



Winnersh Parish Council

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Minutes of the meeting of the **PLANNING COMMITTEE** held in the John Grobler Room on **Tuesday 16 May 2017** at 7.45pm.

PRESENT: Cllr C Taylor (Chairman), D Hunt, F Obileye, J Southgate.

In attendance: Cllr J Bray.

1 APOLOGIES

1.1 Cllr G Harper.

2 PUBLIC SESSION

2.1 Peter Lawson of Turley gave a presentation on the Whitbread proposals for the Oakdene Court site on Reading Road. He presented the plans for the 102 bedroom Premier Inn and Costa drive through. Discussions took place regarding the practicalities of the parking and access at the site. The flood mitigation procedures for the site were discussed. A planning application has recently been presented to WBC. Cllr Taylor thanked Mr Lawson, 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 16 May 2017 Planning Committee meeting Agenda

1 170975 1 Priory Court O Sharif
Householder application for the proposed relocation of 1.98m high fence by 3m adjacent to footpath.

Applications received following the issue of the 16 May 2017 Planning Committee meeting Agenda

- 1 171185 38 Danywern Drive S Manna
Householder application for the proposed erection of a single storey rear extension to dwelling.
- 2 171189 11 Sandstone Close C Phillips
Householder application for the proposed erection of a two storey side extension and erection of a single storey rear extension to form replacement conservatory, following demolition and removal of existing conservatory and garage.
- 3 171277 9 Danywern Drive C Phillips
Householder application for the proposed erection of a two storey side extension; part two storey part first floor rear extensions; alterations to the existing garage; front porch extension plus insertion of a first floor dormer extension.
- 4 171292 90 Arbor Lane S Taylor
Householder application for the proposed erection of a two storey side extension, front and rear single storey extensions to dwelling.

Adjoining Parish application:

- 1 none

Revised Application:

- 1 163519 47 Simons Lane O Sharif
Full planning application for the proposed erection of a new 4 no bedroom dwelling following demolition of existing bungalow.
REVISION: Amended site plan.
- 2 171120 Grovelands Park G Vaughan
Proposed erection of residential development of 6no two bed dwellings with associated external works.
REVISION: Application to vary conditions 2,3 and 9 of planning consent F/2014/2611 for the proposed erection of residential development of 6no two bed dwellings with associated external works. Condition 2, 3and 9 relate to materials, elevation and boundary treatments respectively.

Applications subject to OBJECTIONS:

- 1 171034 16 Bluebell Meadow J Delport
Householder application for a single storey front porch, side and rear extension to the existing dwelling.
REVISION: New plans indicating correct boundary line.

Having now had the opportunity to view the original and revised plans the Committee **OBJECTED** to this application on the following grounds:

- Out of character with adjacent buildings

2 171072 447-449 Reading Road K Herrington
 Full application for the proposed conversion of existing roof space to form 2x2 bed flats, including erection of 2no rear dormers and rooflights.

The Committee **OBJECTED** to this application on the following grounds:

- Overdevelopment
- Insufficient parking for flat owners
- Insufficient parking for guests
- The buildings are situated on a busy main road with no on-street parking available.
- Overlooking adjacent properties

3 171082 489-491 Reading Road D Ray
 Full planning application for the proposed demolition of 491 and 489 Reading Road and the erection of a 8 dwelling block of flats with revised landscaping and parking.

The Committee **OBJECTED** to this application on the following grounds:

- Overdevelopment
- Grossly inadequate parking. The buildings are situated on a busy main road with no on-street parking available.
- Insufficient amenity space for 8 families

Adjoining Parish application:

1 none

Adjoining Parish revision:

1 none

3.3 The following DECISIONS were noted:

1 162148 Trident House, 2 King Street Lane congruent
REFUSAL of full application for the change of use and extension of building to provide 18 flats.

2 170210 Oaktree Interiors Ltd, 498 Reading Road congruent
REFUSAL of full application for the demolition of 2no existing light industrial units and the proposed erection of a replacement building containing 10 flats.

3 170776 30 Welby Crescent congruent
CONSENT for householder application for the proposed two storey rear extension to existing dwelling.

4 170933 44 Jersey Drive congruent
CONSENT for householder application for proposed erection of single storey rear orangery extension to dwelling.

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 16 May 2017 Planning Committee meeting Agenda

- 1 WBC; TPO works at 3 Maple Close
- 2 WBC; Planning Enforcement Notifications
- 3 WBC; Street Naming & Numbering, Hatch Farm Dairies
The Committee asked the Clerk to suggest the name “Hatch Farm Way” for Phase 1 of the Relief Road. **ACTION: Clerk**
- 4 WBC; TPO works at Wood End, Simons Lane
- 5 WBC; 171287 9 Wheatsheaf Close, for information only
- 6 WBC; Electric car charge waiting times at Park N Ride
- 7 WBC; Transport Vision follow up
- 8 Cllr F Obileye; correspondence re right turn into Gazelle Close
- 9 WBC; Street Naming & Numbering, Grovelands Avenue
- 10 WBC; Street Naming & Numbering, land adjacent 20 Pheasant Close

Items of correspondence received following the issue of the 16 May 2017 Planning Committee meeting Agenda

N1 WBC; Mill Lane bridge closures, daytime 30 & 31 May 2017

5 ANY ITEMS THE CHAIRMAN CONSIDERS URGENT

- 5.1 The Clerk reported that he had requested an update on the Reading Road usage statistics from WBC.
- 5.2 The Clerk reported that he had requested the attendance of the WBC traffic signals engineer.
- 5.3 The Clerk will make the election of the Planning Committee Vice-Chairman an agenda item for the next meeting. **ACTION: Clerk**

6 TIME AND DATE OF NEXT MEETING

- 6.1** The next Planning Committee meeting will be held in the **John Grobler Room** on Monday 5 June 2017 at 7.45pm.

There being no further business, the committee meeting closed at 9.50pm.