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Minutes of the meeting of the **PLANNING COMMITTEE** held in the John Grobler Room on **Monday 8 March 2010** at 7.45pm.

**PRESENT:** Cllrs J Grimson (Chairman), D Hunt, D Jupp, J Plant, J Southgate.

## 1 <u>APOLOGIES</u>

**1.1** none

## 2 <u>SCHEDULE OF APPLICATIONS</u>

2.1 The following applications were examined and NO OBJECTIONS were recorded:

## Applications received prior to the issue of the 8 March 2010 Planning Committee meeting Agenda

- 1 F/2010/0139 Arbor Lane Garage, Arbor Lane H Wilson proposed extension of main building and erection of detached toilet block with covered parking area and new exit from site. Demolition of existing garage and small workshop.
- 2 A/2010/0288 Proposed Hotel, Eskdale Road M Turner application for advertisement consent for external car park sign, part static LED.
- 3 F/2010/0326 34 Danywern Drive H Wilson proposed provision of pitched roof over existing single storey rear extension.
- 4 F/2010/0344 Foleys Barn, Roundabout Lane A Smith proposed erection of two storey front extension, plus single storey side and infill extensions and conversions of existing garage into habitable accommodation.

# Applications received since the issue of the 8 March 2010 Planning Committee meeting Agenda

- 1 A/2010/0293 Jacobs House, Eskdale Road M Turner application for advertisement consent for two externally illuminated fascia signs, plus four non illuminated signs.
- 2 F/2010/0386 26 Greenwood Grove A Smith proposed erection of single storey rear extension to dwelling to form office and lobby/conservatory

## Adjoining Parish application:

1 F/2010/0345 Land to rear of 6 Newlands Cottages, Mole Road H Butcher Proposed erection of three-bedroom dwelling with new access from Betty Grove Lane.

## Revised applications received prior to the issue of the 8 March 2010 Planning Committee meeting Agenda

Adjoining Parish revision:

1 F/2010/0064 660 Wokingham Road, Earley E Temple application for change of use of land and proposed replacement of showroom to provide restaurant (A3) and hotel (C1), with associated parking, new pedestrian access and realignment of public right of way. Demolition of existing showroom.

**Revision**: revised proposal description to include demolition of existing showroom; revised overall site area and Certificate B details on application form; amendment to red line area on site location plan. Drawing no. nmlo 02436700 Rev A.

## 2.2 Applications subject to OBJECTIONS

1 O/2010/0366 land rear of 5-7 Mayfields A Smith Outline application for the erection of 4 x detached dwellings. (Access and layout to be considered)

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

- 1) the layout is dominated by hard landscaping
- 2) plot 4 has insufficient amenity space
- 3) concerns regarding access directly opposite St Marys Road

## Adjoining Parish application:

1 F/2009/2554 212 Bearwood Road, Barkham E Temple proposed change of use of land for the stationing of caravans for the residential purposes for 8 no. gypsy pitches together with the formation of additional hard standing and utility/dayrooms ancillary to that use. The Committee **objected** to this application on the following grounds:

1) The drawings clearly indicate trees around the boundary of the site, whereas the application says that there are no trees on the site.

#### Ref: Application for Planning Permission

- 18: The response suggests zero gain or loss of residential units. The plans are quite clearly for a maximum of 16 residential units on the site.
- 19: The response suggests no change of use. The day-rooms clearly constitute a change to non-residential floor space.

#### The Committee **commented** that:

1) it should be a condition of consent that no industrial activity is to take place on the site.

#### 2.3 The following DECISIONS were noted:

- 1) EXT/2009/2617 398 Reading Road congruent CONSENT for application to extend implementation date of Planning Consent F/2007/1272 for a further 3 years for the demolition of existing petrol station and canopy and removal of fuel tanks (Underground) and the erection of 12 flats and a building for A1,A2,B1 and D1 use.
- 2) F/2009/2651 112 Bathurst Road congruent CONSENT for application to vary condition 5 of planning consent 09353, to allow the conversion of existing garage to additional habitable accommodation, plus creation of porch under existing flat roof.
- 3) F/2010/0070 660 Reading Road congruent CONSENT for retrospective planning application for the retention of reconstructed gate and wall pillars and the realigned front boundary fencing and roadside ditch.
- 4) CLP/2010/0275 23 Wedderburn Close not seen by WPC CONSENT for application for a certificate of lawfulness for the proposed erection of a single storey side, part rear extension to dwelling.

## 2.4 The following APPEALS LODGED were noted:

none

## The following APPEAL decisions were noted:

F/2009/2631Old Oak, Mole Roadincongruent**CONSENT** for proposed demolition of existing buildings and erection of 7 x 1bedroom flats in 2 buildings with access and associated parking and landscaping

## **3 COMMUNITY RESILIENCE**

3.1 The Clerk reported on a telephone discussion he had had with Peter Stuart, WBC Community Resilience manager. The Committee noted the responses to flooding and major emergencies. The Committee asked the Clerk to invite Mr Stuart to a future Planning Committee meeting. ACTION: Clerk

## 4 CORE STRATEGY TRAFFIC INFRASTRUCTURE

**4.1** The Committee noted that it had not received any further update from WBC regarding traffic modeling. The Core Strategy does not include any provision for increased traffic flow outside the main development areas.

## 5 CORRESPONDENCE

#### Items of correspondence received prior to the issue of the 8 March 2010 Planning Committee meeting Agenda

- 1 WBC; invitation to Utilities presentation, 16 March, included SGN Mole Road No members of the Committee were available to attend this meeting.
- 2 WBC; temporary road closure, Wokingham level crossing, 20-21 February 2010.
- 3 WBC; no TPOs on GMU site
- 4 Cllr Prue Bray; briefing notes on GMU site The Clerk was asked to retain these documents (3,4 plus N4) for when a formal application is made regarding the GMU site. **ACTION: Clerk**
- 5 WBC; TPO consent to work, 'Woodford', Poplar Lane
- 6 WBC; Place & Neighbourhood Services e-Bulletin, March 2010
- 7 WBC Street Naming & Numbering; Winnersh Triangle, Patterdale Road withdrawn, to become Scottsdale Road
- The Committee did not object to this change of name.
- 8 WBC; confirmation to receive comments on F/2009/2554 on 10 March 2010
- 9 WBC; temporary road closure, Mill Lane, 1 March due to flooding
- 10 Arborfield PC; information re Wind Turbines The Committee noted this information.
  - The Committee noted this information.

#### Items of correspondence received since the issue of the 8 March 2010 Planning Committee meeting Agenda

- N1 Brenda Mckechnie ; comments re F/2009/2554
- N2 WBC Licensing; renewal of street trading, Farrs Café, Gazelle Close The Committee approved the renewal of the street trading licence
- N3 WBC; Road Works, Eskdale Road, 23 March 30 June 2010
- N4 Veteran Tree Association; re trees on GMU site
- N5 Mark Weekly; comments re F/2009/2554

The Committee noted items 9, N1, N4, N5 re F/2009/2554

## 6 ANY ITEMS THE CHAIRMAN CONSIDERS URGENT

**6.1** none

## 7 <u>TIME AND DATE OF NEXT MEETING</u>

7.1 The next Planning Committee meeting will be held in the John Grobler Room on TUESDAY 30 MARCH 2010 at 7.45pm.

There being no further business, the committee meeting closed at 9.14 p.m.