



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 06 March 2023 at 19.30.**

PRESENT: Cllrs C Taylor; D Green; P Fishwick

IN ATTENDANCE: Kerry Simpson (Assistant Parish Clerk)

1. **Apologies for absence:** Cllrs G Harper
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 14 February 2023 were noted as being approved at Full Council on 21 February 2023.
The Assistant Parish Clerk had circulated the update on the two live enforcement cases prior to the meeting. There were no matters arising.
5. **The committee considered the following planning applications: -**
 - 5.1 **Application Number:** 230304
Site Address: 11 Chatsworth Avenue, Winnersh, Wokingham, RG41 5EU
Proposal: Householder application for the proposed erection of single storey front extension, part single part two storey side extension, single storey rear extension plus changes to fenestration following conversion of existing garage to create habitable accommodation.

The committee raised concerns about the 45-degree angle to the back of the neighbour's property. They also raised concerns about the available parking and questioned the clearance.
 - 5.2 **Application Number:** 223838
Site Address: 252 Reading Road, Winnersh, Wokingham, RG41 5AA
Proposal: Householder application for the proposed side hip to gable extension of existing main roof with insertion of 1 no. front dormer window and 1 no. rear dormer window to create first storey habitable space and changes to fenestration.

The committee made no observations on the application.

- 5.3 **Application Number:** 230344
 Site Address: 19 Chatsworth Avenue, Winnersh, Wokingham, RG41 5EU
 Proposal: Householder application for the proposed erection of a single storey side extension and garage conversion.

The committee made no observations on the application.

- 5.4 **Application Number:** 230313
 Site Address: 461 Reading Road, Winnersh, Wokingham, RG41 5HX
 Proposal: Householder application for the proposed single storey rear extension following demolition of existing rear extension.

The committee made no observations on the application.

- 5.5 **Application Number:** 230373
 Site Address: 38 Sandstone Close, Winnersh, Wokingham, RG41 5XS
 Proposal: Householder application for the proposed garage conversion, and the erection of a part single storey rear extension, part two storey side extension. Following demolition of existing conservatory, single storey rear extension, external material changes, fenestration changes, and internal reconfigurations to an existing semi-detached dwelling house.

The committee made no observations on the application.

- 5.6 **Application Number:** 230382
 Site Address: 12 Danywern Drive, Winnersh, Wokingham, RG41 5NR
 Proposal: Full application for the proposed erection of two semi-detached dwellings with associated parking and ancillary structures following demolition of the existing bungalow.

The committee wish to object as the 45-degree line from the adjacent property doesn't clear the proposed building line.

- 5.7 **Application Number:** 230476
 Site Address: Winnersh Triangle Business Park, Eskdale Road, RG41 5TS
 Proposal: Screening Opinion application for the proposed erection of a sound stage building for commercial filming. The proposed building comprises a gross internal area of 4,552 sqm, which would function as a bespoke film studio

The committee made no observations on the application.

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

The committee noted the following decision: -

- 6.1 Application No. 230076 – Approve 36 Danywern Drive
- 6.2 Application No. 230187 – Approve 38 Danywern Drive
- 6.3 Application No. 222662 – Approve Avenue House, Mill Lane
- 6.4 Application No. 230035 – Approve Bulldog Services, 271-271a Reading Road

6.5 **Appeal:** APP/X0360/X/23/3314918

Application No. 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). An appeal has been made to the Secretary of State against the decision of Wokingham Borough Council to refuse a lawful certificate application.

7. **Applications for Information only**

The committee noted the following application:

7.1 **Application Number:** 230321

Site Address: Land adjacent to Wood End, Simons Lane, Wokingham, RG41 3HH

Proposal: APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 676/1994, WOODLAND 1 T1, Oak – Reduce and reshape north side of canopy over garden of Woodend by reducing branch tips by 1-3m (1m lower canopy and 3m in upper canopy); reduce 1 no. branch on northwest side by up to 4m over garden and footpath; remove deadwood over garden and footpath areas.

8. **Correspondence**

The committee noted the following items of correspondence: -

8.1 **Email:** 01/03/2023

Subject: WBC Previous Month Closed Enforcement Cases for Winnersh Parish

8.2 **Email:** 01/03/2023

Subject: WBC Live Enforcement Cases for Winnersh Parish

The committee asked that the Clerk submit a suggestion for the Overview and Scrutiny Committee to review the Planning Enforcement processed and communication.

ACTION: Clerk

8.3 **Email:** 22/02/2023

Subject: Reading Road Active Travel Scheme - Future Member Meeting

The committee agreed to discuss this at Full Council

ACTION: Cllr Taylor

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

10. **Date and time of the next meeting:** Tuesday 11 April 2023 at 19:30.