



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

Planning & Transport Committee Members:

Cllrs P. Fishwick; D. Green; G. Harper; F Obileye; J. Boadu; M. Kak, A. Fyfe.

Dear Councillor,

You are summoned to attend a meeting of the **PLANNING & TRANSPORT COMMITTEE** of Winnersh Parish Council to be held at Winnersh Community Centre on **Tuesday 11th June 2024 at 7.30pm.**

M Milsom

Marcia Milsom
Clerk to the Council

6th June 2024

AGENDA

1. ELECTION OF CHAIRMAN

To Elect a Chairman for the Planning and Transport Committee for 2024-25.

2. ELECTION OF VICE CHAIRMAN

To Elect a chairman for the year 2023-24.

3. APOLOGIES FOR ABSENCE

To Receive apologies for absence.

Councillors should personally notify the Clerk of the Council by midday of the meeting day of any intended absence along with the reason.

4. DECLARATIONS OF INTEREST

To Receive any personal or prejudicial interests in relation to any items on the agenda.

5. PUBLIC SESSION

To Receive questions and/or comments from the public present.

6. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 14th May 2024 were approved and signed at Full Council on 21st May 2024. *For Noting*

7. PLANNING APPLICATIONS

To Review Planning Applications referred by Wokingham Borough Council (WBC).

i) Application Number: 241172

Site Address: 4 Deerhurst Avenue, Winnersh, Wokingham, RG41 5NL

Proposal: Householder application for proposed part single part 2 storey rear extension plus single storey front extension.

[Application 241172](#)

ii) Application Number: 241072

Site Address: 19 Harvest Drive, Sindlesham, Wokingham, RG41 5RF

Proposal: Householder application for proposed erection of a single storey rear extension following demolition of existing conservatory, along with changes to fenestration.

[Application 241072](#)

iii) Application Number: 241030

Site Address: 40 Chatsworth Avenue, Winnersh, Wokingham, RG41 5EU

Proposal: Householder application for the proposed erection of a single storey side/rear extension following demolition of the existing single storey side extension, garage conversion to create habitable accommodation along with changes to fenestration.

[Application 241030](#)

iv) Application Number: 241260

Site Address: 325 Reading Road, Winnersh, Wokingham, RG41 5LR

Proposal: Householder application for proposed single storey rear extension and changes to fenestration.

[Application 241260](#)

v) Application Number: 240520

Site Address: Whitethorns, Roundabout Lane, Winnersh, Wokingham, RG41 5AD

Proposal: Outline application for the proposed erection of 3 no. detached dwellings and garages following demolition of the existing dwelling and garage, with existing access to be retained. (Access, Layout and Scale to be considered.) The revised details show: Amended plans to show relocation of garages.

[Application 240520](#)

vi) Application Number: 241243

Site Address: Merryhill Green Farm, Poplar Lane, Winnersh, Berkshire, RG41 5JR

Proposal: Application for a certificate of existing lawful development for the A) siting of a mobile home for human habitation, B) stationing of a mobile caravan for storage., C) stationing of a lorry body for storage, D) use of land as chicken run, E) a garden shed.

[Application 241243](#)

vii) Application Number: 241372

Site Address: 54 Welby Crescent, Winnersh, Wokingham, RG41 5SW

Proposal: Full application for the proposed change of use to a children's care home (Use Class C2).

viii) Application Number: 241220

Site Address: The Forest Comprehensive School, Robin Hood Lane, Winnersh Wokingham RG41 5NE

Proposal: Full application for the installation of new entrance doors and canopy to the front of the building. Following the demolition of the existing double doors and windows.

ix) Application Number: 241335

Site Address: 8 Astor Close, Winnersh, Wokingham, RG41 5JZ

Proposal: Householder application for proposed erection of a part single part two storey front/side extension along with changes to fenestration plus cladding and rendering the dwelling.

