



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 14 February 2023 at 19.30.**

PRESENT: Cllrs D Green; P Fishwick; G Harper

IN ATTENDANCE: Kerry Simpson (Assistant Parish Clerk)

1. **Apologies for absence:** Cllrs C Taylor; F Obileye; J Boadu
2. **Declarations of Interest:** None
3. **Public Session:** There were no members of the public in attendance.
4. **Minutes of the previous meeting**
 - 4.1 The minutes of the last meeting held on the 10 January 2023 were noted and approved. There were no matters arising.
5. **The committee considered the following planning applications: -**
 - 5.1 **Application Number:** 223840
Site Address: Wildewood, Simons Lane, Wokingham, RG41 3HH
Proposal: Householder application for the proposed conversion of existing garage to create habitable accommodation plus single storey front and side extension. Single storey side extension. Erection of 5.2m pergola to the rear garden. Installation of 2no. air conditioning condensing units. Erection of 1m fencing following removal of existing boundary wall.

The committee noted the application had already been approved.
 - 5.2 **Application Number:** 230050
Site Address: 30 Arbor Lane, Winnersh, Wokingham, RG41 5JD
Proposal: Householder application for the proposed conversion of existing garage to create habitable accommodation, to include rooflights.

The committee made no observations on the application.

- 5.3 **Application Number:** 230076
Site Address: 36 Danywern Drive, Winnersh, Wokingham, RG41 5NR
Proposal: Householder application for the proposed erection of a first-floor rear extension, and changes to fenestration.

The committee made no observations on the application.

- 5.4 **Application Number:** 221312
Site Address: Land at Duffet Drive, Winnersh, RG41 5TA
Proposal: Application for submission of details to comply with the following condition of planning consent O/2006/8687 (060468) dated 19/11/2014. Condition 6 relates to hard and soft landscaping details and the application is for partial discharge of this condition relating to the NEAP only.

The committee made no observations on the application.

- 5.5 **Application Number:** 230099
Site Address: Land to the South of Gazelle Close, Winnersh, RG41 5HH
Proposal: Full application for the proposed erection of a foodstore with associated access, parking for 124No spaces and servicing areas, landscaping, and other associated works to include Solar panels to the roof.

The Committee have raised the following concerns:

1. Flood Risk

Is the +25% allowance for climate change sufficient?

2. Travel

Are the 8 cycle spaces for the public covered by CCTV? The Committee noted the positioning of the spaces are hidden and therefore concerns were raised about potential crime.

The Committee also noted there were discrepancies within the report regarding the number of spaces for both cyclists and motorists.

3. Traffic

The Committee are concerned about the management of future traffic and turning right from the junction. This is currently a left turn only exit but is often abused by drivers turning right. An increase in traffic will create more vehicles turning right illegally increasing the road safety risk. As a result, the junction will require better measures to stop the right turning traffic. The Committee are concerned that if traffic signals are installed this will place pressure on the Winnersh crossroads.

- 5.6 **Application Number:** 230091

Site Address: 54 Arbor Lane, Winnersh, Wokingham, RG41 5JD

Proposal: Householder application for the proposed erection of a two-storey rear extension with 1 no. Juliet balcony and a single storey side/rear extension to the existing detached garage linking this to the main dwelling.

The committee made no observations on the application.

5.7 Application Number: 230163

Site Address: 1 Upper Terrace, Bearwood Road, Sindlesham, Wokingham, RG41 5BT

Proposal: Application for Listed Building Consent for the proposed demolition of the rear utility room extension and alterations the original wall line with a new kitchen window; to create a French drain and lower the patio; replace existing patio doors in a wider opening; to replace the existing dining room door and side window with a window; reverse the open-plan hall formation to enclose the new living room with new structure and lightweight walls; and replace the modern staircase to create the space for the new Living Room walls; to adjust the existing internal Kitchen door opening; relocate two original doors to one new door to the Bathroom; replace two modern fireplaces.

The committee made no observations on the application.

5.8 Application Number: 230187

Site Address: 38 Danywern Drive, Winnersh, Wokingham, RG41 5NR

Proposal: Householder application for the proposed erection of a first-floor side/rear extension.

The committee made no observations on the application.

