



Winnersh Parish Council

Winnersh Community Centre
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Minutes of the **PLANNING & TRANSPORT COMMITTEE** meeting held at Winnersh Community Centre on **Tuesday 11 April 2023 at 19.30.**

PRESENT: Cllrs P Fishwick; D Green; G Harper; J Boadu

IN ATTENDANCE: Kerry Simpson (Assistant Parish Clerk) and 4 members of the public

1. **Apologies for absence:** Cllrs F Obileye
2. **Declarations of Interest:** None
3. **Public Session:** There were 4 members of the public in attendance who raised the following concerns regarding application 230528:
 - Potential future work following detachment of the property
 - Loss of light due to the 60-degree angle of proposed new building
 - The proposed plans are overbearing and more than doubling the existing footprint.
 - The new building will block the only window to the neighbours' property
 - The neighbours will be overlooked
 - The conifers in the plans aren't an accurate reflection and does not provide a screen as detailed.
 - The access road is very narrow and there is no room for a turning point.
4. **Minutes of the previous meeting**
 - 4.1 The minutes of the last meeting held on the 06 March 2023 were approved.

Matters Arising:

8.2 The APC confirmed the Clerk had submitted a suggestion for the Overview and Scrutiny Committee to review the Planning Enforcement processes and communication.

8.3 Reading Road Active Travel Scheme Meeting. Cllr Green passed on his apologies to the Committee as he was unable to attend due to work commitments.

There were no other matters arising.

5. **The committee considered the following planning applications: -**

5.1 **Application Number:** 230528

Site Address: 54 Robin Hood Lane, Winnersh, Wokingham, RG41 5NQ

Proposal: Householder application for the proposed erection of a single storey rear extension, garage conversion and first floor extension with 2 nos. rear roof lights, following demolition of part of the existing building to create a detached dwelling house. The existing car port, front extension and rear porch extension are also being demolished to fenestration following conversion of existing garage to create habitable accommodation.

The committee wish to object due to the loss of light to the adjacent property. The size of the development, specifically the height of the new building is overbearing compared to the adjoining properties.

5.2 **Application Number:** 230523

Site Address: 34 Wedderburn Close, Winnersh, Wokingham, RG41 5NY

Proposal: Householder application for the proposed single storey side extension.

The committee noted the application had already been approved.

5.3 **Application Number:** 230646

Site Address: 79 Bathurst Road, Winnersh, Wokingham, RG41 5JF

Proposal: Householder application for the proposed conversion of the garage and extension of the front porch.

The committee made no observations on the application.

5.4 **Application Number:** 230695

Site Address: 1 Eastbury Park, Winnersh, Wokingham, RG41 5TL

Proposal: Householder application for the proposed erection of a single storey side extension to form porch, two storey rear extension including insertion of 1no. Juliet balcony, part garage conversion to create habitable accommodation and changes to fenestration.

The committee made no observations on the application.

5.5 **Application Number:** 230574

Site Address: 18 Laburnum Road, Winnersh, Wokingham, RG41 5XL

Proposal: Householder application for the proposed erection of a two-storey side extension, single storey rear extension, loft conversion, and addition of roof lantern and window in the main roof.

The committee made no observations on the application.

- 5.6 **Application Number:** 230595
Site Address: 74 Robin Hood Way, Winnersh, Wokingham, RG41 5JN
Proposal: Householder application for the proposed erection of a single storey front extension to enlarge the existing porch and a single storey rear extension with 1 no. lantern rooflight following demolition of the existing single storey rear extension and a detached outbuilding, plus conversion of the garage to habitable accommodation with the addition of a pitched roof, changes to fenestration, erection of a bin store and widening of the front driveway.

The committee made no observations on the application.

- 5.7 **Application Number:** 230755
Site Address: 200 Berkshire Place, Wharfedale Road, Wokingham, RG41 5RD
Proposal: Full application for proposed external alterations to the existing office building consisting of changes to the façade and addition of a third-floor roof terrace, replacement hardstanding, erection of a fence and alterations to the façade of the multi-storey car park.

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 decisions: -

- 6.1 Application No. 230050 – Approve 30 Arbor Lane
Application No. 223704 – Approve 36 and 39-48 Grovelands Park
Application No. 223159 – Approve 21 Mayfields
Application No. 230013 – Approve 3 Woodlands Avenue
Application No. 230261 – Approve 22 Sadlers Lane
Application No. 230344 – Approve 19 Chatsworth Avenue
Application No. 230091 – Approve 54 Arbor Lane
Application No. 230304 – Approve 11 Chatsworth Avenue

7. **Applications for Information only**

The committee noted the following applications:

- 7.1 **Application Number:** 230584
Site Address: 587 Reading Road, Winnersh, Wokingham, RG41 5HQ
Proposal: APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 1260/2008, T1, Silver Birch – Crown reduction by approx. 1.8m in height and approx. 1.5m in radial spread.
- 7.2 **Application Number:** 230639
Site Address: Land on road verge northeast of Simons Lane, Wokingham, RG41 3HG
Proposal: APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 676/1994, WOODLAND 1 G1, Mixed Species – Crown lift to 5.1m over highway.

8. **Correspondence**

The committee noted the following items of correspondence: -

8.1 **Email:** 14/03/2023

Subject: Open spaces and paths: a new guide to protection

8.2 **Email:** 03/04/2023

Subject: WBC Previous Month Closed Enforcement Cases for Winnersh Parish

8.3 **Email:** 03/04/2023

Subject: WBC Live Enforcement Cases for Winnersh Parish

8.4 **Email:** 11/04/23

Subject: Addressing - 2 King Street Lane Winnersh

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

10. **Date and time of the next meeting:** Tuesday 25 April 2023 at 20.30 or immediately after the Finance and General Purposes committee meeting.

There being no further business the meeting closed at 20:29