



## **Winnersh Parish Council**

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Minutes of the meeting of the **PLANNING COMMITTEE** held in the John Grobler Room on **Monday 25 October 2010** at 7.45pm.

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

Cllr P Bray, 4 Members of the public.

### **1 APOLOGIES**

**1.1** Cllr J Plant.

### **2 TO RECEIVE PRESENTATION RE RUSHY MEAD**

**2.1** Jan Heard made a short presentation on behalf of Householders Against Rushy Mead. She referred to several events which had been organised by HARM. She summarised expert opinions regarding sleep deprivation and turbine noise. She pointed out further shortcomings in the application regarding: horses and the number of stables affected; flood mitigation; the lack of a health impact assessment; the cumulative effect of aerodynamic modulation.

Discussions then took place regarding compensation rates for affected housing and the procedures to be taken to comply with and affect the Planning Process.

A member of the public asked the Council to consider the visual and medical impact of the turbines.

Cllr Grimson thanked Mrs Heard and the members of the public for their input.

The 4 members of the public left the meeting.

### **3 SCHEDULE OF APPLICATIONS**

**3.1** **The following applications were examined and NO OBJECTIONS were recorded:**

### **Applications received prior to the issue of the 25 October 2010 Planning Committee meeting Agenda**

- 1 F/2010/2059 48 Laburnum Road C Phillips  
proposed erection of a single storey front extension to form front entrance porch to dwelling
- 2 F/2010/2181 land adjoining 4 Priory Court A Smith  
proposed erection of one detached dwelling with associated parking and access
- 3 F/2010/2222 100 Berkshire Place, Wharfedale Road C Corrigan  
proposed erection of 93 bedroom Travelodge Hotel to include bar and café facility with car parking, cycle and motorcycle parking and associated landscaping within the grounds of existing office building.
- 4 F/2010/2258 Unit C1 & C2, Grovelands Avenue Workshop H Wilson  
proposed change of use from office (B1) to hot food take away (A5) for delivery only plus erection of extractor flue/chimney

### **Applications received since the issue of the 25 October 2010 Planning Committee meeting Agenda**

none

### **Revised applications received since the issue of the 25 October 2010 Planning Committee meeting Agenda**

- 1 F/2010/2151 1e Locksley Gardens R Rogers  
Proposed erection of single storey rear extension to dwelling to form conservatory.  
**REVISION:** Conservatory doors opening outwards and an increase in the roof pitch to 10 degrees. Drawing No 4198-02 Rev A.

### **3.2 Applications subject to OBJECTIONS**

#### **Adjoining Parish applications received since the issue of the 25 October 2010 Planning Committee meeting Agenda**

- 1 F/2010/2266 Land at Rushy Mead, Shinfield L Callan  
Proposal: the proposed erection of 25 year operation and subsequent decommissioning of a wind energy development comprising of the following elements: four wind turbines, each with a maximum overall height (to vertical blade tip) of up to 130 metres, together with new and upgraded access tracks, temporary works, hard standing areas, control and metering building, cabling, improved vehicular access from Cutbush Lane and the A327, an anemometry mast and compensatory flood storage.

The Committee considered the application in detail.

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

- 1) Loss of visual amenity
- 2) The wind farm will be visible over a wide area and is out of keeping with the local area.

The Committee **COMMENTED** that

- 1) Conditions should be made to prevent shadow flicker being a nuisance to residents
- 2) Conditions should be made regarding the noise level of the turbines

### **3.3 The following DECISIONS were noted:**

- 1 VAR/2009/0943 Winnersh Triangle, Wharfedale Road not seen by WPC  
**CONSENT** for application to vary condition 7 of planning consent O/2006/9071 (site highways works).

The Committee asked the Clerk to contact WBC with its concerns that WPC had not been sent details of this application. **ACTION: Clerk**

- 2 F/2010/1479 The Small Holding, Poplar Lane congruent  
**CONSENT** for proposed erection of 2 x detached dwellings. (Amendment to planning F/2008/0312)
- 3 F/2010/1617 212 Bearwood Road incongruent  
**REFUSAL** for proposed new drive and change of access from Chestnut Avenue to exit onto Bearwood Road.
- 4 F/2010/1825 4 Mayfields congruent  
**REFUSAL** for change of use from residential dwelling (C3 use) to bed and breakfast guest house accommodation (C1 use).
- 5 F/2010/1949 Winnersh CP School, Greenwood Grove congruent  
**CONSENT** for proposed erection of free-standing timber-framed shelter on playing field.
- 6 CLP/2010/1958 2 Garth Close not seen by WPC  
**CONSENT** for an application for a certificate of lawfulness for the proposed conversion of garage to habitable space.

### **APPEAL DECISIONS**

none

### **APPEALS LODGED**

none

#### **4 CORRESPONDENCE**

##### **Items of correspondence received prior to the issue of the 25 October 2010 Planning Committee meeting Agenda**

- 1 WBC; Meeting of the Planning Committee, agenda, 13 October 2010
- 2 WBC; enforcement notices
- 3 LB/2010/1465 3 The Old Farmhouse, Robinhood Way; application withdrawn
- 4 WBC; re TPO Ash Tree, Sadlers End
- 5 WBC; re TPO 82 Arbor Lane
- 6 Arborfield PC; re Rushy Mead Consultation Zone
- 7 Arborfield PC; re Rushy Mead, extract from parish newsletter
- 8 WBC; re notification of Rushy Mead application
- 9 Tom Brinicombe, Partnership for Renewables; contact details
- 10 HARM; pre-visit comments for councillors
- 11 Tom Brinicombe, Partnership for Renewables; details of public exhibitions

These items of correspondence were noted.

##### **Items of correspondence received since the issue of the 25 October 2010 Planning Committee meeting Agenda**

- N1 MonoConsultants; upgrade to existing Telefonica O2 Ltd site at Wharfedale Road  
N2 WBC Licensing; Winnersh Food & Wine, 487 Reading Road  
The Committee returned a 'no comment' response to this application.

**ACTION: Clerk**

#### **5 BEARWOOD RECREATION GROUND**

- 5.1** The Clerk reported on the tomograph survey made on the Pine Tree. The survey shows no decay 1 metre above ground level, but recommends some trimming of the tree to reduce weight in the canopy. The Clerk is consulting with WBC regarding the details of any remedial work.

#### **6 ANY ITEMS THE CHAIRMAN CONSIDERS URGENT**

- 6.1** Cllr Bray reported that there were no plans to open up Sadlers Lane to through traffic.  
**6.2** Cllr Hunt reported on his investigations into the necessity of bat surveys.

#### **7 TIME AND DATE OF NEXT MEETING**

- 7.1** The Committee decided that the Planning Committee Meeting following the meeting of 6<sup>th</sup> December 2010 should take place on Wednesday 5 January 2011.  
**7.2** The next Planning Committee meeting will be held in the **John Grobler Room** on **TUESDAY 16 NOVEMBER 2010 at 7.45pm.**

There being no further business, the committee meeting closed at 9.17 p.m.