

**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 11 APRIL 2018 FROM 7.00 PM TO 8.20 PM**

Committee Members Present

Councillors: Tim Holton (Chairman), John Kaiser (Vice-Chairman), Philip Houldsworth, John Jarvis, Angus Ross, Rachelle Shepherd-DuBey, Malcolm Richards, Wayne Smith and Bill Soane

Councillors Present and Speaking

Councillors: Keith Baker

Officers Present

Madeleine Shopland, Democratic & Electoral Services Specialist
Mary Severin, Borough Solicitor
Justin Turvey, Operational Development Management Lead Officer (Interim)
Callum Wernham, Democratic & Electoral Services Specialist (Clerk)
Roger Johnson, Senior Assistant Engineer

Case Officers Present

Simon Taylor

84. APOLOGIES

There were no apologies for absence.

85. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 14 February 2018 were confirmed as a correct record and signed by the Chairman.

MEMBERS' UPDATE

There are a number of references to the Members' Update within these minutes. The Members' Update was circulated to all present prior to the meeting. It also contains details of properties to be visited prior to the next Planning Meeting. A copy is attached.

86. DECLARATION OF INTEREST

Councillor Smith declared a personal interest in item 89 on the grounds that he had listed the application on the basis that he felt that the application may not be unacceptable in terms of countryside impact or harm. He indicated that he would listen to all evidence presented before forming an opinion.

87. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

No applications were recommended for deferral, or withdrawn.

88. APPLICATION NO 173584 - WAINGELS COLLEGE, WAINGELS ROAD, WOODLEY

Proposal: Full planning application for the demolition of existing store building attached to sports hall and erection of all-weather multi-use games area with floodlighting columns.

Applicant: Director of Waingels Academies Trust

The Committee received and reviewed a report about this application, set out in agenda pages 15 to 37.

The Committee were advised that the Members' Update included:

- Following a consultation with Sports England, conditions 5 and 9-12 regarding Construction of Multi Use Games Area (MUGA), Certification of Artificial grass Pitch, Community Use Agreement, Management and Maintenance Scheme and the Cricket square were revised;
- A revision to condition 6 clarifying the operations of the sports pitch when not in use.

Tom Barker, Woodley Town Council, spoke in objection to the application. He raised concerns over the disposal of construction waste and the hours of operation. He was of the opinion that a 9pm limit on hours of use would be more acceptable for weekday usage and that due to the semi-rural location that Sunday use would disrupt tranquillity. He stated that he had concerns about the noise from the usage of the MUGA and asked for the acoustic barrier to be extended.

Bill Bell, Resident, spoke in objection to the application. He raised concerns regarding light spillage and potentially excessive noise from use of the MUGA. He stated that his property (located in Copse Mead) would be in direct view of the floodlighting. He raised concerns over how nocturnal wildlife in the area would be affected by the floodlighting. He asked that should the application be approved that mature trees be planted on the application boundary to reduce the impact of light spillage. Mr Bell proceeded to read a statement from another resident Stephen Mortimer. He stated that Mr Mortimer was concerned over the times of use whereby in the late evening excess noise would be heard resulting from use of the MUGA. He asked for an acoustic fence to be built on the boundary of the application and his property (located in Denmark Avenue) should the application be approved.

Andy Carter, Agent, spoke in support of the application. He stated that the current build of Waingels College had remained the same since 2012 with some of the sports facilities predating this. He added that Sports England had noted a need for additional sports facilities in the area, which the construction of the new MUGA could provide. He stated that the MUGA would be 100m away from the nearest property in Denmark Avenue. It was noted that a lighting consultant had assessed the floodlighting plans and had concluded that there would be minimal light spillage to the surrounding area. He stated that evening parking would be available within Waingels College to alleviate concerns over parking in residential areas for evening use.

Keith Baker, Ward Member, spoke in objection of the application. He stated that the new MUGA would be 250m closer to residential properties in Denmark Avenue than the previous sports pitch. He raised concerns about the height of the floodlights over and above the 10m height of the floodlights on the adjacent MUGA. He stated that the applicant had not referred to the existence of another local MUGA facility, Goals, which had good provisions for the Woodley area. He asked that should the application be approved that the floodlights be lowered to 10m in height, semi-mature trees be planted on the Copse Mead boundary, the acoustic barrier be extended and that the hours of use be changed to 8am-9pm Monday to Saturday and 10am-4pm on Sunday.

