



Winnersh Parish Council

Winnersh Community Centre
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Minutes of the **PLANNING AND TRANSPORT COMMITTEE** meeting
held on **Tuesday 12th December 2023 at 7.30pm**
at the Winnersh Community Centre

Councillors Present: Cllrs G. Harper; M. Kak; J. Boadu

Officers: Kerry Simpson, Assistant Parish Clerk

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllr 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 14th November 2023 were approved and signed at Full Council on 21st November 2023. **Noted**

5. PLANNING APPLICATIONS

The committee considered the following planning applications:

i. Application Number: 232806

Site Address: Rivermead, Robin Hood Way, Winnersh, Wokingham, RG41 5JJ

Proposal: Full application for the proposed change of use of residential property to mixed residential and commercial filming use.

The committee wish to object to this application. They note that their previous concerns have not been fully addressed. The commercial activity within the residential area is a major concern. This area is not suitable for the increased traffic and footfall. The committee also raised concerns regarding the noise and light pollution.

- ii. **Application Number:** 232707
Site Address: 3 Woodlands Avenue, Winnersh, Wokingham, RG41 3HL
Proposal: Householder application for the proposed revision to the approved roof profile (ref 230013) to create improved headroom over first floor bedroom.

The committee made no observations on the application.

- iii. **Application Number:** 232828
Site Address: 119 Watmore Lane, Winnersh, Wokingham, RG41 5LG
Proposal: Householder application for proposed changes to fenestration on the south elevation.

The committee made no observations on the application.

- iv. **Application Number:** 232813
Site Address: 27 Pheasant Close, Winnersh, Wokingham, RG41 5LS
Proposal: Householder application for the proposed erection of a part single part two storey front extension with canopy roof, part single part two storey rear extension with addition of 2no. Juliet balconies following demolition of the existing rear conservatory, plus conversion of the garage to habitable accommodation, and changes to fenestration.

The committee made no observations on the application.

- v. **Application Number:** 232215
Site Address: White Cottage, Bearwood Path, Winnersh, Wokingham, RG41 5EY
Proposal: Householder application for the proposed erection of a timber gazebo and an outbuilding to create a garage/gym following demolition of the existing detached garage and car port (part retrospective).

The committee would like to ensure the gym is for personal use only and not commercial use.

- vi. **Application Number:** 232813
Site Address: 27 Pheasant Close, Winnersh, Wokingham, RG41 5LS
Proposal: Householder application for the proposed erection of a single storey front extension with canopy roof, alterations to the existing first floor front dormer, part single part two storey rear extension with addition of 2no. Juliet balconies following demolition of the existing rear conservatory, plus conversion of the garage to habitable accommodation, and changes to fenestration.

The committee noted this was a duplicate application and no further action required.

- vii. **Application Number:** 232907
Site Address: 200 Berkshire Place, Winnersh, RG41 5RD
Proposal: Application for advertisement consent for 2No internally illuminated Fascia signs on the Southern and Western Elevations and 3No internally illuminated Totem signs. Advert period 15/11/2023- 15/11/2028

The committee made no observations on the application.

viii. **Application Number:** 232948

Site Address: 12 Danywern Drive, Winnersh, Wokingham, RG41 5NR

Proposal: Full application for the proposed erection of 2no. dwellings with associated parking and ancillary structures, following demolition of existing dwelling.

The committee were unable to make a decision due to the lack of information provided. The committee note that only the elevations are included. There is no site plan or dimensions included.

ix. **Application Number:** 232985

Site Address: 18 Danywern Drive, Winnersh, Wokingham, RG41 5NR

Proposal: Full application for the proposed erection of 1no. dwelling with new vehicular access and outbuilding. Following demolition of existing dwelling and outbuildings.

The committee wish to object to this application. The application is out of character and overbearing. The dwelling appears to be positioned incredibly close to the boundary of the neighbouring property. The floor plans show five bedrooms, all with en-suite. The committee are concerned that this will be used as a house of multiple occupancy and therefore the parking isn't adequate for five vehicles.

x. **Application Number:** 233003

Site Address: 5 Kelburne Close, Winnersh, Wokingham, RG41 5JG

Proposal: Householder application for the proposed erection of a part two storey part first floor side/rear extension with balcony, 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. 221843 – Approve Reddam House (*Congruent*)

Application No. 232365 – Approve 54 Robin Hood Lane (*Congruent*)

Application No. 232382 – Approve 48 Robin Hood Lane (*Congruent*)

Application No. 232691 – Approve 23 Grovelands Avenue (*Congruent*)

Application No. 232691 – Approve 15 Laburnum Road (*Congruent*)

7. TREE PRESERVATION ORDERS

i. **Application Number:** 232965

Site Address: 47 Robin Hood Lane, Winnersh, Wokingham, RG41 5ND

Proposal: APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 475/1989, G3 G3, Lime x 3 – Pollard.

8. CORRESPONDENCE

The committee noted the following items of correspondence:

- i. Live Enforcement cases
- ii. Closed Enforcement cases
- iii. Berkshire Nature Recovery Engagement Survey.

The Committee nominated the Parish Clerk to respond on their behalf.

ACTION: CLERK

- iv. Notification of application for new club premises certificate – Royal British Legion Club.

The Committee have no objections and asked the Parish Clerk to respond.

ACTION: CLERK

- v. South Western Railway annual stakeholder survey.

The Committee have asked the Parish Clerk to complete the survey.

ACTION: CLERK

9. DATE AND TIME OF NEXT MEETING

It was **AGREED** the next meeting will be held on Tuesday 9th January 2024 at 7.30pm.

The meeting closed at 8.05pm.