



Winnersh Parish Council

Winnersh Community Centre
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Minutes of the **PLANNING AND TRANSPORT COMMITTEE** meeting
held on **Tuesday 11th July 2023 at 7.30pm**
at the Winnersh Community Centre

Councillors Present: Cllrs G. Harper; P. Fishwick; D. Green; J. Boadu,
M. Kak

Officers: Kerry Simpson, Assistant Parish Clerk

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Giacon.

2. DECLARATIONS OF INTEREST

Cllr Kak declared an interest in item 5.ii) Application Number: 231417.

3. PUBLIC SESSION

There were no members of the public in attendance.

4. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 13th June were signed by Cllr Harper having been approved at Full Council on 20th June 2023. *Noted*

5. PLANNING APPLICATIONS

The committee considered the following planning applications:

i) Application Number: 231289

Site Address: 12 Arun Close, Winnersh, Wokingham, RG41 5PG

Proposal: Householder application for the proposed erection of a single storey side extension, to include changes to fenestration.

The committee made no observations on the application.

ii) Application Number: 231417

Site Address: Nirvana Spa, Mole Road, Sindlesham, Wokingham, RG41 5DJ

Proposal: Application to vary conditions 3,5,7,8,9,10,11,12,13,14,15,17,18,19,20,21,22,23,24,25,26 of planning consent 193339 for the Full application for the proposed erection of a two-storey detached building to provide 70 No bedroom hotel accommodation ancillary to spa incorporating replacement gym, ancillary facilities and outside swimming pool, with associated car parking and soft landscaping. Demolition of existing 'Pulse 8' gym building. The conditions referred to above relate to 'pre-commencement' or 'pre-occupation' of the development and this application seeks to amend these to state 'in accordance with', with the exception of condition 14 which seeks to agree details and condition 17 which seeks to amend the hours of use for the rooftop garden

The committee object to this application. The requirements of all the conditions outlined are necessary as previously discussed and agreed.

With regard to condition 14, sustainable drainage, this is a must not a seek to. Regarding condition 17, hours of operation of the roof top garden, the committee strongly object however, if the decision is allowed there must be changes to the roof top garden construct to further protect the residents from noise pollution.

The construction route should not use Harrow Way as the access but the existing access off Mole Road. The route should also not use Winnersh Cross roads and where possible be direct through Hatch Farm Way and Longdon Road.

iii) Application Number: 231202

Site Address: 23 Pheasant Close, Winnersh, Wokingham, RG41 5LS

Proposal: Householder application for the proposed erection of a single storey side extension including alterations to roof, following demolition of existing storage area, insertion of rear dormer to extend existing first floor, plus changes to fenestration.

The committee made no observations on the application.

6. DECISIONS, NOTIFICATIONS OF APPEALS AND INQUIRIES

The committee noted the following decisions:

Application No. 231038 – Approve 258A & 258B Reading Road

Application No. 230935 – Approve 508 Reading Road

Application No. 230963 – Approve 5 Eden Way

Application No. 231109 – Approve 47 Sadlers Lane

Application No. 230798 – Approve 48 Robin Hood Lane

Application No. 230842 – Approve 356 Reading Road

Application No. 230940 – Approve Road verge of Hatch Farm Way installation of a 15m high slim-line monopole

7. TREE PRESERVATION ORDERS

The committee noted there were no tree preservation orders.

8. CORRESPONDENCE

The committee noted the following items of correspondence:

- i. WBC Live Enforcement cases
- ii. WBC Closed Enforcement cases
- iii. Oak Tree School Travel Plan 2023-24

Cllr Harper noted the Oak Tree School Travel Plan does not make reference to the allotment plot holders and tenants views should be taken into account. APC to reply to the email to this effect.

ACTION: APC

9. DATE AND TIME OF NEXT MEETING

It was **AGREED** the next meeting will be held on Tuesday 8th August 2023 at 7.45pm.

Apologies were received from Cllr Kak as she is unable to attend.

The meeting closed at 20:11