



Winnersh Parish Council

Winnersh Community Centre
New Road, Sindlesham
Wokingham, Berks, RG41 5DU
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Minutes of the **PLANNING AND TRANSPORT COMMITTEE** meeting
held on **Tuesday 9th April 2024 at 7.30pm**
at the Winnersh Community Centre

Councillors Present: Cllrs G. Harper; J. Boadu; M. Kak; F. Obileye

Officers: Kerry Simpson, Assistant Parish Clerk

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Green and Fishwick.

2. DECLARATIONS OF INTEREST

Cllr Harper declared an interest in Application 240528 & 240705.

Cllr Obileye arrived at 19:35

3. PUBLIC SESSION

There were members of the public in attendance who raised concerns regarding application 240528.

4. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 12th March 2024 were approved and signed on 9th April 2024. **Noted**

The Assistant Parish Clerk's report with updates on matters arising from previous meetings was attached at Appendix 1. **Noted**

5. PLANNING APPLICATIONS

The committee considered the following planning applications:

- i. **Application Number:** 240077
Site Address: 498A Reading Road, Winnersh, Wokingham, RG41 5EX
Proposal: Full application for the proposed erection of a single storey rear extension to the existing detached garage to form a cold room storage.

The Committee have concerns regarding the noise levels from the compressor used to keep the room cold. The Committee would like to seek reassurances the noise levels won't affect the neighbours.

ii. **Application Number:** 240528

Site Address: 564 Reading Road, Winnersh, Wokingham, RG41 5HA

Proposal: Full application for the erection of a two-storey dwelling with vehicle access and landscaping. Following demolition of the existing conservatory and detached outbuilding incorporating garage

The Committee wish to object to the application on the following grounds. The parking is inadequate across the site. The committee are concerned that cars will be parked on Greenacres Avenue which is already congested and dangerous. The development is out of character and over bearing. The development will overshadow the direct neighbour's property which will have a detrimental impact on the light. The Committee also noted this application has previously been refused and it would appear that little or no changes have been made.

iii. **Application Number:** 240604

Site Address: 227 Reading Road, Winnersh, Wokingham, RG41 1HS

Proposal: Prior approval submission for demolition of 1 no. outbuilding

The Committee were unable to reach a decision due to the inadequate site plan and the lack of detail within the application. There was no detail regarding how the building will be demolished and how the noise and pollution will be managed.

The Committee would like to see the existing site plan along with the proposed site plan.

iv. **Application Number:** 240705

Site Address: 554 Reading Road, Winnersh, Wokingham, RG41 5HA

Proposal: Householder application for the proposed erection of a single storey front extension, raising of the roof to form first floor accommodation including 2 no. front dormers and a part first floor part single storey rear extension, plus changes to fenestration.

The committee made no observations on the application.

v. **Application Number:** 240801

Site Address: Woodford, Poplar Lane, Winnersh, Wokingham, RG41 5JR

Proposal: Householder application for proposed single storey rear extension.

The committee noted the application number was invalid and in fact should read 240841. The committee made no observations on the application.

6. DECISIONS, NOTIFICATIONS OF APPEALS AND INQUIRIES

The committee noted the following decisions:

Application No. 232813 – Approve 27 Pheasant Close (*Congruent*)

Application No. 240229 – Approve Wildewood, Simons Lane (*Congruent*)

Application No. 240584 – Application withdrawn 17 Danywern Drive

Application No. 230099

Appeal: APP/X0360/V/24/3339712

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.

I refer to the above details. An application has been called-in by the Secretary of State. The application will be determined on the basis of an inquiry. Further information is attached at Appendix 2.

7. TREE PRESERVATION ORDERS

The committee noted the following Tree Preservation Orders:

i. **Application Number:** 240250

Site Address: 599 Reading Road, Winnersh, Wokingham, RG41 5HQ

Proposal: APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 1114/2006, T1, Oak - Reduce lateral spread by approx. 1.5-2m from 10-12m to 8- 10m; crown lift to approx. 6m above ground level by removing epicormic growth from the main stem; remove major deadwood 50mm and above and prune to give 2m clearance to the roof of the properties.

ii. **Application Number:** 240707

Site Address: Recreation Ground, Bearwood Road, Sindlesham, Wokingham, RG41 5DU

Proposal: SECTION 211 NOTIFICATION FOR WORKS IN A CONSERVATION AREA

T2, Oak – Remove deadwood.

T3, Oak – Remove damaged limbs.

T4, Oak - Remove deadwood.

T7, Turkey Oak - Remove deadwood.

T17, Oak - Remove deadwood.

T18, Oak - Remove deadwood.

T21, Oak - Remove deadwood.

T22, Oak - Remove deadwood.

