



Winnersh Parish Council

Winnersh Community Centre
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Minutes of the **PLANNING AND TRANSPORT COMMITTEE** meeting
held on **Tuesday 25th April 2023 at 8.15pm**
at the Winnersh Community Centre

Councillors Present: Cllrs Fishwick (Chairman), Boadu, Green, Harper & Obileye

Officers: Kerry Simpson, Assistant Parish Clerk

1. APOLOGIES FOR ABSENCE

No apologies for absence were received.

2. DECLARATIONS OF INTEREST

Cllr Green declared an interest in Application 230940.

3. PUBLIC SESSION

There were 4 members of the public in attendance who raised the following concerns regarding application 230528:

- Loss of light due to the proposed 60-degree angle.
- Lack of privacy to neighbour due to the 22-metre rule.
- Plans are overbearing.

4. MINUTES OF THE PREVIOUS MEETING

It was noted the minutes of the meeting held on 11th April 2023 were approved and signed at Full Council on 18th April 2023.

5. PLANNING APPLICATIONS

The committee considered the following planning applications:

i) Application Number: 230842

Site Address: 356 Reading Road, Winnersh, Wokingham, RG41 5EJ

Proposal: Application to vary conditions 2 and 3 of planning consent 220705 for the proposed erection of a single storey rear detached outbuilding. Condition 2 refers to the approved details and condition 3 to external materials, and the variation is to allow a change in the orientation of the building and rear elevation and to the external finishes and colour. (Part retrospective)

The committee made no observations on the application.

ii) Application Number: 230808

Site Address: 116 Bathurst Road, Winnersh, Wokingham, RG41 5JF

Proposal: Householder application for the proposed partial conversion of the garage, front porch extension and internal alterations.

The committee made no observations on the application.

iii) Application Number: 230798

Site Address: 48 Robin Hood Lane, Winnersh, Wokingham, RG41 5NQ

Proposal: Householder application for the proposed erection of a single storey front extension following demolition of the existing single storey front extension, a first floor side extension and a single storey rear extension with 2 no. lantern rooflights following demolition of existing single storey rear extension and conservatory, plus changes to the existing roof form with the creation of part dormers following removal of existing front and rear dormers, conversion of a garage to habitable accommodation and changes to fenestration.

The committee made no observations on the application.

iv) 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, new front porch and garage conversion and first floor extension with 2nos. 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.

The committee wish to object as the revised plan still shows the 60-degree angle from the neighbour's property.

v) Application Number: 230940

Site Address: Road verge of Hatch Farm Way, 100m West Of Rhodes Close, Winnersh, RG41 5SL

Proposal: Prior approval submission for the proposed installation of a 15m high slim-line monopole, supporting 6 no. antennas, 3 no. equipment cabinets and ancillary development thereto.

The committee raised concerns regarding the proposed location especially as Hatch Farm Way is a new road. The committee suggested moving the location further away from residential properties.

6. DECISIONS, NOTIFICATIONS OF APPEALS AND INQUIRIES

The committee noted the following decisions:

Application No. 222319 – Approve Reddam House
Application No. 223838 – Approve 252 Reading Road
Application No. 230313 – Approve 461 Reading Road

7. TREE PRESERVATION ORDERS

The committee noted there were no tree preservation orders.

8. CORRESPONDENCE

The committee noted the following item of correspondence:

- i. **Email:** 24/04/2023
Subject: ST38 GAZELLE CLOSE, WINNERSH - RENEWAL STREET TRADING
CONSENT

The committee noted the correspondence and were in support of the renewal

9. DATE AND TIME OF NEXT MEETING

The next meeting will be held on Tuesday 23rd May 2023 at 7.30pm.

The meeting closed at 20:57