



## **Winnersh Parish Council**

Winnersh Community Centre  
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Minutes of the **PLANNING COMMITTEE** meeting held in the **ALLNATT PAVILION** on **Tuesday 13 AUGUST 2019**

**PRESENT:** Cllrs P Fishwick (Chairman) (ex officio), L Wooldridge (ex officio), B Krauze, P Bray, F Breedlove

1. Apologies for absence were received from Cllr C Taylor
2. Declarations of Interest: None received.
3. There were no matters arising from the draft minutes of the meeting of the 23 July 2019.
4. Public session: there were no members of the public present.
5. The committee considered the following applications and raised no objections:-

**Planning Application Number: 191667**

**Site Address: 9 Wedderburn Close, Winnersh RG41 5NY**

**Proposal:** Full retrospective planning for change of use of visual amenity land to private residential garden and the erection of a 1.8m fence.

**Application Number: 191897**

**Site Address: 307 Reading Road, Winnersh RG41 5LR**

**Proposal:** Householder application for the proposed single-story side/rear extension following demolition of existing rear conservatory, roof alteration to existing garage, first floor side/rear extensions including 2no. dormer extensions/roof alterations, internal alterations and changes to fenestration to existing dwelling.

**Application Number: 191944**

**Site Address: 1C Locksley Gardens, Winnersh RG41 5NZ**

**Proposal:** Householder application for the proposed conversion of existing garage into habitable accommodation, internal alterations and changes to fenestration.

6. Applications received after the agenda was prepared and raised no objections:

**Application Number: 191301**

**Site Address: 73 King Street Lane, Sindlesham, RG41 5BA**

**Proposal:** Householder application for the proposed alterations to existing single storey rear extension roof plus the insertion of 2no. roof lights.

7. Decisions Reviewed

**Application:** 191410

**Address:** 43 Arbor Lane, Winnersh RG41 5JE

**REFUSED** (Winnersh Parish Council had objected to this application).

8. To receive an update from Cllr. Fishwick on the Arborfield and Barkham Neighbourhood Plan consultation

Cllr Fishwick informed the committee that he had read through the Arborfield and Barkham Neighbourhood Plan consultation and not found any comments to raise that would impact on the Winnersh Parish Council area. Other councillors on the committee had also read the document and were in agreement that no comments would be submitted.

9. To receive an update from Cllr. Fishwick on the Wokingham Local Plan.

Cllr Fishwick informed the committee that two additional sites had been added to the Local Plan Update as follows;

- 5WI016 - is a small site for self-build of .14 hectares. Location adjacent to 9 Winnersh Gate Winnersh.
- 5WI017 is 1.1 hectares at Holmwood House next to the Walter Arms Bearwood Road Sindlesham.

A draft schedule of comments was discussed by the committee and it was agreed to submit these to Wokingham Borough Council (Appendix A)

10. To consider the key parking issues for Winnersh to help inform and influence the draft Wokingham Borough Council Parking Management Plan.

The committee discussed the draft Wokingham Borough Council Parking Management Plan and made comments in RED and agreed to submit these as the response of Winnersh Parish Council (Appendix B).

11. Correspondence: The following items were received and noted as follows;

- 24 July 2019 – email from Wokingham Borough Council  
Subject: Public Rights of Way Improvement Plan (2020-2030) Have Your Say.

Winnersh parish Council had submitted comments to an earlier draft Public Rights of Way Improvement Plan in March 2019 and would welcome reviewing the latest document. The Clerk to be asked to place this item on the next Planning Committee Agenda.

**ACTION: CLERK**

- 7 August 2019 – email from Connecting Communities in Berkshire.  
Subject: Invitation to attend a short course on Community Led Housing on Thursday 19<sup>th</sup> September

This item was discussed, and it was the view of this committee that councillors who sit on the Fuel Allotments Trust should be offered places.

**ACTION: CLERK**

12. Accounts: to approve the schedule of payments since the last meeting of Full Council (to be tabled at the meeting).

A schedule of payments, due since the last Full Council meeting (9 July 2019), was tabled and upon the proposal of Cllr Breedlove, seconded by Cllr Bray, the Parish Council **RESOLVED** to make payments totalling £10,887.55. Bank balances at 31 July 2019 were confirmed as £71,565.19 (Annex C).

**ACTION:RFO**

13. Any other matters considered urgent by the Chairman.

Cllr Breedlove raised concern about the narrow footway on the B3030 King Street Lane between Bearwood Road and the M4 overbridge on the western side. Cllr Fishwick informed the committee that he had already raised this issue through the Borough Council online reporting system and with officers and the footway width had been improved by the Borough Council by cutting back the overgrown vegetation. However, further work was needed, and officers were aware of this, to remove the encroachment of the verge on the footway as well as additional cutting back of vegetation to ‘claim back’ the original footway width and make it safe for pedestrians.

