



Winnersh Parish Council

Winnersh Community Centre
New Road, Sindlesham, Wokingham
Berkshire RG41 5DU
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Minutes of the **PLANNING COMMITTEE** held remotely on **Tuesday 27 OCTOBER 2020 at 19.30.**

PRESENT: Cllrs P. Fishwick (Vice-Chairman) K. Bradeepan; L. Wooldridge; B. Krauze;
F. Obileye (attended from 19.40)

IN ATTENDANCE: Kate Lang - Assistant Parish Clerk (APC).

1. Apologies for absence: Cllr C. Taylor (Chairman).

1.1. Cllr Fishwick chaired the meeting in the absence of Cllr Taylor.

2. Declarations of Interest: Cllr Wooldridge 202526, Cllr Krauze 202574 & 202591, everyone 202622 as this is the Winnersh Community Centre.

3. The draft minutes of the last meeting held on the 5 October 2020 were noted and there were no matters arising.

4. Public Session: There were no public or press in attendance.

5. The committee considered the following planning application:

5.1. **Application Number:** 202526

Site Address: Roseville, Roundabout Lane, Winnersh, RG41 5AE.

Proposal: Householder application for the proposed erection of a single storey front/ side extension to existing detached garage with 2no. roof lights.

Council Response – No comment

5.2 **Application Number:** 202529

Site Address: Land to the rear of 14 Woodlands Avenue, Winnersh, RG41 3HL.

Proposal: Full application for the proposed erection of 1no. new dwelling with associated landscaping and parking.

Council Response – Object on the following grounds:

- Impact on land drainage and surface water– The site is on a former natural pond which is used to secure land drainage. There is no mention of the pond in the ecological report, and it appears to have been filled in without the required permission.
- Tree preservation – The site is a woodland preservation area, excavation will be needed for the build, this will likely damage the trees, tree roots and have a negative impact on the woodland during construction, including services for the dwelling.
- Shading of the building – The proposed house will be very dark due to the woodland and will likely lead to trees being destroyed in the future by the owners due to lack of natural light.

- Garden – Due to the dense woodland this will be limited in space and will be overshadowed by the mature trees.
- Negative impact on the bio-diversity – The proposed area is a mature woodland which should be protected. The proposed site is the only clearing in the woodland and is where the pond used to be. We are not aware of the materials that were used to fill in the pond and there is a risk of land contamination if these were not environmentally safe.
- Appearance – The proposed building is out of character with the existing properties in the area.

5.3 Application Number: 202574

Site Address: 39 Bluebell Meadow, Winnersh, RG41 5UW.

Proposal: Householder application for the proposed erection of a first-floor side extension including front dormer.

Council Response – No comment

5.4 Application Number: 202591

Site Address: 37 Bluebell Meadow, Winnersh, RG41 5UW.

Proposal: Householder application for proposed erection of a single storey front infill extension, part conversion of existing double garage to create habitable accommodation (part retrospective), single storey rear extension including the insertion of 4no. roof lights following the demolition of existing conservatory, extension of existing paved patios in rear garden, plus changes to fenestration.

Council Response – No comment

5.5 Application Number: 202608

Site Address: 26 Arbor Lane, Winnersh, RG41 5JD.

Proposal: Full planning application for the proposed change of use from amenity to residential use, with the erection of a timber overlap boarded fence. (Retrospective)

Council Response – Comment

There is a potential ownership issue.

The land boundary line needs to be investigated as part of the land could be owned by WBC.

If no ownership issue – no objections.

5.6 Application Number: 202622

Site Address: Winnersh Community Centre, New Road, Sindlesham RG41 5DU.

Proposal: Full application for the proposed erection of a single storey side extension to form storage area and replacement of existing external cladding.

5.7 Application Number: 202646

Site Address: 72 Arbor Lane, Winnersh, RG41 5JD.

Proposal: Householder application for the proposed erection of a single storey front extension to form porch, single storey side extension including the insertion of 2no. roof lights, single storey rear extension including the insertion of 1no. roof light, plus the erection of a carport to the front of the property.

Council Response – No comment

5.8 Application Number: 202668

Site Address: 656 Reading Road, Winnersh, RG41 5HE.

Proposal: Full application for the 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, and modification of drainage to link to that of the car park. (Retrospective)

Council Response – Comment

The appearance of the development is unsightly from the Reading Road

5.9 Application Number: 202693

Site Address: 7 Woodward Close, Winnersh, RG41 5NW.

Proposal: Householder application for the proposed erection of a single storey front extension to existing garage, a part first floor/part two storey side extension and a single storey rear extension, plus changes to fenestration.

Council Response – No comment

- 6** To review Revised/Additional Plans or Applications referred by WBC.

Nothing new

- 7** To review any Decisions, Notification of Appeals and Inquiries from WBC.

Noted

7.1 Application Number: 201458

Site Address: Newlands, Mole Road, Sindlesham, RG2 9JQ.

Proposal: Full application for the proposed erection of an equestrian facility for training and livery purposes including fifty horseboxes, foaling yard, indoor and outdoor riding arenas, lunge ring and horse walker, reception, office, members clubhouse with bar, parking for 25 cars, three parking areas for HGV horse lorries, and three units of residential accommodation comprising manager's three-bedroomed house, staff two-bedroomed flat and staff five-bedroomed flat, with access via Gravel pit hill Lane and Ellis's Hill. **APPLICATION REFUSED**

Council response – No comment

To note the following applications that are for Information only:-

8.1 Application Number: 202610

Site Address: Land at Winnersh Farm, Woodward Close, Winnersh.