Simon Taylor, Case Officer, answered a number of queries from Members regarding construction waste disposal, noise from use of the MUGA and light spillage. He stated that the waste that would be produced at the site would not be dissimilar to other construction site works. He clarified that the floodlights were required to be 15m in height to achieve full pitch coverage of light as the primary use for the pitches would be for football games, and a reduction in the height of the floodlights would require them to be angled in such a way that light would be emitted in a diagonal direction, which would increase light spillage. He added that a light analysis had been undertaken and had shown that the impact of light spillage at the boundaries of the property would be negligible. It was noted that the existing sports hall would also assist with the reduction in light spillage. He stated that after a noise assessment had been completed an acoustic barrier could be constructed if it was deemed necessary.

In response to a question from Councillor Shepard-Dubey regarding impact on local bat populations from light spillage, Simon Taylor clarified that the bat habitat was out of the range of the light spillage zone.

Members discussed the hours of use of the MUGA. A number of Members were of the view that hours of use ceasing at 9pm on Mondays to Saturdays would be more suitable than the current proposal of a 10pm closure time to reduce the impact on nearby residents.

In response to a question from Councillor Holton regarding measurement of standards for noise, Justin Turvey, Operational Development Manager Lead Officer, clarified that the Planning Officers had been guided by the Environmental Health Officers regarding noise standards and that a noise assessment would be carried out.

Councillor Ross proposed that the hours of use cease at 9pm Monday to Saturday and that the noise assessment would come back to the Chairman and Vice Chairman. This was seconded by Councillor Shepard-Dubey.

Upon being put to the vote it was:

RESOLVED: That

- 1) Application 173584 be approved subject to the conditions set out in agenda pages 16-17, amended conditions 5-6 and 9-12 as set out in the Members' Update and amended condition 6 to specify that hours of use would cease at 9pm Monday to Saturday;
- 2) The noise assessment and subsequent scheme as detailed in condition 3 be discussed with the Chairman and Vice Chairman.

89. APPLICATION NO180243 - 1 NELSONS LANE, HURST

Proposal: Householder application for the proposed raising of existing roof to create a first floor and additional accommodation in roof space, insertion of two side dormers windows, erection of a single storey rear extension, first floor side extension, removal of existing chimney stacks and changes to existing fenestration.

Applicant: Ms A Jenkins

The Committee received and reviewed a report about this application, set out in Agenda pages 39-52.

The Committee were advised that the Members' Update included:

- A letter from the neighbouring dwelling confirming they no longer have any objection to the revised scheme.

A site visit had been undertaken in December 2017.

Amy Jenkins, Applicant, spoke in favour of the application. She stated that other notable developments in the nearby area had recently taken place and she was of the opinion that this proposed development would not damage the street scene. She was of the opinion that the property would fit in with the local surroundings. She stated that the neighbour now supported the proposed application and that a frosted glass window would be used to maintain the privacy of the neighbouring property.

Simon Taylor, Case Officer, clarified a question from Members regarding the size of the proposed build compared to the original dwelling. He stated that the new build would result in a 272% increase of the size of the original dwelling.

Several Members were of the opinion that based on their site visit the proposed extension to the property would not be unreasonable compared to its surroundings. Justin Turvey, Operational Development Management Lead Officer, stated that the proposed extension would result in an increase in the size of the property.

Councillor Ross stated that the Borough Design Guide recommended an 11m separation distance between dwellings, whereas the proposed application would have only included an 8.5m separation. It was noted that some Members felt that the Borough Design Guide should be followed in this instance.

Justin Turvey stated that the Officer's reported noted that the proposed extension would have a damaging effect on the surrounding countryside.

Councillor Smith proposed that the application be approved as it would not be of detriment to the local scene and it would not harm the countryside. This was seconded by Councillor Shepard-Dubey.

Upon being put to the vote it was:

RESOLVED: That application 180243 be approved subject to the conditions regarding the application of the standard time limit, the removal of existing permitted development rights, the following of the approved plans and that the window facing the neighbouring dwelling be made of obscured glass and only have a high level opening.