



Winnersh Parish Council

Winnersh Community Centre
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Minutes of the **PLANNING COMMITTEE** held in the **Allnatt Pavilion, Winnersh Community Centre** on **Monday 9 MARCH 2020** at **19.45**.

PRESENT: Cllrs C Taylor (Chair); K Bradeepan; P Fishwick, A Greenwood; F Obileye.
Cllr G Harper (substitute).

- 1 Apologies for absence were received from Cllrs B Krauze and L Wooldridge.
- 2 Declarations of Interest: None
- 3 Public Session: there were 2 members of the public present who left after application 200288 had been considered.
- 4 The draft minutes of the last meeting held on the 18 February 2020 were reviewed and there were no matters arising.
- 5 The committee considered the following planning applications, referred by Wokingham Borough Council (WBC), and made the following comments and/or objections:-
 - 5.1 **Application Number:** 200288
Site Address: Junction Bathurst Road and Arbor Lane, Winnersh, RG41 5JA
Proposal: Prior Approval for the proposed erection of a 17.5m high telecommunications phase 5 monopole with 3 No. antennas and 2 No. dishes in shroud, also 3No. ground-based cabinets.

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

- 1) The small open area of green space was considered unsuitable for a mast of this size. The size and location was considered to be out of character with the existing street scene and since the application was started the trees on the railway embankments, that were proposed to screen the mast from view, had been cut down. The mast would therefore be prominent in the proposed setting. The pictures shown of the proposed site were no longer current and the application was considered misleading.
- 2) The proposed equipment cabinets were close in proximity to the railway fence and could present an opportunity for trespass on the railway line.

3) The mast would impact on the Root Protection Area of the remaining two trees on the site.

4) The committee proposed an alternative site on the Forest School playing field, furthest away from the school building towards Barley Gardens and near the railway line, the site being located in the middle of the preferred search area and requested that it should be considered.

5) The Committee also requested that the application be considered by the WBC Planning Committee to enable the Parish Council to raise the concerns at the meeting.

5.2 **Application Number:** 200396

Site Address: The Bungalow, Merryhill Green Lane, Winnersh, RG41 5JP

Proposal: Full application for the proposed change of use from associated curtilage within undeveloped land under historic agricultural use, to residential curtilage. (Retrospective).

The committee raised no objection to the change of use (Retrospective) but **COMMENTED** that the Planning Statement in Section 4.2 (page 3) indicated the garage had no planning permission.

5.3 **Application Number:** 200410

Site Address: 3 Astor Close, Winnersh RG41 5JZ

Proposal: Householder application for the proposed part conversion of existing garage into habitable accommodation, removal of existing cladding, plus changes to fenestration.

The Committee made no observations on the application.

5.4 **Application Number:** 200537

Site Address: 25 Wedderburn Close, Winnersh, RG41 5NY

Proposal: Householder application for the proposed erection of two single storey extensions with 2 No. rooflights and two storey rear extension.

The Committee made no observations on the application.

6 To review Revised/Additional Plans or Applications referred by WBC.

6.1 **Application Number:** 200512

Site Address: 21 Sadlers Lane, Winnersh RG41 5AJ

Proposal: Householder application for the proposed single storey rear and side extension to existing dwelling following part demolition of existing outbuilding.

The Committee made no observations on the application.

6.2 **Application Number:** 200560

Site Address: Winnersh Garden Centre, 656 Reading Road, Winnersh

Proposal: Full application for the proposed extension and reconfiguration of the existing car park.

The committee **COMMENTED** that the proposed configuration of the parking would improve the current situation but raised concerns on the impact of the flood plain.

7 The review of any Decisions, Notification of Appeals and Inquiries from WBC.

7.1 **Planning Appeal made under Section 78 (as modified) of the Town and Country Planning Act 1990.**

Application Number: 192248

Site Address: 7 Simons Lane, Wokingham RG41 3HG

Proposal: Full planning application for the erection of 1No. 4-bedroom dwelling following the demolition of existing dwelling.

The Committee **NOTED** the Appeal.

7.2 **Notification of Decision**

Application Number: 193167

Site Address: Land adjacent to Winnersh Relief Road, Wokingham

Proposal: Full application for the proposed creation of a temporary construction access on to Hatch Farm Way, Winnersh.

APPROVED

The Committee **NOTED** the Decision.

8 The Committee noted the following application received for information only:-

8.1 **Works to a TPO tree - Notification**

Application Number: 200488

Site Address: St Catherine's Lodge, Bearwood Road, Sindlesham, RG41 5BN

Proposal: Application for works to protected trees.

9 Local Plan Update and sites proposed by Wokingham Borough Council for Winnersh: Cllr Fishwick gave a brief update on the public meeting held at Winnersh Community Centre on the 3rd March at which Ward Councillors presented an update on the Local Plan and informed attendees about the consultation process.

10 Correspondence: There were no items of correspondence.

11 Any other matters considered urgent by the Chairman: there were no urgent matters.

12 Date and time of the next meeting: **Tuesday 31 MARCH 2020 at 19.45.**

The Meeting closed at 21.12