Proposal: Screening Opinion application for an Environmental Impact Assessment for the proposed development of up to 100 new dwellings on land at Winnersh Farm.

Comment: The council raised the following concerns

- Environmental – Air quality on site needs to be investigated as it is adjacent to the motorway. Any test carried out currently would be inaccurate due to the pandemic and reduced levels of traffic as well as the reduced speed limit of 50 MPH that is currently in place due to the SMART motorway project. The new development would have a negative impact on the air quality for the existing dwellings and the land owned by WBC. The proposed site will be a traffic generator with only 1 access point. There are already 150 houses, a primary school and the Royal British legion using this junction.
- Noise – Highways England as part of the SMART motorway project has upgraded and extended the noise barriers, further investigation is needed to ascertain the area covered by this as they may not extend the whole length of the site. As part of the motorway project, trees that provided some noise protection have been removed, although shrub and tree re-planting is in future plans, it will take many years for these to mature and to provide the noise protection they did prior to the commencement of work.
- Contaminated land – The area at the end of the allotments owned by the parish council is contaminated, further investigation is needed to ascertain the extent of this.
- Flooding – The Emmbrook is located to the Northern boundary of this land and the area adjacent to this is susceptible to flooding. The removal of permeable surfaces (open space / fields) with non-permeable surfaces (roads / housing other hard surfaces) will exacerbate the current issues and potentially cause significant flooding from river and surface water.

- Hedgerows, Trees and wildlife – The proposed site includes several rows of mature trees and hedgerows, some of the trees have been identified as being over 100 years old. Hedgerows are a haven for wildlife and may contain endangered, rare or vulnerable species. Steps should be taken to protect these trees and hedgerows.
- Impact on Climate Emergency – Wokingham Borough Council declared a climate emergency in 2019, this development could have a negative impact on Climate Change. Steps should be taken to demonstrate how this development would be carbon neutral.

Recommendations – An Environmental Impact Assessment is undertaken to assess the impact of the points raised above.

8.2 **Application Number:** 202640

Site Address: Winnersh Farm, Watmore Lane, Winnersh, RG41 5JT.

Proposal: Screening Opinion application for an Environmental Impact Assessment for the proposed Special Educational Needs (SEN) school on land at Winnersh Farm/Watmore Lane.

Council Response – The council raised the following areas of concern

- Air Quality on site – The proposed site is adjacent to the M4 and A329 with higher than average levels of Nitrogen dioxide. An Environmental Impact Assessment will be required for this site. Any test carried out currently would be inaccurate due to the pandemic and reduced levels of traffic as well as the reduced speed limit of 50 MPH that is currently in place due to the SMART motorway project.
- Traffic – SEN schools generate significantly higher numbers of car trips per student than other schools. The impact on air quality and pollution will need to be investigated. There is only 1 access point to this area, 'Woodward Close' which is already busy with the 150 houses and existing School traffic. The new relief road will force all traffic to turn left which will have a negative impact on congestion and air quality.
- Noise – Highways England as part of the SMART motorway project has upgraded and extended the noise barriers, further investigation is needed to ascertain the area covered by this as they may not extend the whole length of the site. As part of the motorway project, trees that provided some noise protection have been removed, although shrub and tree re-planting is in future plans, it will take many years for these to mature and to provide the noise protection they did prior to the commencement of work. As the motorway is currently being upgraded to a SMART motorway this converts the hard shoulder into a running lane for traffic that will bring traffic closer to the site and the capacity of 3 lanes to 4 potentially increasing the volume of traffic. The upgraded noise barriers do not cover the whole of the motorway adjacent to this land.
- Trees, hedgerows and wildlife - The proposed site includes several rows of mature trees and hedgerows, some of the trees have been identified as being over 100 years old. Hedgerows are a haven for wildlife and may contain endangered, rare or vulnerable species. Steps should be taken to protect these trees and hedgerows.
- Contaminated Land - The area at the end of the allotments owned by the parish council is contaminated, further investigation is needed to ascertain the extent of this.
- Impact on Climate Emergency - Wokingham Borough Council declared a climate emergency in 2019, this development could have a negative impact on Climate Change. Steps should be taken to demonstrate how this development would be carbon neutral.

Recommendations – An Environmental Impact Assessment is undertaken to assess the impact of the points raised above.

- 9** To review applications for Street Trading Consent:-
- 9.1 **Application Number:** ST08
Site Address: King Street Lane, Winnersh, RG41 5AS.
Proposal: Application to renew street trading consent for 'BBQ KING WINNERSH' - Trading times Monday to Sunday 17.00 to 03.30.
Council Response – No comment
- 10** Consultations: To consider and approve the draft response to the consultation on the 'Planning for the Future' White Paper.
Council Response – Draft approved as Winnersh Parish Councils response to the White paper.
- 11** Correspondence: to receive items of correspondence.
Council Response – Nothing new
- 12** Any other matters considered urgent by the Chairman.
Council Response – Nothing new
Close Meeting 20.43
- 13** Date and time of the next meeting: **Tuesday 17 NOVEMBER 2020 at 19.30**