14. Time and date of next meeting: **Tuesday 3 September at 20.00.**

There being no further business the meeting closed at 21:25

## APPENDIX A

### Local Plan Update – additional sites in Winnersh

5WI016 - is a small site for self-build of .14 hectares. Location adjacent to 9 Winnersh Gate Winnersh.

Comments;

- Why is this small site is being put forward under the Local Plan Update, surely it could be dealt with under a Planning application?
- Concern is raised that this could be a 'back route' to access 5WI006 with a 2<sup>nd</sup> access road in addition to Maidensfield with the demolition of 8 or 9 Winnersh Gate.
- The site has poor vehicular access.
- The site has a significant contribution to the Local Plan.

5WI017 is 1.1 hectares at Holmwood House next to the Walter Arms Bearwood Road Sindlesham.

Comments;

- Although the parcel of land known as Holmwood falls outside of the Sindlesham Conservation Area that was designated on 2<sup>nd</sup> December 1993, the impact of any urbanisation would have a detrimental effect on the Conservation Area that surrounds three of its sides, with the picturesque cricket ground on the fourth side.
- The site is within the countryside and outside of the settlement area of Sindlesham.
- Sadler's Lane has poor access for any additional traffic.
- The existing access from Holmwood onto Bearwood Road is limited to minimal traffic movements and close to Sadler's Lane junction, and therefore not suitable for additional traffic generation.
- The site is not in an area to support sustainable transport, adding to additional traffic (congestion on already busy roads), poor air pollution and greenhouse gas emissions impacting on Climate Change.

The site has a significant number of trees that must be maintained.

## APPENDIX B

Winnersh Parish Council Comments on the Wokingham Borough Council  
DRAFT PARKING MANAGEMENT ACTION PLAN 2019-2025

**(Attached as a separate document)**

## APPENDIX C

<b>WINNERSH PARISH PLANNING MEETING 13 August 2019</b>			
<b>SCHEDULE OF PAYMENTS - August 2019/20</b>			
<b>Payee</b>	<b>Description</b>	<b>Amount</b>	<b>Ref</b>
Salaries (PS-AL-CF-JR)	August Salaries	4,205.64	BACS B
HM Revenue & Customs Only	Tax & NI - Month 5 Year 2019/20	1,291.81	B
The Berkshire Pension Fund	Pension contributions are normally £1,143.29. We are due a refund from overpayment of C Hudson in October 2018, therefore payable this month is zero.	0.00	B
1996 (Earley) Squadron Air Training Corps	FETE - Car Park Marshalling	50.00	300161 Q
ABA (Construction) Limited	Playground Inspection	144.00	B
ARC	Donation	500.00	300162 Q
Berkshire Pest Control Limited	Treatment of Wasps Nest 30/7/18	57.60	B
Berkshire Vision	Grant	150.00	300163 Q
Biffa Waste Services Limited	Trade Waste Service Collection	102.19	300166 Q
Dave Kinght	Window Cleaning August19	90.00	B
Home Smart	Donation	500.00	300164 Q
itQED Business Solutions	9636 Monthly Support Contract Aug19	284.12	B
	9529 SKYKICK Office 365 Exchange BackUp		
	9440 Monthly Support Contract July19		
	9748 MS Office 365 E3 Monthly Charge		
	9653 Managed AV, PC Monitoring, Backup		
Nick Robins Limited	Grounds Maintenance for July19	1,449.60	B
RCJ Electrical Services	Invoice 133 - Interim Payment	750.00	B
Wokingham & District Citizens Advice Bureau	Grant	1,000.00	B
Wokingham District Veteran Tree Association	Grant	100.00	300165 Q
Woodley Town Council	Councillor Fundamental Training x 2	75.71	B
Daisy	9260342 Caretaker Mobile Phone to 31/7	10.80	DD 15/8
Plusnet	1718336-016 Telecoms Charges to 9 Sept19	54.08	DD 19/8
Sage UK	Sage 50 Cloud - CoverExtra	72.00	DD
<b>Total Expenditure for the month</b>		<b>10,887.55</b>	
<b>Payments made after last meeting</b>			
Clive Hudson	Final Payment	2,729.11	BACS
R Collard	3 x Wheelie Bins for Kenyan function 3/8	228.00	BACS
RCJ Electrical Services	Deposit	750.00	BACS
		<b>3,707.11</b>	
<b>Financial Position as at 31 July 2019</b>			
Bank Balance		71,565.19	