



Winnersh Parish Council

Winnersh Community Centre
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Minutes of the **PLANNING AND TRANSPORT COMMITTEE** meeting
held on **Tuesday 23rd May 2023 at 7.30pm**
at the Winnersh Community Centre

Councillors Present: Cllrs Green, Obileye & Kak

Officers: Kerry Simpson, Assistant Parish Clerk

1. CHAIRMAN OF MEETING

It was **RESOLVED** to appoint Cllr Green as the Chairman of this meeting.

2. ELECTION OF CHAIRMAN

It was agreed to defer this item until the next meeting.

3. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Fishwick, Harper and Boadu.

4. DECLARATIONS OF INTEREST

Cllr Green and Obileye declared an interest in item 6.

5. PUBLIC SESSION

There were no members of the public in attendance.

6. MINUTES OF THE PREVIOUS MEETING

It was noted the minutes of the meeting held on 25th April 2023 were approved at Full Council on 16th May 2023.

7. PLANNING APPLICATIONS

The committee considered the following planning applications:

- i) **Application Number:** 230919
Site Address: 2B Bathurst Road, Winnersh, Wokingham, RG41 5JB
Proposal: Householder application for the proposed conversion of existing garage to create habitable accommodation

The committee made no observations on the application.

- ii) **Application Number:** 230821
Site Address: 605 Reading Road, Winnersh, Wokingham, RG41 5HQ
Proposal: Householder application for the proposed conversion of the garage, including changes to fenestration.

The committee noted the application had already been approved.

- iii) **Application Number:** 230935
Site Address: 508 Reading Road, Winnersh, Wokingham, RG41 5EX
Proposal: Householder application for the proposed erection of a single-storey, ground floor, front and rear extension following demolition of existing kitchen and conservatory, installation of 2no. roof lanterns to rear extension, erection of a detached garage in rear garden following demolition of existing garage, insertion of 2no. windows to existing side elevation and changes to fenestration.

The committee made no observations on the application.

- iv) **Application Number:** 230963
Site Address: 5 Eden Way, Winnersh, Wokingham, RG41 5PQ
Proposal: Householder application for the proposed erection of a single storey front extension, single storey rear extension plus changes to fenestration following conversion of existing garage to create habitable accommodation.

The committee wish to object as the proposed application is overbearing and out of character specifically front ward bound. There are concerns regarding the loss of parking facilities as no on street parking is available. There is also an encroachment to the neighbour's view.

- v) **Application Number:** 231004
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 (part retrospective).

The committee raised concerns regarding the loss of privacy and light to the neighbours due to the proposed second floor. The application is also over bearing.

vi) Application Number: 231081

Site Address: Land at junction of Mole Road and Bearwood Road, Winnersh, RG41 5BX

Proposal: Prior approval submission for the proposed installation of a 15.0m Phase 8 Monopole and associated ancillary works.

It was agreed that the committee were unable to comment due to Cllr Green and Obileye declaration of interest.

vii) Application Number: 231046

Site Address: Labours End, 3 The Old Farmhouse, Robin Hood Way, Winnersh, Wokingham, RG41 5JJ

Proposal: Householder application for proposed changes to fenestration consisting of the replacement of 4 no. windows with new metal frame and leaded double-glazed units.

The committee made no observations on the application.

viii) Application Number: 231047

Site Address: Labours End, 3 The Old Farmhouse, Robin Hood Way, Winnersh, Wokingham, RG41 5JJ

Proposal: Application for Listed Building consent for proposed changes to fenestration consisting of the replacement of 4 no. windows with new metal frame and leaded double-glazed units.

The committee made no observations on the application.

ix) Application Number: 231094

Site Address: Land at 69 King Street Lane, Winnersh, RG41 5BA

Proposal: Outline application for the proposed erection of up to 28 dwellings, associated landscaping and open space with access from King Street Lane following demolition of existing dwelling and outbuildings.

The committee wish to object as there appears to be no consideration to the additional traffic on to King Street Lane. There are already significant traffic queues on King Street Lane during peak times. Further traffic created by this development will only intensify the situation.

It is not clear what level of parking provision has been included. The Committee are concerned that there is not enough adequate parking including visitor spaces especially as there are no other nearby suitable parking facilities.

x) Application Number: 231109

Site Address: 47 Sadlers Lane, Winnersh, Wokingham, RG41 5AJ

Proposal: Householder application for the proposed erection of a single storey front extension, part single storey, part two storey side extension following demolition of existing car port, plus two storey rear extension following demolition of existing dining room, and changes to fenestration.

The committee made no observations on the application.

- xi) **Application Number:** 231038
Site Address: 258A & 258B Reading Road, Winnersh, RG41 5AA
Proposal: Application for a certificate of existing lawful development for the change from 2no. flats to 1no. dwelling following demolition of an internal wall.

The committee made no observations on the application.

8. DECISIONS, NOTIFICATIONS OF APPEALS AND INQUIRIES

The committee noted the following decisions:

Application No. 230595 – Approve 74 Robin Hood Way
Application No. 230163 – Approve 1 Upper Terrace, Bearwood Road
Application No. 230695 – Approve 1 Eastbury Park
Application No. 230808 – Approve 116 Bathurst Road
Application No. 230382 – Refuse 12 Danywern Drive

Application No. 222515
Appeal No. APP/X0360/W/23/3315930
Site Address: Rear Of, 1 Mole Road, Sindlesham, Wokingham, RG41 5DJ
Proposal: Outline application with all matters reserved for the proposed erection of a single storey dwelling. An appeal has been made to the Secretary of State against the decision of Wokingham Borough Council to refuse planning permission. The appeal will be determined on the basis of written representations.

9. TREE PRESERVATION ORDERS

The committee noted the following tree preservation order:

Application No. 231158
Site Address: St Catherines Lodge, Bearwood Road, Sindlesham, Wokingham, RG41 5BN
Proposal: APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 33/1971, WOODLAND 1 T1, Cherry – Lateral reduction back to nearest growth points approx. 1m away from the gatehouse.

10. CORRESPONDENCE

The committee noted the following items of correspondence:

- i. WBC Live Enforcement cases
- ii. WBC Closed Enforcement cases
- iii. Notification of Temporary Closure - Filming - Eskdale Road and Borrowdale Road, Winnersh
- iv. Alder Mews Parking Consultation

11. DATE AND TIME OF NEXT MEETING

The next meeting will be held on Tuesday 13th June 2023 at 7.30pm.
The meeting closed at 20:33