



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 15 November 2022 at 19.30.**

PRESENT: Cllrs P Fishwick; D Green; G Harper; K Bradeepan; F Obileye

IN ATTENDANCE: Kerry Simpson (Assistant Parish Clerk) and 3 members of the public

1. **Apologies for absence:** Cllrs C Taylor; J Boadu
2. **Declarations of Interest:** Cllrs P Fishwick declared an interest in application 4.1
3. **Public Session:** Three members of the public were present to discuss concerns relating to application 4.1
4. **The committee considered the following planning applications: -**
 - 4.1 **Application Number:** 222590
Site Address: Land to the Rear of 5-7, Mayfield's, Sindlesham, Wokingham, RG41 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 object due to the unreasonable variations against the agreed planning application. The committee would strongly endorse the appropriate enforcement if put in place.
 - 4.2 **Application Number:** 222662
Site Address: Avenue House, Mill Lane, Sindlesham, Wokingham, RG41 5DF
Proposal: Householder application for the proposed two storey side / rear extension, 2no. front dormers, changes to fenestration plus new patio area following demolition of existing storage shed.

The committee made no observations on the application.

- 4.3 **Application Number:** 223124
 Site Address: 656 Winnersh Garden Centre, Reading Road, Winnersh, Wokingham, RG41 5HG
 Proposal: Application for a certificate of existing lawful development for the use of land to sell and display goods (sheds)

 The committee made no observations on the application.
- 4.4 **Application Number:** 223247
 Site Address: 11 Guernsey Way, Winnersh, Wokingham, RG41 5FT
 Proposal: Householder application for the proposed erection of a single storey rear extension.

 The committee made no observations on the application.
- 4.5 **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 made no observations on the application.
- 4.6 **Application Number:** 223159
 Site Address: 21 Mayfields, Sindlesham, Wokingham, RG41 5BY
 Proposal: Revised Householder application for the proposed erection of a two-storey side extension, part single part two storey rear extension, and a front porch, with changes to fenestration, following demolition of the chimney and garage.

 The committee made no observations on the application.
- 4.7 **Application Number:** 223215
 Site Address: 2 Guernsey Way, Winnersh, Wokingham, RG41 5FT
 Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.50m, for which the maximum height would be 3.40m and the height of the eaves 2.70m.

 The committee made no observations on the application.

4.8 **Application Number:** 223199

Site Address: 47 Sadlers Lane, Winnersh, Wokingham, RG41 5AJ

Proposal: Householder application for the proposed erection of a single storey front extension, infill and extension to existing car port, first floor rear and two storey rear extension, plus changes to fenestration and widening of existing drive.

The committee made no observations on the application.

4.9 **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 revised application number is 223051. The committee highlighted the revised drawings do not show the brick piers and pillars at the entrance to the site. These have already been built despite not appearing to have had planning permission. The brick piers and pillars are also illuminated. The committee highlighted the purpose of the area (not shown as lawn) to the side and rear of the site was not clear and had concerns what this area will be used for. The three parking spaces shown do not include a swept path analysis to show vehicles can exit in forward gear. The committee were concerned about the impact this could have to the Winnersh relief road junction.

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. 221782 – Approve

7. **Applications for Information only**

The committee noted there were no application for information only.

8. **Correspondence**

The committee noted the following items of correspondence: -

8.1 12/10/22 Email from Wokingham Borough Council
Subject: Twyford Neighbourhood Plan Consultation

8.2 12/10/22 Email from Wokingham Borough Council
Subject: Finchampstead Neighbourhood Plan Consultation

- 8.3 7/11/2022 Email from Wokingham Borough Council
Subject: Media release: Locations confirmed for borough's new electric vehicle chargers
- 8.4 1/11/2022 Email from Wokingham Borough Council
Subject: Live enforcement cases
- 8.5 1/11/22 Email from Wokingham Borough Council
Subject: Closed enforcement cases

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

Cllr Harper provided an update on the Enforcement action regarding the Car Wash at the Winnersh Garden Centre (Application 210997). A new application was submitted in December 2021 following this appeal decision under ref: 214114.

The application was granted approval on 6th April 2022 as it had overcome the previous reasons for refusal pertaining to Flood Risk

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

There being no further business the meeting closed at 20:26