5.9 Application Number: 230013

Site Address: 3 Woodlands Avenue, Winnersh, Wokingham, RG41 3HL

Proposal: Householder application for the proposed erection of a first-floor side extension, plus alterations to existing single storey rear roof, addition of PV panels and changes to fenestration.

The committee noted there was no site plan attached and therefore unable to review the application.

5.10 Application Number: 230208

Site Address: Land located to the east of Watmore Lane/Maidensfield, Winnersh

Proposal: Outline application with all matters reserved except access for the proposed erection of up to 234 dwellings.

The Committee wish to object to this application. Cllr Paul Fishwick will circulate the report to the APC.

5.11 Application Number: 230261

Site Address: 22 Sadlers Lane, Winnersh, RG41 5AG

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 8.00m, for which the maximum height would be 4.00m and the height of the eaves 3.00m

The committee noted that insufficient information is attached to this application, so unable to make an observation. The application should be rejected in its current form and additional documents such as existing and proposed elevations and floor plans should be submitted.

5.12 **Application Number:** 230149

Site Address: 10 Lincoln Close, Winnersh, Wokingham, Berks, RG41 5S2

Proposal: Householder application for the proposed 2No storey front and 2No storey rear extensions. First storey front extension and single storey side extensions.

The Committee wish to object to the application on the following grounds. The proposed extension is overdeveloped, overbearing and out of character. The parking spaces are not accessible from the highway and would need to be revised with swept path details.

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

The committee noted the following decision: -

6.1 Application No. 223610 – Approve 8 Potter Way

6.2 Application No. 223591 – Refuse Grass Verge of King Street Lane,

6.3 Application No. 223539 – Approve Hatch Farm, Mill Lane

6.4 Application No. 223657 – Approve 10 Mole Road

6.5 Application No. 223675 – Approve 6 Westfield Road

6.6 Application No. 223720 – Approve - Plot B Car Park, Winnersh Triangle

6.7 Application No. 223389 – Approve - 6 Robin Hood Lane

6.8 **Appeal Ref:** APP/X0360/W/22/3300991 423-431 Reading Road, Winnersh RG41 5HU

Decision: The appeal is allowed subject to conditions.

Costs: The application for an award of costs is refused.

6.9 **Application Number:** 230035

Site Address: Bulldog Services, 271-271a Reading Road, Winnersh, Wokingham, RG41 5AB

Proposal: Application for advertisement consent for 2No internally illuminated Suzuki fascia signs.

The committee made no observations on the application.

7. **Applications for Information only**

The committee noted that no applications were for information only.

8. **Correspondence**

The committee noted the following items of correspondence: -

8.1 **Email:** 01/02/2023

Subject: WBC Previous Month Closed Enforcement Cases for Winnersh Parish

- 8.2 **Email:** 01/02/2023
Subject: WBC Live Enforcement Cases for Winnersh Parish

The Committee have requested an update on the following cases:

RFS/2022/087791 42 King Street Lane
RFS/2022/087834 Land Rear of, 5 & 7 Mayfields

The APC will contact Planning Enforcement and will provide an update.

ACTION: APC

- 8.3 **Email:** 10/01/2023
Subject: Gypsy and Traveller Call for Sites
- 8.4 **Email:** 16/01/2023
Subject: Aldi planning application, Winnersh
- 8.5 **Email:** 23/01/2023
Subject: Media release: Government urged not to cut Wokingham Borough's bus funding lifeline
- 8.6 **Email:** 24/01/2023
Subject: MEDIA RELEASE: Your chance to support campaign for fairer housing numbers in Wokingham Borough
- 8.7 **Email:** 25/01/2023
Subject: MEDIA RELEASE: Developer agreements bring millions to improve Wokingham Borough's communities

9. **To agree a revised date for the meeting scheduled 9th May due to the Parish Council Election.**

The committee agreed to reschedule the meeting for 25th April 2023.

9. **Any other matters considered urgent by the Chairman:** None

10. **Date and time of the next meeting:** Tuesday 14 March 2023 at 19:30.

Cllrs Geoff Harper and Cllrs David Green advised they are on holiday and unable to attend the upcoming meeting. The APC will contact all committee members to ensure the meeting is quorate. It was suggested the meeting is rescheduled to the 6th or 8th March. The APC will confirm the date of the meeting.

ACTION: APC

There being no further business the meeting closed at 20:51