



Winnersh Parish Council

Winnersh Community Centre
New Road, Sindlesham, Wokingham
Berkshire RG41 5DU
Phone 0118 978 0244
e-mail clerk@winnersh.gov.uk
www.Winnersh.gov.uk

Minutes of the **PLANNING COMMITTEE** held in the **Allnatt Pavilion, Winnersh Community Centre** on **Monday 6 JANUARY 2020 at 19.45.**

PRESENT: Cllrs C Taylor (Chair); K Bradeepan; B Krauze; F Breedlove; G Harper.

- 1 Apologies for absence: Cllrs P Fishwick; F Obileye; L Wooldridge; A Greenwood.
- 2 Declarations of Interest: None
- 3 Public Session: there were four members of the public present but no questions.
- 4 The committee considered the following planning applications, referred by Wokingham Borough Council (WBC), and raised no objections:-
 - 4.1 **Application Number:** 192655
Site Address: Berkshire Place, 100 Wharfedale Road, Winnersh, RG41 5RD
Proposal: Full application for the proposed erection of a three-storey entrance to form a new reception area and office space following demolition of the existing entrance, plus addition of a new rooflight and modifications to parking and landscaping.
 - 4.4 **Application Number:** 193264
Site Address: Firdale, Mill Lane, Sindlesham, RG41 5DF
Proposal: Full application for the proposed erection of 1 no. link-detached 3 bedroom dwelling with cycle shed, and modifications to the existing dwelling including the erection of a linked car port with accommodation at first floor level, following demolition of the existing garage and single storey rear extension.
 - 4.3 **Application Number:** 193328
Site Address: 41 Laburnum Road, Winnersh, RG41 5XL
Proposal: Householder application for the proposed erection of a two storey side/rear extension, plus a single storey rear extension with 1 no. roof light, insertion of new side access gate and changes to fenestration.

5 The committee considered the following applications and made comments or objections:-

5.1 **Application Number:** 193052

Site Address: St Catherine's Lodge, Bearwood Road, Sindlesham, RG415BN

Proposal: Application for works to protected trees

TPO 33/1971, W1. T1 Pine and T2 Pine - remove both and stump grind.

T3 Oak - remove to allow sufficient light on to the security camera to allow for correct operation. T4 Silver Birch - remove to allow sufficient light on to the security camera to allow for correct operation. T5 Oak - remove as the tree is heavily leaning towards the building.

COMMENT: The committee questioned why the trees needed to be removed rather than relocate the security cameras. The applicant also stated they would replace the trees on a 4 to 1 basis but no details given on proposed replacements.

5.2 **Application Number:** 193101

Site Address: 29 Arbor Lane, Winnersh, RG41 5JE

Proposal: Householder application for the proposed erection of front porch canopy and tiled fenestration to rear roof (part retrospective).

OBJECTION: The committee objected on the grounds that previous application 192446 for two rows of roof tiles to the rear extension was refused by reason of the increase in height of the flat roof of the approved side/rear extension in close proximity to the common side boundary line, would have significant impact upon the living conditions of adjoining occupiers of no. 31 Arbor Lane. This application is exactly the same and should be refused for the same reason. We have no issue with the front porch.

The committee also noted the roof lights had changed on the drawings but not included in the description.

5.3 **Application Number:** 193275

Site Address: 5 Cavendish Gardens, Winnersh, RG41 5TG

Proposal: Householder application for the proposed erection of a single storey side and rear extension including 6no roof lights.

COMMENT: The committee queried the parking provision as it was not clear on the plans.

5.4 Cllr Taylor Declared an interest in the following item.

Application Number: 193292

Site Address: Woodward Close, Winnersh, RG41 5LP

Proposal: Prior approval submission for proposed installation of a 17.5m high telecommunications Phase 5 Street works pole with 3no. antennas situated within the pole, 2no. 0.3m dishes, 3no. ground-based equipment cabinets and ancillary development thereto.

COMMENT: The committee raised concerns about the location of the proposed mast and suggested it could be moved back from the road to a more suitable position to reduce the visual impact on the current open street scene.

- 5.5 **Application Number:** 193339
Site Address: Nirvana Spa, Mole Road, Sindlesham, RG41 5DJ
Proposal: Full application for the proposed erection of a two-storey detached building to provide 70 no. bedroom hotel accommodation ancillary to spa (Use Class C1) incorporating replacement gym, ancillary facilities and outside swimming pool, with associated car parking and soft landscaping, following demolition of existing 'Pulse 8' gym building.
- OBJECTION:** The committee agreed to submit an objection based on a range of issues, including noise and light pollution, and that Cllr Taylor would circulate a draft response to the committee for approval before submitting it to Wokingham Borough Council.
- 6 The following decisions and appeal were noted:
- 6.1 **Application Number:** 192248
Site Address: 7 Simons Lane, Wokingham, RG41 3HG
The application was **Approved**
- 6.2 **Application Number:** 193049
Site Address: 25 Arbor Lane, Winnersh, Wokingham, RG41 5JE
The application was **Refused**
- 6.3 **Application Number:** 192231
Site Address: 426 Reading Road, Winnersh, RG41 5EP
The application was **Refused**
- 6.4 **Application Number:** 180626
Appeal by Roy Wood Transits Ltd
Site Address: Roy Wood Transits Ltd, 429 Reading Road, Winnersh, RG41 5HU
The appeal was **Dismissed**
- 7 The following item of correspondence was noted:-
- 5 December 2019** - email from Harlequin Group Ltd.
Subject: Pre-Planning Application Consultation – Proposed Installation of telecoms apparatus at Bathurst Road SW, JCN Bathurst Road/ Arbor Lane, Winnersh, RG41 5JA
- 8 There were no other matters considered urgent by the Chairman.
- 9 Date and time of the next meeting: **Monday 27 JANUARY at 19.45.**

There being no further business the meeting closed at 21.07.