T23, Oak - Remove deadwood.

T24, Oak - Remove deadwood.

T25, Oak - Remove deadwood.

T26A, Oak - Remove deadwood.

T29, Oak - Remove deadwood.

T32, Lime – Crown lift over path and away from light by 2.4m.

T33A, Lime – Crown lift over path by 2.4m.

T35, Acer – Remove epicormic growth.

T113, Oak - Remove deadwood.

T165, Oak - Remove deadwood.

T166, Oak - Remove deadwood.
T167, Oak - Remove deadwood.
T169, Oak - Remove deadwood.
T172, Oak - Remove deadwood.
T183, Oak - Remove deadwood.
T186, Oak - Remove deadwood.
T186A, Oak - Remove deadwood.

8. CORRESPONDENCE

The committee noted the following items of correspondence:

- i. Live Enforcement cases
- ii. Closed Enforcement cases

9. DATE AND TIME OF NEXT MEETING

It was **AGREED** the next meeting will be held on Tuesday 14th May 2024 at 7.30pm.

Cllr Harper gave his apologies for the scheduled meeting.

The meeting closed at 8.33pm.

P&T Assistant Clerk's Report - April 2024

Meeting Action Point	Minute ref	Date Decision Ratified	Action by	Notes	Status
Planning Applications	5	12.02.2024	APC	Application 240295 10 Danywern Drive - Information stil not available. Email sent to Development Control. Awaiting Bat Survey	In progress
Decisions, Notifications of appeals and inquiries	6	12.03.2024	APC	Feedback provided - If committee object to an application then the application should be escalated and not just approved by athe Case Officer	Complete
Corespondence	8	12.03.2024	APC	Reply sent to email re: parking at Bearwood Road.	Complete
Corespondence	8	12.03.2024	APC	RFS/2023/088772 - 20 King Street Lane. Case closed as no breach. Site visit completed 17/10/2023	Complete
Corespondence	8	12.03.2024	APC	RFS/2022/087834 - Land Rear of 5 & 7 Mayfields. Email sent 13/03. Update received: An Enforcement Notice is being drafted following the Appeal Decision issued on 6 February 2024. This is currently going though the Council's procedures and will be issued as soon as possible. In the meantime we are liaising with interested parties.	In progress

Date: 19 March 2024
Application: 230099
Appeal: APP/X0360/V/24/3339712



**WOKINGHAM
BOROUGH COUNCIL**

Winnersh Parish Council
Winnersh Community Centre
New Road
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Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear Winnersh Parish Council

PUBLIC INQUIRY

Appeal by: Aldi Stores Ltd

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.

TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION UNDER SECTION 77

Appeal start date: **4th March 2024**

I refer to the above details. An application has been called-in by the Secretary of State. The application will be determined on the basis of an inquiry. The procedure to be followed is set out in the Town and Country Planning Appeals (Inquiry Procedure) (England) Rules 2000, as amended.

For any group or organisation who wish to take an active part in the Inquiry, the opportunity is available to apply for what is known as Rule 6 status. Although unusual, there is also scope for interested individuals to take part on the same basis. Rule 6 status means that you would be able to present your evidence on a formal basis and cross examine the evidence of others. You can find guidance at the following link:

<https://www.gov.uk/government/publications/apply-for-rule-6-status-on-a-planningappeal-or-called-in-application>

Arrangements for the Inquiry are currently being finalised by the Planning Inspectorate. These will include a pre-Inquiry conference call with the lead parties to deal with procedural and administrative matters, including how the evidence will be heard. As a Rule 6 party, it is anticipated that you would also be a part of that process. If, having read the above guidance, you wish to apply for Rule 6 status

and/or have any related questions, you should contact the Planning Inspectorate immediately. If you are interested but are unable to access the guidance electronically, again, you should contact the Planning Inspectorate who will try and assist.

If, having read the above guidance, you wish to apply for Rule 6 status it is essential that you contact the Planning Inspectorate immediately. We have forwarded all the representations made to us on the application to the Planning Inspectorate. These will be considered by the Inspector and Secretary of State when determining the application. If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>

If you do not have access to the internet, you can send your comments to:

Alison Dyson
The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

All representations must be received by **15th April 2024**. The Planning Inspectorate does not acknowledge representations. All representations must quote the application reference. Please note that any representations you submit to the Planning Inspectorate will be copied to the applicant and this local planning authority and will be considered by the Inspector and Secretary of State when determining the application. The application documents will be available to view here: <https://planning.wokingham.gov.uk/FastWebPL/welcome.asp>

Further guidance about Called-in planning applications can be found here <https://www.gov.uk/guidance/called-in-planning-applications>

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

Yours sincerely,
Development Management & Compliance