



Winnersh Parish Council

Winnersh Community Centre
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Minutes of the **PLANNING AND TRANSPORT COMMITTEE** meeting
held on **Tuesday 14th November 2023 at 7.30pm**
at the Winnersh Community Centre

Councillors Present: Cllrs G. Harper; F. Obileye; M. Kak

Officers: Kerry Simpson, Assistant Parish Clerk

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Boadu, Fishwick and Green.

2. DECLARATIONS OF INTEREST

None.

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 10th October were Approved and signed as a true record at Full Council on 17th October. **Noted**

5. PLANNING APPLICATIONS

The committee considered the following planning applications:

i) Application Number: 232382

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

Proposal: Application to vary condition 3 of planning consent 230798 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. Condition 3 refers to external materials and the variation is to allow the changes to the colour of the proposed roof tile, windows, soffits and fascia's (part retrospective).

The committee made no observations on the application

ii) Application Number: 232509

Site Address: 15 Laburnum Road, Winnersh, Wokingham, RG41 5XL

Proposal: Householder application for the proposed erection of first floor side extension, plus changes to existing fenestration, following the conversion of existing garage to form habitable space.

The committee have noted there is an additional live application linked to the address - 232349. The Committee would like to ensure the impact on both applications are considered.

iii) Application Number: 231919

Site Address: 565 Reading Road, Winnersh, Wokingham, RG41 5HJ

Proposal: Householder application for the proposed erection of a two-storey side extension following conversion of existing garage to create habitable accommodation, single storey rear extension plus changes to fenestration to include 1no. dormer to the rear.

The committee made no observations on the application

iv) Application Number: 232666

Site Address: Land located to the east of Watmore Lane/Maidensfield, Winnersh, RG41

Proposal: Outline application with access to be considered for the proposed erection of 111 dwellings and infrastructure all other matters (Appearance, Landscaping, Layout and Scale) to be reserved

The committee wish to object on the same grounds as the previous applications. The reduction of dwellings doesn't address the committee's previous concerns. Nothing has changed regarding the road layouts and infrastructure. The increased traffic from the development is a concern especially as this is an access road which is incredibly narrow and therefore unsuitable for this level of development. Two schools are in the near location to the main access of Maidensfield. The increased traffic will have a detrimental impact on road safety. The previous points raised about the increase of noise and pollution have also not been addressed. Winnersh Parish Council stand by their previous objection.

v) Application Number: 232691

Site Address: 23 Grovelands Avenue, Winnersh, Wokingham, RG41 5JU

Proposal: Householder application for the proposed part single part 2 storey side/rear extensions with first floor Juliet balcony, single storey front extension to create porch. Raising of the roof to create habitable accommodation along with the insertion of front dormers to include changes to fenestration following demolition of the existing conservatory, garage and store.

The committee made no observations on the application

vi) Application Number: 232646

Site Address: 14 Snowdrop Grove, Winnersh, Wokingham, RG41 5UP

Proposal: Householder application for the proposed erection of boundary fence, plus alteration to landscaping.

The committee made no observations on the application

6. DECISIONS, NOTIFICATIONS OF APPEALS AND INQUIRIES

The committee noted the following decisions:

Application No. 231764 – Refuse. 27 Pheasant Close (*Congruent*)

Application No. 232087 – Refuse. Rivermead, Robin Hood Way (*Congruent*)

Application No. 231811 – Approve. 27 Arbor Lane (*Congruent*)

Application No. 232206 – Approve. 3b St Marys Road. (*Congruent*)

Application No. 222590

Appeal: APP/X0360/W/23/3322710

Site Address: Land to the Rear of 5-7, Mayfields, Sindlesham, Wokingham, RG41 5BY

Proposal: Application to vary conditions 2-11-17-18 and 19 of planning consent F/2014/2581 for the Proposed erection of 3 detached dwellings with associated access and parking and access following the partial demolition of the existing dwelling. Condition 2 refers to Approved details and the variation is to supply new plans. 11 Landscaping and the variation is for new plans supplied. 17 garage to be retained and the variation is to amend wording. 18 Cycle parking variation is to be removed. 19 Bin store variation to be removed. An appeal has been made to the Secretary of State against the decision of Wokingham Borough Council to grant planning permission for the development subject to conditions to which the appellant objects.

Application No. 230208

Appeal: APP/X0360/W/23/3331651

Site Address: Land located to the east of Watmore Lane/Maidensfield, Winnersh

Proposal: Outline application with all matters reserved except access for the proposed erection of up to 234 dwellings.

7. TREE PRESERVATION ORDERS

i) **Application Number:** 232577

Site Address: 34 Greenacres Avenue, Winnersh, Wokingham, RG41 5SX

Proposal: APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 631/1993, T1 and T2 T1, Oak – Crown reduction by 2m in height and spread. T2, Maple - Crown reduction by 2m in height and spread.

ii) **Application Number:** 232687

Site Address: Domus, Bearwood Road, Sindlesham, Wokingham, RG41 5BB

Proposal: SECTION 211 NOTIFICATION FOR WORKS IN A CONSERVATION AREA T1, Goat Willow - Reduce crown by 1-1.5m and shape. T2 - Sycamore – Reduce by 1-1.5m and shape. G1 - Laburnum and Cherry Plum - Reduce by 1-1.5m and shape.

8. VILLAGE GATEWAY SIGNS

Cllr Bray has received a request from a resident for consideration to be given to installing gateway signs, similar to those in Hurst.

To Consider the installation of village gateway signs on the rural approaches to Winnersh (Bearwood Road, Mole Road and Robinhood Lane).

The committee **RESOLVED** that this was not a priority and agreed to save reserves for bigger projects that will benefit the whole community.

9. CORRESPONDENCE

The committee noted the following items of correspondence:

i. Reading Transport Strategy

The Committee are in support of the response from Wokingham Borough Council.

10. DATE AND TIME OF NEXT MEETING

It was **AGREED** the next meeting will be held on Tuesday 12th December 2023 at 7.30pm.

The meeting closed at 20.03