

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

Minutes of the meeting of the **PLANNING COMMITTEE** held in the John Grobler Room on **Tuesday 22 December 2015** at 7.45pm.

PRESENT: Cllrs C Taylor (Chairman), G Harper, R Holdstock, F Obileye, J Southgate.

- 1 APOLOGIES
- **1.1** Cllr D Hunt.
- 2 SCHEDULE OF APPLICATIONS
- 2.1 The following applications were considered and NO OBJECTIONS were recorded:

Applications received prior to the issue of the 22 December 2015 Planning Committee Meeting Agenda

- 1 153047 Oakside, Bearwood Road D Islip Householder application for the proposed conversion of garage to create habitable accommodation plus a proposed utility room.
- 2 153133 17 Mayfields D Maguire Householder application for the proposed erection of single storey side and rear extension following the demolition of existing conservatory.
- 3 153143 1&2 New Road, Sindlesham D Maguire Variation to condition 5 of planning consent F/2012/2420 (dated 03/03/2013) for the erection of 2no detached dwellings and garages, to allow condition 5 Code for Sustainable Homes to be removed.

Applications received since the issue of the 22 December 2015 Planning Committee Meeting Agenda

1 153195 Wyevale Garden Centre D Ray Application for change of use of part of site to car wash and valet service, installation of double canopy, wash screen and cabins for customer waiting, office/rest room and secure storage, landscaping and fences (retrospective).

2.2 Revised Applications:

1 none

Applications subject to OBJECTIONS:

1 none

Adjoining Parish application

1 none

Adjoining Parish revision:

1 none

2.3 The following DECISIONS were noted:

- 1 151306 569 Reading Road incongruent **CONSENT** for proposed conversion of existing dwelling to 3no separate dwellings, to include the raising of existing roof with loft conversion to habitable accommodation and the erection of front and rear extensions.
- 2 152347 55 Watmore Lane congruent **CONSENT** for householder application for the proposed loft conversion to habitable accommodation and internal alterations to dwelling.
- 3 152437 19 Grovelands Avenue congruent **CONSENT** for householder application for the proposed erection of a two storey rear and single storey side extension to dwelling plus conversion of roof space.
- 4 152519 9 Grovelands Avenue congruent **CONSENT** for householder application for the proposed conversion of existing kitchen window into a bay window.
- 5 152668 79 Woodward Close not seen by WPC **CONSENT** for non-material change ie french doors to bi-fold doors.

- 6 152989 46 Robinhood Lane congruent **REFUSAL** for full application for the proposed erection of 6no two bedroom and 1no three bedroom flats with associated parking, cycle and bin stores and repositioning of access. Demolition of existing building.
- 7 153007 Winnersh Community Centre, Mole Road congruent **CONSENT** for full application for the installation of a new office window to the first floor gable end wall of the existing office.
- 8 152934 Winnersh Community Centre, Mole Road congruent **CONSENT** for full application for the proposed installation of a 17.82kwp solar PV system on the south west facing roofs.

Adjoining parish

1 none

APPEAL DECISION

1 none

APPEALS LODGED

1 none

3 CORRESPONDENCE

3.1 Items of correspondence received prior to the issue of the 22 December 2015 Planning Committee meeting Agenda

- 1 WBC; acknowledgement of comments re 152934 & 153007, applications for Winnersh Community Centre.
- 2 Nick Robins; small tree survey report
- 3 Nick Robins; quote for small tree survey work
- 4 WBC; comments re request to fell trees
- 5 WBC; Planning Enforcement Investigation Notices
- 6 WBC; A329(M) slip road closures, 10-15 December 2015
- WBC; charges for paper copies of plans
 The Committee discussed the options for viewing the plans. The Committee asked the
 Clerk to request that paper copies continue to be sent for the next 2 months.

ACTION: Clerk

The Committee asked Cllr Harper to investigate the provision of an overhead projector or a large TV screen.

ACTION: Cllr Harper

Items of correspondence received following the issue of the 22 December 2015 Planning Committee meeting Agenda

N1 WBC; response re emergency planning progress

N2 WBC; Highway drainage grips

- N3 CCB; Action For All Bulletin; emergency accommodation training
 The Committee suggested that Cllr Hunt may wish to attend. ACTION: Clerk
- N4 WBC; Street Light upgrade
- N5 WBC; permission for Bearwood Rec tree works
- N6 WBC; application for tree works, Garden Cottage, Roundabout Lane
- N7 HOCHTIEF: M4 road bridge update and road closures

4 TREE SURVEY 2015

4.1 The Committee received the small tree survey. The Committee noted the recommendation for the felling of two trees and WBC's permission for these trees to be felled.

The Committee **RESOLVED** to accept Nick Robins quotation for the tree works recommended.

The Committee **RESOLVED** to purchase two saplings to replace the felled trees and asked Nick Robins to recommend appropriate saplings. **ACTION: Clerk**

5 **BUDGET 2016-17**

5.1 The Committee discussed the requirements for the budget for 2016-17, noting that a Full Tree Survey is planned.

The Committee **RECOMMENDED** to the F&GP Committee the following budgetary requirements:

Tree husbandry £2000Miscellaneous £200

6 COMMITTEE EMERGENCY PLANNING

The Committee discussed the outline proposals of the skeleton document and considered the main topic areas requiring completion. The Committee also discussed whether there are further topics relevant to Winnersh specifically.

The Committee asked the Clerk to make further consideration of this topic an agenda item for the next Planning Committee meeting.

ACTION: Clerk

7 ANY ITEMS THE CHAIRMAN CONSIDERS URGENT

7.1 none

8 TIME AND DATE OF NEXT MEETING

8.1 The next Planning Committee meeting will be held in the **John Grobler Room** on Monday 11 January 2016 at 7.45pm.

There being no further business, the committee meeting closed at 8.53pm.