8. DECISIONS, NOTIFICATIONS OF APPEALS AND INQUIRIES

The following decisions and notifications of appeals and inquiries from WBC are as follows (*for noting*):

Application No. 240705 – Approve 554 Reading Road (*Congruent*)

Application No. 240913 – Approve 14 Sadlers Lane (*Congruent*)

Application No. 240751 – Approve 17 Danywern Drive (*Congruent*)

Application No. 240840 – Approve 15 Wheatsheaf Close (*Congruent*)

Application No. 240894 – Approve 72 Duffet Drive (*Congruent*)

Application Number: 230099

Site Address: Land to the South of Gazelle Close, Winnersh, RG41 5HH

Proposal: Full application for the proposed erection of a foodstore with associated access, parking and servicing areas, landscaping, and other associated works to include solar panels to the roof.

The application is due to be reported to the planning committee. The committee meeting will be held at the Council Offices and will start at 7.00 pm on 12 June 2024. Further information is attached at Appendix 1.

9. TREE PRESERVATION ORDERS

To note Tree Preservation Orders that are for information only:

i) **Application Number:** 241269

Site Address: 101 Arbor Lane, Winnersh, Wokingham, RG41 5JE

Proposal: APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO
475/1989, GROUP 1 G1, 4 x Ash – Fell.

10. CORRESPONDENCE

To Receive items of correspondence.

11. DATE AND TIME OF THE NEXT MEETING

The next Planning and Transport meeting will be held on Tuesday 9th July 2024 at 7.30pm.

Date: 4 June 2024
Application: 230099



**WOKINGHAM
BOROUGH COUNCIL**

Winnersh Parish Council
Winnersh Community Centre
New Road
Sindlesham
Wokingham
Berkshire
RG41 5DX

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Winnersh Parish Council,

NOTIFICATION OF COMMITTEE DATE

Application Number: 230099

Site Address: Land to the South of Gazelle Close, Winnersh, RG41 5HH

Proposal: Full application for the proposed erection of a foodstore with associated access, parking and servicing areas, landscaping, and other associated works to include solar panels to the roof.

As you made a comment on the above planning application, we are notifying you that it is due to be reported to the planning committee.

The committee meeting will be held at the Council Offices and will start at **7.00 pm** on 12 June 2024. The application has been recommended for approval and you can see a copy of the committee report online at the Council's [Committee meetings page](#).

You can attend the meeting in person or virtually by watching live on the Council's [You Tube page](#). If you would like to speak on the application, either in person or virtually via Microsoft Teams, you need to register with Democratic Services on the Council's [ask to speak at Planning Committee web page](#) by 5:00pm on the last working day before the meeting. Please note that the time to speak is limited to three minutes in total (per category of speaker). Democratic Services can be contacted via emailing democratic.services@wokingham.gov.uk.

Yours sincerely,
Development Management & Compliance

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 09 May 2024
My ref.: CY/TPO/1939/2023



**WOKINGHAM
BOROUGH COUNCIL**

Land Charges
Councillors: Prue Bray, Paul Fishwick, and
Rachelle Shepherd-Dubey
Winnersh Parish Council

Place and Growth
Development Management Team
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Tel: (0118) 974 6000

Dear Councillors and Colleagues

**WOKINGHAM BOROUGH COUNCIL (PARISH OF WINNERSH)
TREE PRESERVATION ORDER 1939/2023
TREE AT 69 KING STREET LANE, WINNERSH, WOKINGHAM, BERKS, RG41 5BA**

I write to inform you that on 9 May 2024 TPO 1939/2023 was confirmed without modifications. Please find attached a copy of the confirmation document for your records.

Government Guidance 'Tree Preservation Orders and trees in conservation areas, Paragraph: 047 Reference ID: 36-047-20140306', states that; 'The validity of an Order cannot be challenged in any legal proceedings except by way of application to the High Court on a point of law. The Town and Country Planning Act 1990 and the Civil Procedure Rules 1998 set out the application process. Anyone considering challenging the validity of an Order in the High Court is advised to seek legal advice.'

If you have any questions, please contact the Tree and Landscape Officer via development.control@wokingham.gov.uk or write to the above address, please reference the TPO number.

Yours sincerely

A handwritten signature in black ink that reads "Chris Hannington".

Chris Hannington CMLI MRTPI
Tree and Landscape Team Manager



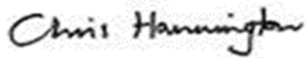
CONFIRMATION OF ORDER

WOKINGHAM BOROUGH COUNCIL in exercise of the powers conferred on them in that behalf; hereby confirm Tree Preservation Order No. **1939/2023**.

