

## **MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 9 JANUARY 2019 FROM 7.00 PM TO 7.45 PM**

### **Committee Members Present**

Councillors: Tim Holton, Chris Bowring (Vice-Chairman, in the Chair), Carl Doran, John Jarvis, Malcolm Richards, Angus Ross, Wayne Smith and Bill Soane

### **Officers Present**

Callum Wernham, Democratic & Electoral Services Specialist  
Connor Corrigan, Lead Specialist, Planning Delivery & Compliance  
Judy Kelly, Highways Development Manager, Environment and Highway Development  
Mary Severin, Borough Solicitor

### **Case Officers Present**

Simon Taylor  
Alex Thwaites

### **61. APOLOGIES**

An apology for absence was submitted from Rachelle Shepherd-DuBey.

### **62. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Committee held on 12 December 2018 were confirmed as a correct record and signed by the Vice Chairman in the Chair.

### **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. A copy is attached.

### **63. DECLARATION OF INTEREST**

John Jarvis declared an interest in application number 183350 (item 68) on the grounds that he was the applicant. He stated that he would leave the room during the item and would take no part in discussion or voting.

### **64. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS**

There were no applications recommended for deferral, or withdrawn.

### **65. APPLICATION NO 182410 - PARCELS U1/V2 BIGGS LANE ARBORFIELD GARRISON**

**Proposal:** Application for approval of reserved matters pursuant to outline planning consent O/2014/2280 for the construction of 110 dwellings and commercial floor space, with associated access roads, parking, landscaping and open space, footpaths/ cycleways and Sustainable urban drainage (Parcels U1/V2).

**Applicant:** Crest Nicholson Regeneration (Mr Lawrence Ewing).

The Committee received and reviewed a report about this application, set out in agenda pages 15 to 50.

The Committee were advised that the Members' Update included:

- Clarification of 'Site Area' under the summary information section;

- Alteration to condition 2 to now include the list of plans for the application;
- Additional condition 8;
- Additional condition 9.

Bill Soane sought clarification on the condition referring to not allowing a fast food outlet (takeaway) on the site. Connor Corrigan, Lead Specialist - Planning Delivery & Compliance, stated that the condition would give Wokingham Borough Council (WBC) control over the type of food outlet that could be operated on the site, and this was appropriate given its proximity to the local school. He added that the condition would set out WBC's position now, and could be reviewed going forward if circumstances were to change.

Angus Ross queried whether there would be access from the proposed development site to the school. Alex Thwaites, Case Officer, stated that there would be no road access to the school from the proposed development site, however there would be a footpath and cycleway via Biggs Lane, and the entire school site would be fenced off from the proposed development site.

Angus Ross queried whether the film site to the north of the proposed development site was sufficiently spaced away from the proposed development site. Alex Thwaites stated that the film site was temporary and was likely to be removed by the time construction was completed at the proposed development. Alex added that there was a sufficient land buffer between the two sites.

Malcolm Richards queried the road width for the bus route in the proposed development site. Judy Kelly, Highways Development Manager - Environment/Highway Development, stated that the minimum road width would be 6.5m.

Carl Doran queried the mix of affordable housing and the provision of onsite affordable housing at the proposed development. Alex Thwaites stated that there would be a commuted sum for any affordable housing that was not provided on site, and added that each phase of the SDL did not have to provide the entire 35%, so long as the total 35% value was provided across the entire SDL. Connor Corrigan added that the housing mix was reviewed and designed by housing Officers.

**RESOLVED:** That application 182410 be approved subject to the conditions and informatives as set out in agenda pages 17 to 19, alteration to condition 2 as set out in the Members' Update, and additional conditions 8 and 9 as set out in the Members Update.

**66. APPLICATION NO 183012 - THE HOLT SCHOOL, HOLT LANE, WOKINGHAM**  
*Councillor Tim Holton entered the meeting.*

*Councillor John Jarvis left the meeting.*

**Proposal:** Full application for the proposed erection of a single storey extension to form a dance studio classroom.

**Applicant:** Mrs Janet Perry, The Holt School.

The Committee received and reviewed a report about this application, set out in agenda pages 51 to 70.

The Committee were advised that the Members' Update included detailing of a submission from Councillor Imogen Shepherd-DuBey regarding sprinkler installation, this was addressed in paragraph 37 and 38 of the Officer report.

Members discussed Imogen Shepherd-DuBey's submission, and stated that as the proposed development was an extension Council Motion 412 did not apply. It was noted that sprinklers were not a planning consideration and were instead a building regulations matter.

Angus Ross queried the relevance of referring to the planned increase in pupil admission numbers to the school as this application would not be used to accommodate this increase. Connor Corrigan, Lead Specialist - Planning Delivery & Compliance, clarified that the planned admission number increase was not relevant to this application, and that the travel plan covered the planned increase in pupil admissions.

Bill Soane queried the location of a small residential property on the school site. Simon Taylor, Case Officer, stated that the property was owned by the school and used as a caretaker's house, and was situated away from the proposed construction site.

**RESOLVED:** That application 183012 be approved subject to the conditions and informatives as set out in agenda pages 52 to 54.

**67. APPLICATION NO 182621 - 195 READING ROAD, WOKINGHAM**

**Proposal:** Householder application for the proposed conversion of integral garage into a habitable room, plus changes to fenestration.

**Applicant:** Mrs UllaKarin Clark.

The Committee received and reviewed a report about this application, set out in agenda pages 71 to 78.

The Committee were advised that there were no Members' Updates.

**RESOLVED:** That application 182621 be approved subject to the conditions and informatives as set out in agenda pages 71 to 72.

**68. APPLICATION NO 183350 - PENFOLDS, LODGE ROAD, HURST**

*Councillor John Jarvis had left the meeting prior to this item.*

**Proposal:** Householder application for proposed relocation of existing driveway entrance.

**Applicant:** Mr John Jarvis.

The Committee received and reviewed a report about this application, set out in agenda pages 79 to 90.

The Committee were advised that the Members' Update included:

- Clarification that Hurst Parish Council had raised no objection;
- An additional summary to follow from paragraph 10 of the Officer report;
- Additional condition 7.

Wayne Smith queried whether the existing dropped kerb would be raised once the proposed development had been completed. Simon Taylor, Case Officer, stated that the current dropped kerb would be raised, as detailed by condition 6. Judy Kelly, Highways Development Manager - Environment and Highway Development, added that separate highways consent would need to be sought in addition to the planning permission.

**RESOLVED:** That application 183350 be approved subject to the conditions and informatives as set out in agenda pages 79 to 81, and additional condition 7 as set out in the Members' Update.