



Winnersh Parish Council

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Minutes of the meeting of the **PLANNING COMMITTEE** held in the John Grobler Room on **Tuesday 22 November 2016** at 7.45pm.

PRESENT: Cllr C Taylor (Chairman), S Hanna, G Harper, R Holdstock, D Hunt, F Obileye, J Southgate.
In attendance from WBC, Mark Ashwell, John Spurling, Ian Bellinger.

1 APOLOGIES

1.1 none

2 LOCAL PLAN

2.1 Cllr Taylor welcomed Mark Ashwell, John Spurling and Ian Bellinger from WBC. Mark Ashwell gave a presentation on the Local Plan and the sites which had been promoted for inclusion.

He explained the sequence of processes which would take the promoted sites through to being selected preferred sites through to submission to the Secretary of State and the Planning Inspectorate before ultimately being accepted within the Local Plan.

He explained the process of selecting preferred sites in relation to the need for houses and the suitability of the sites. He gave an overview of the main sites within the WBC area.

Questions and Answers followed.

Liaison with landowners and the process of compulsory purchase were discussed.

The relative benefits of SDLs and Garden Villages compared with smaller sites were discussed.

The priority of setting up infrastructure before the completion of building was discussed. Mr Ashwell will request an update on Phase 2 of the Relief Road which is now scheduled well behind the building of Hatch Farm Dairies and the North Wokingham SDL.

ACTION: M Ashwell

Cllr Clinton thanked Mark Ashwell, John Spurling and Ian Bellinger, who then left the meeting.

3 SCHEDULE OF APPLICATIONS

3.1 The following applications were considered and NO OBJECTIONS were recorded:

Applications received prior to the issue of the 22 November 2016 Planning Committee meeting Agenda

- 1 162885 Forest Comprehensive School, Robinhood Lane A Smith
Full planning application for indoor sports facility; means of access and parking; ancillary outbuildings and associated landscaping.
- 2 162989 10 Robinhood Lane S Thwaites
Householder application for the proposed two storey side extension following demolition of existing side extension plus single storey front extension to form porch.
- 3 162990 20 Greenwood Grove J Burton
Householder application for the proposed single storey rear extension to dwelling plus part conversion of garage to habitable accommodation.
- 4 162957 4 Riverdene Drive R Rogers
Householder application for the proposed conversion of existing garage into habitable accommodation.

Applications received following the issue of the 22 November 2016 Planning Committee meeting Agenda

- 1 163122 The Annexe, 402 Reading Road D Kusyk
Application for a certificate of existing lawful development for the use of the annexe, to the main building, for the sale of puppies.
- 2 163266 24 Sherwood Road C Phillips
Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3m, for which the maximum height would be 3m and the height of the eaves 2.8m.

Adjoining Parish application:

- 1 163058 Hewden Plant Hire, Old Forest Road D Ray
Full application for proposed erection of 45 dwellings (8 x 1 bedroom apartments, 12 x 2 bedroom apartments, 17 x 3 bedroom houses and 8 x 4 bedroom houses) together with associated access improvements, parking and refuse storage following the demolition of existing buildings.
- 2 163175 Beechcroft, Old Forest Road N Fernandes
Householder application for the proposed erection of a single storey rear extension to dwelling.

3.2 Revised Application:

1 none

Applications subject to OBJECTIONS:

1 none

Adjoining Parish application:

1 none

Adjoining Parish revision:

1 none

3.3 The following DECISIONS were noted:

- 1 O/2015/0566 Lord Harris Court, Mole Road
CONSENT for outline application for the erection of 9 dwellings (Access to be considered).
- 2 152359 Land at Hatch Farm Dairies, inc 42&44King Street Lane
CONSENT for Reserved Matters application (Appearance, Landscaping, layout and Scale to be considered) pursuant to outline planning consent O/2006/8687 relating to the erection of 433 dwellings, associated amenity space, car parking including garaging, internal access roads (accessed from approved Phase 1 Winnersh Relief Road between King Street Lane and Lower Earley Way) and private drives, pedestrian and cycle links, hard and soft landscaping including public open space, infrastructure provision including provision of surface water drainage and foul drainage (including foul water pumping station), undergrounding of power lines and other associated works.
- 3 161817 591 Reading Road congruent
REFUSAL of householder application for the proposed boundary wall facing a highway and a drop kerb access.
- 4 162109 54 Chatsworth Avenue congruent
CONSENT for householder application for the proposed erection of single storey front and rear extensions.
- 5 162180 The Stables, Toutley Hall, Old Forest Road congruent
CONSENT for householder application for the proposed single storey front and side extension plus two storey rear extension to dwelling.
- 6 162639 B3270, Lower Earley Way North not seen by WPC
CONSENT for certificate of lawfulness application for the proposed carriageway dualling with street lighting and drainage.

- 7 162753 2 Melody Close congruent
CONSENT for householder application for the proposed first floor side extension above existing garage and study.

Adjoining parish decisions

- 1 none

APPEAL DECISION

- 1 none

APPEALS LODGED

- 1 none

4 CORRESPONDENCE

Items of correspondence received prior to the issue of the 22 November 2016 Planning Committee meeting Agenda

- 1 Barkham PC; response to parish signs enquiry
The Committee noted the costs of the individual signs
- 2 WBC; Enforcement Investigation Notices
- 3 WBC; adopt a telephone box scheme
- 4 Nick Robins; Full Tree Survey
The Committee received the Full Tree Survey and **RESOLVED** to authorise Nick Robins to undertake the necessary work as quoted. The Clerk will contact WBC for permission to fell the two trees within the Conservation Area. **ACTION: Clerk**
- 5 WBC; Local Plan, site assessment engagement
- 6 Kier Services; M4 J10 slip road closure, 11 November 2016
- 7 WBC; Mill Lane closure, 17 November 2016

Items of correspondence received following the issue of the 22 November 2016 Planning Committee meeting Agenda

- N1 WBC; Local Plan – site assessment engagement
- N2 Ms J Prince; follow up on Bearwood Road parking
- N3 HOCHTIEF; Shinfield Eastern Relief Road update
- N4 Ashill Land; proposals for the redevelopment of Hewden Depot, Old Forest Road
- N5 WBC; 162802, 41 Danywern Drive, consent for non-material amendment

5 LOCAL PLAN SITE ASSESSMENT

- 5.1** The Committee started to discuss its comments for the Local Plan Site Assessment. Initial comments related to infrastructure being in place before building commences. The Committee decided that more time was needed to assess the information. The Clerk was asked to make this topic an agenda item for the next Planning Committee meeting and to request an extension for the return of the responses to WBC.

ACTION: Clerk

6 ANY ITEMS THE CHAIRMAN CONSIDERS URGENT

- 6.1** Cllr Hunt reported on his meeting with Fran Hobson regarding flooding issues and the best use of matrix signs to supply traffic information to the public.
- 6.2** Cllr Hunt raised the issue of audio messages on buses not being kept up to date.
- 6.3** Cllr Harper reported on the inconsistency of the response times of the lights at the toucan crossings on Reading Road. The Clerk was asked to write to WBC Highways to request an adjustment to more practical response times. **ACTION: Clerk**
- 6.4** The Toy Run is to take place on Sunday 4 December 2016.

7 TIME AND DATE OF NEXT MEETING

- 7.1** The next Planning Committee meeting will be held in the **John Grobler Room** on Monday 12 December 2016 at 7.45pm.

There being no further business, the committee meeting closed at 10.10pm.