



Winnersh Parish Council

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Minutes of the meeting of the **PLANNING COMMITTEE** held in the John Grobler Room on **Monday 8 January 2018** at 7.45pm.

PRESENT: Cllr P Fishwick (Chairman), S Hanna, G Harper, R Holdstock, J Southgate.
Clive Hudson (WPC Clerk).

1 **APOLOGIES**

1.1 Cllrs D Hunt, F Obileye, C Taylor.

2 **SCHEDULE OF APPLICATIONS**

2.1 **The following applications were considered and NO OBJECTIONS were recorded:**

Applications received prior to the issue of the agenda for the Planning Committee meeting of 8 January 2018

- | | | | |
|---|--------|--|-----------|
| 1 | 173323 | 1 Laurel Cottages, Robin Hood Way | A Parsons |
| | | Householder application for the proposed erection of single storey rear extension plus relocation of existing garage. | |
| 2 | 173212 | 1 The Priory | S Fludger |
| | | Householder application for the proposed erection of first floor side extension, erection of rear dormer extension plus part conversion of the existing garage to habitable accommodation. | |
| 3 | 173351 | 2 Chatsworth Avenue | A Parsons |
| | | Householder application for the proposed erection of first floor side extension, single storey side extension, conversion of the existing garage to dwelling. | |
| | | Whilst not objecting to this application the Committee COMMENTED that: | |
| | | <ul style="list-style-type: none">• The parking layout as shown is not satisfactory | |
| 4 | 173541 | 1 Grovelands Close | R Rogers |
| | | Householder application for the proposed erection of a single storey front extension to form porch. | |

- 5 173690 45 Lenham Close C Phillips
Householder application for the conversion of existing garage to habitable accommodation.

Applications received following the issue of the agenda for the Planning Committee meeting of 8 January 2018

- 1 none

Adjoining Parish application:

- 1 none

Applications subject to OBJECTIONS:

- 1 173595 56 Chatsworth Avenue C Phillips
Householder application for the proposed erection of single storey front and side extension following the conversion of existing garage to habitable accommodation. The Committee **OBJECTED** to this application on the following grounds:
- The parking layout as shown is not satisfactory, ie it encourages driving along the footway.

- 2 173663 Land adjacent to 20 Pheasant Close S Fludger
Application to remove conditions 6 and 12 and vary condition 2 of planning consent F/2014/2150 (dated 15/06/2015) for the proposed erection of detached dwelling with integral garage with associated car parking and landscaping. Condition 6 relates to Landscaping and Condition 12 to the garage being retained, condition 2 relates to approved details.
The Committee **OBJECTED** to this application on the following grounds:
- Condition 12 should be retained. There has been no change in circumstances since the original restriction was agreed.

- 3 173656 Land off Maidensfield M Croucher
Application for outline consent with all matters reserved except for access, for a phased residential development of up to 250 dwellings, public open space, landscaping and associated works.
The Committee **OBJECTED** to this application on the following grounds:

1, Location of proposed development off Maidensfield. Maidensfield is an existing cul-de sac and also has three smaller culs de sacs off Maidensfield with approximately 50 properties in total.

The width of Maidensfield is approximately 5.5m with 1.8m footways on either side. At 5.5m the maximum number of properties that can be served by the road is 100 taken from Table 3.5 page 19 Geometric requirements Wokingham BC Highways Design Guide. As the proposal is not for a loop road the additional housing is not applicable.

2, Sight lines at junctions. The junction of Eastbury Park (cul-de-sac minor access road) is acceptable in its existing form with minimal traffic from 'cul-de-sac' end of Maidensfield. However, if this road was opened up to traffic from the development, the junction sight-line would Not be compliant with Table 3.5 page 19 Geometric requirements Wokingham BC Highways Design Guide.

In addition, the junction of Maidensfield with Watmore Lane, is currently NOT compliant with the Table 3.5 page 19 Geometric requirements Wokingham BC Highways Design Guide.

