

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

Minutes of the meeting of the **PLANNING COMMITTEE** held in the John Grobler Room on **Monday 9 January 2017** at 7.45pm.

PRESENT: Cllr C Taylor (Chairman), J Bray, S Hanna, D Hunt, G Harper, J Southgate.

1 <u>APOLOGIES</u>

1.1 none

2 <u>SCHEDULE OF APPLICATIONS</u>

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

Applications received prior to the issue of the 9 January 2017 Planning Committee meeting Agenda

- 1 163407 1 Locksley Gardens Householder application for the proposed conversion of existing loft space to habitable accommodation with roof windows.
- 2 163431 46 Robinhood Lane M Croucher Full application for the proposed erection of 2no, four bedroom detached dwellings with associated parking, cycle and bin stores and new access, following demolition and removal of existing dwelling.
- 3 163495 27 Eden Way J Burton Householder application for the proposed conversion of existing garage to habitable accommodation, single storey front porch extension, changes in fenestration and internal alterations.
- 4 163526 32 Danywern Drive B Beswetherick Householder application for the proposed single storey rear and side extension to existing dwelling.

Applications received following the issue of the 9 January 2017 Planning Committee meeting Agenda

1 163589 71 Woodward Close J Burton Householder application for the proposed part conversion of garage to create habitable accommodation to dwelling.

Adjoining Parish application:

1 163519 47 Simons Lane S Thwaites Full planning application for the proposed erection of a new 4 no bedroom dwelling following demolition of existing bungalow.

Revised Application:

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 160712 445 Reading Road congruent CONSENT for application for a certificate of existing lawful development for the siting of a mobile home for human habitation.
- 2 162523 8 Westfield Road congruent CONSENT for householder application for the proposed erection of a single storey rear extension, first floor side extensions with dormer, replacement of detached garage and roof alterations.
- 3 162643 40 Robin Hood Way congruent CONSENT for householder application for the conversion of existing garage to additional habitable accommodation (part retrospective).
- 4 162857 6 The Priory congruent **CONSENT** for householder application for proposed erection of new garden room in rear garden.

- 5 162957 4 Riverdene Drive congruent CONSENT for householder application for the proposed conversion of existing garage into habitable accommodation.
- 6 162979 Land at Hatch Farm Dairies, 42-44 King Street Lane congruent CONSENT for application for advertisement consent for the non-illuminated 36 flagpoles, 1 tri Board, 4 x Boards, 10 secondary double sided sign and 1 fascia sign (Retrospective).
- 7 162989 10 Robinhood Lane congruent CONSENT for householder application for the proposed two storey side extension following demolition of existing side extension plus single storey front extension to form porch.
- 8 162990 20 Greenwood Lane congruent **CONSENT** for householder application for the proposed single storey rear extension to dwelling plus part conversion of garage to habitable accommodation.
- 9 163298 Satruga, Poplar Lane congruent CONSENT for householder application for proposed erection of two storey rear extension to dwelling and loft conversion to provide habitable accommodation including 4no roof lights.
- 10 162934 31 Arbor Lane congruent CONSENT for householder application for proposed erection of two single storey rear extensions to dwelling.
- 11 163073 17 Meadow View **CONSENT** for householder application for the proposed conversion of loft space into habitable accommodation including a rear dormer extension.
- 12 163263 234 Reading Road congruent CONSENT for householder application for the proposed raising of existing roof to create a first floor, to include internal alterations.

Adjoining parish decisions

1 none

APPEAL DECISION

1 none

APPEALS LODGED

1 none

3 <u>CORRESPONDENCE</u>

3.1 Items of correspondence received prior to the issue of the 9 January 2017 Planning Committee meeting Agenda

- 1 WBC; TPO at 31 Arbor Lane
- 2 WBC; Hatch Farm Dairies, opening of King Street Lane for early occupied dwellings
- 3 WBC; extension of deadline for receipt of Local Plan comments
- 4 WBC; TPO at 46 Robinhood Lane

5 WBC; invitation to Transport Vision workshop, Wed 25 Jan 2017, 7.00pm Shute End Members were invited to inform the Clerk if they wished to attend this meeting.

6 WBC; 1 Mole Road; WBC Declines to Decide

Items of correspondence received following the issue of the 9 January 2017 Planning Committee meeting Agenda

- N1 Wokingham Without; GVOL applications
- N2 R Norrington; comments re appeal 161564, 9 Winnersh Gate
- N3 WBC; Enforcement Investigation Notice update, November 2016
- N4 WBC; Major Projects road closures 2017

4 <u>LOCAL PLAN CONSULTATIONS</u>

4.1 The Committee discussed the Winnersh Parish sites within the Local Plan, in relationship to flooding, highways access and community.

The Committee expressed its support for 5WI 001, 002, 003, 009, 011.

The Committee commented further on the following sites:

5WI005; This site is subject to regular flooding. Even if raised housing was to be built this would prevent the use of the site as a SUD and would further increase local flooding around the Showcase cinema roundabout.

5WI004 & 6; There are serious concerns regarding access to the site along Maidensfield and the increase in traffic along Danywern Drive. The land along the Emm Brook is in the flood zone. The Committee referred to the comments and objections raised regarding application O/2013/0434.

5WI007; There is no one main point of vehicular access to the site. There is restricted access at Harvest Drive and St Catherine's Lodge. The Wokingham Cricket Club was approved land in this area because of its rural aspect.

5WI008; The site is subject to flooding.

5WI009;

(Cllrs Harper and Southgate declared an interest) Part of this land is designated for the SDL access road. **5WI012**; The SDL access road is planned to pass through the allotments section of this site.

5WI013; The SDL access road is planned to the north of this site. Part of the existing arboretum will be lost to the road. Development here will destroy the remaining part of the arboretum, which is a valued amenity within Winnersh and should be protected.

The Committee commented that infrastructure serving the site and the wider community is to be in place BEFORE development takes place.

5 <u>REFERRAL FROM FULL COUNCIL</u>

5.1 The Committee discussed the creation of a **Neighbourhood Plan** for Winnersh. The Committee considered the potential advantages of having a Neighbourhood Plan. The Committee discussed the position of Winnersh as a nuclear village between major conurbations and felt that a Neighbourhood Plan would do little to influence the design or infrastructure of major projects on the remaining pieces of undeveloped land.

6 **BUDGETARY REQUIREMENTS FOR 2017-18**

6.1 The Committee **RESOLVED** to request the following budgetary items:

1) tree husbandry	£2000
2) emergency planning goods	£400
2) · 11	0050

3) miscellaneous £250

7 <u>ANY ITEMS THE CHAIRMAN CONSIDERS URGENT</u>

7.1 none

8 <u>TIME AND DATE OF NEXT MEETING</u>

8.1 The next Planning Committee meeting will be held in the **John Grobler Room** on Monday 30 January 2017 at 7.45pm.

There being no further business, the committee meeting closed at 9.12pm.