RG41 5TS
 Proposal: Full application for the permanent retention of Stages 1 and 2 permitted under planning permission ref: 214183, and the erection of a new Virtual Production Sound Stage (Stage 3), together with associated access arrangements, parking, landscaping and associated infrastructure, including security fencing and hut and welfare facilities (part retrospective).

The committee noted this was a duplicate application

- 4.11 **Application Number:** 222974
 Site Address: 35 Robin Hood Lane, Winnersh, Wokingham, RG41 5ND
 Proposal: Full application for the proposed subdivision of the site and erection of 2 no. five bedroom detached dwellings with associated parking, following demolition of the existing dwelling.

The committee made no observations on the application.

- 4.12 **Application Number:** 222296
 Site Address: 14 Chatsworth Avenue, Winnersh, Wokingham, RG41 5EU
 Proposal: Householder application for the proposed part garage conversion to create habitable accommodation and a single storey extension to extend the garage.

The committee made no observations on the application.

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

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

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

The committee noted the following decision: -

- 6.1 Application No. 221699 – Approve
- 6.2 Application No. 222166 – Approve
- 6.3 Application No. 221985 - Approve
- 6.4 Application No. 221620 - Approve
- 6.5 Application No. 222384 – Approve
- 6.6 Application No. 222515 – Refuse

6.7 Application No. 221780 – Approve

7. Applications for Information only

The committee noted the following applications: -

7.1 Tree Preservation Order: 222314

Site Address: Garden Cottage, Roundabout Lane, Winnersh, Wokingham, RG41 5AD

Proposal: APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 220/1983, AREA 1 0466, Oak – Fell; leave main trunk as monolith but remove crown. 0451, Oak – Cut back 1 no. overhanging branch by 0.5-1m (as indicated on photo). 0437, Oak - Cut back 2 no. overhanging branches by 1m.

7.2 Tree Preservation Order: 222555

Site Address: St Catherines Lodge, Bearwood Road, Sindlesham, Wokingham, RG41 5BN

Proposal: APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 0033/1971, WOODLAND 1 T1, Oak – Prune damaged branch (shown on photographs) back to growth point. G1, Mixed Species - Prune branches on south side by 2m, back to nearest growth points

7.3 Tree Preservation Order: 222815

Site Address: Land at and to front of Whitethorns, Roundabout Lane, Winnersh, Wokingham, RG41 5AD

Proposal: APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 1847/2022, AREA 1 G1, Oak, Holly, Silver Birch, Yew – Trim back canopies encroaching onto Roundabout Lane by approx. 4m in height and 1m in spread and regularly maintain this established clearance from the highway thereafter by removing new growth.

7.4 Tree Preservation Order: 222917

Site Address: 46 Robin Hood Lane, Winnersh, Wokingham, RG41 5NQ

Proposal: APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 759/1995 (T1) T1, Hornbeam (T1 on TPO) - To reduce the crown by 2-2.5m and thin canopy by 30-40% Reasons for work – To create a more balanced canopy and allow partial light to pass through the canopy making the tree more aesthetically pleasing.

8. Correspondence

The committee noted the following items of correspondence: -

8.1 03/10/22 Email from Wokingham Borough Council
Subject: Live enforcement cases

8.2 03/10/22 Email from Wokingham Borough Council
Subject: Closed enforcement cases

8.3 19/08/22 Email from Wokingham Borough Council
Subject: Media Release: Vital bus services

- 8.4 27/09/22 Email from Wokingham Borough Council
Subject: Planning Council refresher session
- 8.5 23/09/2022 Email from South Western Railway
Subject: SWR Community Rail Newsletter
- 8.6 25/09/2022 Email from South Western Railway
Subject: SWR Strike action
- 8.7 20/09/2022 Email from Wokingham Borough Council
Subject: ST08 Winnersh Catering Ltd, King Street Lane Renewal 2022
- 8.8 01/09/2022 Email from Wokingham Borough Council
Subject: TPO-1847-2022 confirmed South boundary Whitethorns and Roundabout Lane, Winnersh, RG41
- 8.9 01/09/2022 Email from Wokingham Borough Council
Subject: TPO-1848-2022 confirmed Land south of Reading Rd, East of Winnersh Roundabout, Winnersh
- 8.10 01/09/22 Email from Wokingham Borough Council
Subject: Live enforcement cases
- 8.11 01/09/22 Email from Wokingham Borough Council
Subject: Closed enforcement cases

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

Cllr Harper requested an update on the Enforcement action regarding the Car Wash at the Winnersh Garden Centre (Application 210997)

ACTION: APC to provide an update

10. **Date and time of the next meeting:** Tuesday 15 November 2022 at 19:30.

There being no further business the meeting closed at 19:48.