Tree at 69 King Street Lane, Winnersh, Wokingham, Berks, RG41 5BA

This order was **confirmed without modifications** on the 9 May 2024, ninth day of May, two thousand and twenty-four.

Signed on behalf of The Wokingham Borough Council

A handwritten signature in black ink that reads "Chris Hannington". The signature is written in a cursive, slightly slanted style.

Chris Hannington CMLI MRTPI

Authorised by the Council to sign on that behalf.

17th November 2023

Town and Country Planning Act 1990

**Town and Country Planning
(Tree Preservation) (England) Regulations 2012**

THE WOKINGHAM BOROUGH COUNCIL

(PARISH OF WINNERSH)

TREE PRESERVATION ORDER NO. 1939/2023

**(Order made in accordance with
Section 198 of the Act)**

Tree at 69 King Street Lane, Winnersh, Wokingham, Berks, RG41 5BA

**TOWN AND COUNTRY PLANNING (TREE PRESERVATION)
(ENGLAND) REGULATIONS 2012**

THE WOKINGHAM BOROUGH COUNCIL

TREE PRESERVATION ORDER NO. 1939/2023

Regulation 3(1)

Town and Country Planning Act 1990

Tree Preservation Order: 1939/2023

Wokingham Borough Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

4. This Order may be cited as Tree Preservation Order 1939/2023

Interpretation

2. – In this Order “the authority” means Wokingham Borough Council.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3. – (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

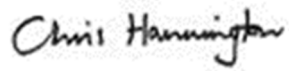
- (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this Seventeenth day of NOVEMBER in the year two thousand and twenty-three.

Signed on behalf of the Wokingham Borough Council, with delegated powers,

A handwritten signature in black ink that reads "Chris Hannington". The signature is written in a cursive style with a clear, legible font.

Chris Hannington CLMLI MRTPI

SCHEDULE
Specification of trees

Trees specified individually

(encircled in black on the map)

| <i>Reference on map</i> | <i>Description</i> | <i>Situation</i> |
|-----------------------------|--------------------|------------------|
|-----------------------------|--------------------|------------------|

NONE

Trees specified by reference to an area

(within a dotted black line on the map)

| <i>Reference on map</i> | <i>Description</i> | <i>Situation</i> |
|-----------------------------|--------------------|------------------|
|-----------------------------|--------------------|------------------|

| | | |
|----|----------------------------|---|
| T1 | Oak (<i>Quercus sp.</i>) | Located at the southern boundary of 69 King Street Lane, Winnersh |
|----|----------------------------|---|

Groups of trees

(within a broken black line on the map)

| <i>Reference on map</i> | <i>Description</i> | <i>Situation</i> |
|-----------------------------|--------------------|------------------|
|-----------------------------|--------------------|------------------|

NONE

Woodlands

(within a continuous black line on the map)

| <i>Reference on map</i> | <i>Description</i> | <i>Situation</i> |
|-----------------------------|--------------------|------------------|
|-----------------------------|--------------------|------------------|

NONE



**WOKINGHAM
BOROUGH COUNCIL**

MAP REFERRED TO IN THE WOKINGHAM BOROUGH COUNCIL
(PARISH OF WINNERSH)
TREE PRESERVATION ORDER NO: 1939/2023

Signed: *Chris Hamington*



Date: 17/11/2023

Scale: 1:1,000

© Crown copyright and database rights
2023. AC0000849972.

