



## Winnersh Parish Council

Winnersh Community Centre  
New Road, Sindlesham, Wokingham  
Berkshire RG41 5DU  
Phone 0118 978 0244  
e-mail [clerk@winnersh.gov.uk](mailto:clerk@winnersh.gov.uk)  
[www.Winnersh.gov.uk](http://www.Winnersh.gov.uk)

Minutes of the **PLANNING & TRANSPORT COMMITTEE** meeting held at Winnersh Community Centre on **Tuesday 20 December 2022 at 19.30.**

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

**IN ATTENDANCE:** Kerry Simpson (Assistant Parish Clerk)

Cllr Fishwick was delayed. Cllr Green to chair the meeting. Proposed by Cllr Harper, seconded by Cllr Obileye

1. **Apologies for absence:** Cllrs C Taylor; J Boadu; K Bradeepan.
2. **Declarations of Interest:** Cllrs D Green declared an interest in item 5.5. Cllr Fishwick chaired this application.
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 15 November 2022 were noted, having been approved at Full Council on the 13 December 2022. There were no matters arising.
5. **The committee considered the following planning applications: -**
  - 5.1 **Application Number:** 223091  
**Site Address:** 7 Sherwood Road, Winnersh, Wokingham, RG41 5NH  
**Proposal:** Householder application for the proposed two storey side/front extension incorporating porch to create habitable accommodation, following demolition of existing garage and store, installation of 1No. rooflight to existing side elevation with changes to fenestration

**The committee made no observations on the application.**

- 5.2     **Application Number:** 222915  
          **Site Address:** 17 Sadlers Lane, Winnersh, Wokingham, RG41 5AJ  
          **Proposal:** Householder application for the proposed erection of a two-story rear extension, single story side extension, erection of chimney with changes to fenestration.
- The committee made no observations on the application.**
- 5.3     **Application Number:** 223448  
          **Site Address:** Winnersh Triangle, Wharfdale Rd, Winnersh, RG41 5RD  
          **Proposal:** Application for advertisement consent for relocation and renovation of 1no. non-illuminated freestanding monolith sign for Winnersh Triangle.
- The committee made no observations on the application.**
- 5.4     **Application Number:** 223539  
          **Site Address:** Hatch Farm, Mill Lane, Sindlesham, Wokingham, Berkshire, RG41 5DY  
          **Proposal:** Prior approval submission for the proposed change of use of commercial, business and service units (Use Class E) to 6 no. dwellings (Use Class C3).
- The committee made no observations on the application.**
- 5.5     **Application Number:** 223591  
          **Site Address:** Grass Verge of King Street Lane, Winnersh, Berkshire, RG41 5AX  
          **Proposal:** Prior approval submission for the proposed installation of a 20m high slim-line monopole, supporting 6 no. antennas, 1 no. wraparound equipment cabinet at the base of the monopole, 2 no. equipment cabinets, 1 no. electric meter cabinet, and ancillary development thereto.
- The committee made no observations on the application.**
- 5.6     **Application Number:** 223590  
          **Site Address:** 307a Reading Road, Winnersh, Wokingham, RG41 5LR  
          **Proposal:** Householder application for the proposed erection of side dormers and conversion of the garage, including changes to fenestration along with restoration of 2 No roofs.
- The committee commented that due to the minimal information provided they had concerns over the hatched area of the roof and the impact this could have to the direct neighbour.**
- 5.7     **Application Number:** 223675  
          **Site Address:** 6 Westfield Road, Winnersh, Wokingham, RG41 5ER  
          **Proposal:** Householder application for the proposed erection of a single storey front, side and rear extension, plus the insertion of side dormers to facilitate conversion of the loft to create habitable accommodation.
- The committee made no observations on the application.**

- 5.8     **Application Number:** 223610  
          **Site Address:** 8 Potter Way, Winnersh, Wokingham, RG41 5SJ  
          **Proposal:** Householder application for the proposed conversion of existing garage to create habitable accommodation, plus changes to fenestration

**The committee made no observations on the application.**

- 5.9     **Application Number:** 223389  
          **Site Address:** 6 Robin Hood Lane, Winnersh, Wokingham, RG41 5LX  
          **Proposal:** (Retrospective) Householder application for the proposed erection of a front wall, which fell off during the February storm (2022) and the installation of a new gate behind the wall in the driveway.

**The committee made no observations on the application.**

- 5.10    **Application Number:** 223720  
          **Site Address:** Plot B Car Park, Winnersh Triangle, Berkshire, RG41 5TP  
          **Proposal:** Full application for the proposed reconfiguration of existing plot B car park and installation of security fence.

**The committee made no observations on the application.**

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

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

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

The committee noted the following decision: -

- 7.1     Application No. 223247 – Approve  
          Application No. 223215 - Allow the proposal because prior approval is not required.  
          Application No. 222241 – Approve  
          Application No. 223051 – Approve  
          Application No. 223124 – Refuse  
          Application No. 223199 – Withdrawn

8.     **Applications for Information only**

The committee noted there were no application for information only.

9.     **Project Moving Traffic Offences**

The committee agreed to respond on behalf of Winnersh Parish Council. The survey was completed and submitted during the meeting.

10. **Correspondence**

The committee noted the following items of correspondence: -

- 10.1 Email: 22/11/2022 Subject: the high fence and gate by Mole Lodge on Mole Road

**The committee commented that the fencing is unsightly and blocks access to the public. A suggestion was made to improve the aesthetics and look at alternatives to blend in with the surrounding countryside.**

- 10.2 Email: 23/11/2022 Subject: DRAFT TEMPLATE: Notification of Temporary Closure - Structural Maintenance

- 10.3 Email: 29/11/2022 Subject: WKM25366 - Pre-consultation for proposed radio base station

- 10.4 Email: 01/12/2022 Subject: WBC Previous Month Closed Enforcement Cases for Winnersh Parish

- 10.5 Email: 01/12/2022 Subject: WBC Live Enforcement Cases for Winnersh Parish

- 10.6 Email: 07/12/2022 Subject: Notification of Temporary Closure - Surface Dressing

- 10.7 Email: 07/12/2022 Subject: Notification of Temporary Closure - Micro Asphalt

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

Cllr Green and the Committee thanked Cllr Harper for representing Winnersh Parish Council for attending the call-in planning application meeting.

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

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