3, The existing road is heavily parked with vehicles from the existing residential units and works satisfactorily with the current traffic conditions, keeping speeds to 20mph or less. However, if additional units were added to the existing road layout this would cause congestion on an increasing scale as drivers negotiate parked vehicles. This in turn increases air pollution especially nitrogen dioxide (NO₂) from increased and idling traffic.

4, The site does NOT appear in the site allocation policies contained within the Managing Development Delivery (MDD DPD), the Final Adopted sites map and the current Strategic Housing Land Allocation Assessment. This is NOT a minor 'infill' development and with 250 units planned the average number of vehicles would be two (based on the Wokingham Core Strategy paragraph 4.36). Therefore, with a potential 500 vehicle journeys leaving the development and 500 returning each day on an unsuitable access road (Maidensfield).

5, The development falls outside the standard walking distance of 10 minutes to access the railway station at Winnersh (Robin Hood Lane and the bus stops located on Reading Road (outside Sainsbury's) and Robin Hood Lane. Only one bus stop (located on the Reading Road near Woodward Close (towards Wokingham/Bracknell) falls within the 10-minute walking radius. With this in mind the first option of travel would be to drive.

6, Danywern Drive is an existing major access road, with limited on street parking available broken by double yellow lining which slows traffic and acts as a traffic calming feature. The developer is proposing to extend the existing double yellow system to most of the road (see page 113 Transport Statement). However, where will the current parked vehicles be displaced to?

7, Winnersh cross roads, this junction is already over capacity, and congestion can be observed at peak times both am and pm. The Winnersh Relief Road, once completed, may take some of the existing traffic but additional traffic will be generated by other developments and therefore capacity will still be an issue. Additional traffic from this development will exacerbate the current problem.

8, There are other issues with this site which we will bring forward if this application progresses further.

Adjoining Parish revision:

1 none

2.3 The following DECISIONS were noted:

1 172679 3 Annesley Gardens congruent
CONSENT for householder application for the proposed erection of two storey rear extension to dwelling, plus erection of single storey side/front erection, following demolition of the existing garage.

- 2 172820 58 Watmore Lane incongruent
REFUSAL of Householder application for the proposed erection of a two storey, single storey rear extensions, following demolition and removal of existing conservatory.

APPEALS LODGED

- 1 none

3 CORRESPONDENCE

Items of correspondence received prior to the issue of the agenda for the Planning Committee meeting of 8 January 2018

- 1 Cllr F Obileye; comments re change of use/permitted development
- 2 WBC; Streetworks update, temporary road closures
- 3 Barkham PC; Housing supply updates
- 4 WDVTA; re trees on Bearwood Rec.
- 5 Nick Robins; tree work update
- 6 Cllr C Taylor; information about Maidensfield development
- 7 Strutt & Parker; invitation to public consultation on Lord Harris Court, 11 January

Items of correspondence received following the issue of the agenda for the Planning Committee meeting of 8 January 2018

- N1 WBC; updates on 173323 and 173412
N2 WBC; update on recent planning issues
N3 Castleoak; Lord Harris Court consultation
N4 WBC; withdrawal of 173412, 2 Arbor Lane

4 BUDGETARY REQUIREMENTS FOR 2018-19

- 4.1** The Committee **RESOLVED** to request the following budgetary items:
1. Tree husbandry £2000
 2. Miscellaneous £250

5 ANY ITEMS THE CHAIRMAN CONSIDERS URGENT

- 5.1** The Clerk reported that the R&A Committee had discussed the felling of the maple near the play area path. The R&A Committee had suggested removing the path rather than felling the tree. The Planning Committee agreed with this suggestion.
- 5.2** Cllrs Fishwick and Harper have drafted a letter to Government regarding the 5 year land supply. It is now ready for despatch and will be ccd to WBC councillors and local parishes. **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 29 January 2018 at 7.45pm.

There being no further business, the committee meeting closed at 9.45pm.