| Reference | Address | Case Detail | Case Status |
|-----------------|--|---|-----------------------|
| RFS/2019/085101 | Hatch Farm Dairies (Land At), Including 42 & 44 King Street Lane, Winnersh, Wokingham, Berkshire | BofC re landscaping - trees dying & not replaced | Investigation ongoing |
| RFS/2022/087452 | 445 Reading Road, Winnersh, RG41 5HX | Residential yard has become a storage for broken vans and trucks. | Investigation ongoing |
| RFS/2023/088244 | 46 - 46a Robin Hood Lane, Winnersh, Wokingham, RG41 5NQ | Biodiversity Conditions 14 & 16 & application not being built as PP | Awaiting application |
| RFS/2023/088829 | White Cottage, Bearwood Path, Winnersh, Wokingham, RG41 5EY | U/A New open sided structure and new fence | Investigation ongoing |
| RFS/2023/088915 | Domus, Bearwood Road, Sindlesham, Wokingham, RG41 5BB | U/A works to TPO trees | Investigation ongoing |
| RFS/2024/089183 | Bentley Lane Piggeries, Poplar Lane, Winnersh, RG41 5JR | storage of scrap/waste/materials & stored caravans | Investigation ongoing |
| RFS/2024/089183 | Land adjacent to Bentley Lane Piggeries, Poplar Lane, Winnersh, RG41 5JR | siting of caravans for residential use | Investigation ongoing |
| RFS/2024/089269 | Land Rear Of, 5 & 7 Mayfields, Sindlesham, Wokingham, Berkshire, RG415BY | Storage of vehicle on communal area. | Investigation ongoing |
| RFS/2024/089348 | 406 Reading Road, Winnersh, Wokingham, RG41 5EP | outbuilding/garage is being sublet and used as a dwelling | New case |

Wokingham Borough Council – Live Enforcement Cases for Winnersh Parish - June 24

For further information about a case, please contact planning.enforcement@wokingham.gov.uk quoting the reference number

| Reference | Address | Case Detail | Closed Date | Closure Reason |
|-----------------|--|---|-------------|----------------|
| RFS/2022/087834 | Land Rear Of, 5 & 7 Mayfields, Sindlesham, Wokingham, Berkshire, RG415BY | PP 222590 refused | 14 May 2024 | Notice served |
| RFS/2024/089309 | Southview, New Road, Sindlesham, Wokingham, RG41 5DX | Curtilage change and woodland clearance | 8 May 2024 | No breach |
| RFS/2024/089314 | Wildewood, Simons Lane, Wokingham, RG41 3HH | Trees being removed without permission outside PP 240229 | 13 May 2024 | No breach |
| RFS/2024/089327 | 42 King Street Lane, Winnersh, Berkshire, RG41 5AZ | breach of condition 9 of planning permission 223051 | 13 May 2024 | No breach |

Wokingham Borough Council – Previous month’s closed Enforcement Cases for Winnersh Parish - June 24

For further information about a case, please contact planning.enforcement@wokingham.gov.uk, quoting the reference number

Tel: 07885 983400
 Email: Erika.houghton@wokingham.gov.uk
 Date: 6 June 2024
 My ref: 13100002/266
 Your ref:



**WOKINGHAM
BOROUGH COUNCIL**

Legal Services

Civic Offices, Shute End

Wokingham

Berkshire, RG40 1BN

Tel: (0118) 908 8177

**Cllr Bray, Cllr Fishwick and Cllr Shepherd-DuBey
Winnersh Parish Council**

By email only clerk@winnersh.gov.uk

Dear Sir/Madam

Re: NEW APPLICATION FOR GOODS VEHICLE OPERATORS LICENCE – BGC SOUTH LTD – OH2074395 R

I am writing to advise you of a new application for a GVOL published in the latest edition of 'Applications and Decisions' which may affect your locality. Details are as follows:-

OH2074395 R **BGC SOUTH LTD**
Director(s): Philippa Stubbs
 BRIGG GARDEN CENTRE, BIGBY HIGH ROAD, BRIGG, DN20 9HE
 Operating Centre: Winnersh Garden centre, 656 reading road, Winnersh,
 Reading, Berkshire, RG415HG
 Authorisation: 2 vehicle(s)

The applicant will have published a notice regarding this application in the local newspaper and people who live in the locality of the proposed centre, who feel that the use or enjoyment of their land would be adversely affected by it have a right to make their views known to the Traffic Commissioner. They can make representations on environmental grounds only (such as noise, fumes, pollution, vibration, and visual intrusion) within 21 days of the date of the notice. A note of the Traffic Commissioner's address is attached.

The Council has a statutory right to raise objections within 21 days from the date of the application. Officers from Highways, Planning and Environmental Health are notified of the application. Officers from Highways and Environmental Health will assess the application and consider whether an objection should be lodged or whether to request that conditions are attached to the licence.

If you have any queries or concerns that you wish to raise regarding the application, please get in touch with those officers directly. Their contact details are also attached.

Yours faithfully

Erika Houghton
Paralegal & Legal Support Team Leader
Legal Services

