MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON WEDNESDAY 20 JULY 2011 FROM 7.00PM TO 9.10PM

Present:- Simon Weeks (Chairman), Chris Bowring (Vice Chairman), Stephen Conway, Charlotte Hailtham Taylor, Tim Holton, John Kaiser, Jenny Lissaman, Bob Pitts, and Chris Singleton

Also present:-
Mike Haines, Pauline Helliar-Symons

Officers:
Peter Bourne, Team Leader, Highway Development Control
Marcia Head, Team Leader Development Management
Clare Lawrence, Team Leader Development Management
Mary Severin, Corporate Counsel
Tricia Harcourt, Principal Democratic Services Officer

Case Officers: Marcia Head, Clare Lawrence

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 is available to view on the Council’s website www.wokingham.gov.uk

At the beginning of the meeting, the Chairman announced that Peter Bourne, Team Leader Highways Development Control was retiring and this was his last meeting. The Committee thanked Peter for the work he had done in advising Members.

30. MINUTES
The Minutes of the meeting of the Committee held on 22 June 2011 were confirmed as a correct record and signed by the Chairman.

31. APOLOGIES
All Members were present.

32. DECLARATIONS OF INTEREST
Chris Singleton declared that as a member of Wokingham Town Council’s Planning Committee, he had contribute to the discussion of Item 42 application F/2011/1010, for the amendment to permission F/2010/1753 for the erection of a Lidl store at the former Crown Lift Trucks site, Molly Millars Lane, Wokingham. However he had not come to a decision on the application until the additional information presented to this Committee had been considered.

Bob Pitts declared that even though he had ‘listed’ Item 37 application F/2011/0809 for the removal of existing store and container and replacement with oak framed garage and store, at Ivy Cottage, Wargrave Road, Remenham, he had not pre-determined his decision.
33. APPLICATIONS TO BE WITHDRAWN OR DEFERRED

It was reported that Item 41, application RM/2011/0738 at 14 Selcourt Close, Woodley had been withdrawn from the agenda because of a mix up over the listing request. The application will be determined under delegated powers.

34. APPLICATION F/2011/0809

Removal of existing store and container and replacement with Oak framed garage and store.

at Ivy Cottage, Wargrave Road, Remenham

for Mr & Mrs S Strickland

The Committee considered a report about this application set out on Agenda pages 6 to 15.

It was noted that Members had undertaken a pre-Committee site visit on 15 July 2011 to allow the impact on the Green Belt and the listed building to be assessed.

The Committee was advised that the Members’ Update included clarification of the Green Belt policy issues; details of the existing and proposed volumes; and information about the previous structure and the concrete base. Confirmation was given that Listed Building consent was not required.

Simon Strickland, the applicant spoke in support of his application.

Members were concerned to support the Green Belt policies, but felt that in this case the proposed structure, though larger in volume than the buildings being removed, would not cause significant harm to the visual character and openness of the Green Belt. The existing storage container is unsightly, and there should be a guarantee that it would be removed from the site.

RESOLVED: That application F/2011/0809 be approved subject to a Legal Agreement to secure the removal of the storage container, and to conditions; details of which will be agreed by the Head of Development Management in consultation with the Chairman.

35. APPLICATION F/2011/1062

Single storey front extension to dwelling with first floor side extension and single storey and two story rear extension.

at 57 Pound Lane, Sonning

for Mr & Mrs M Dearlove

The Committee considered a report about this application set out on Agenda pages 16 to 26.

It was noted that Members had undertaken a pre-Committee site visit on 15 July 2011 to allow the impact on the neighbour at 55 Pound Lane to be assessed.

The Committee was advised that in paragraph 14 of the report the distance of the single storey rear extensions from the boundary with no.55 was 1.7m not 1.5m; and that the previous refused proposal was under application F/2011/0265. The Members’ Update included clarification of the light loss to the adjoining properties numbers 55 and 59 Pound Lane.
Pat Doyle, representing Sonning Parish Council, spoke objecting to the application.

David Bates, agent, spoke in support of the application.

Mike Haines, Local Ward Member, spoke objecting to the application.

It was acknowledged that the proposal overcomes the previous reasons for refusal of overbearing impact on the adjoining property at 55 Pound Lane.

**RESOLVED:** That application F/2011/1062 be approved, subject to the conditions set out on Agenda pages 16 to 18.

### 36. APPLICATION F/2011/1222

| Raising of roof to create habitable accommodation in roof space with rear dormer extensions, plus single storey side extension and conversion of garage to create habitable accommodation to dwelling |
|---|---|
| **at** | Sonning Place, Pearson Road, Sonning |
| **for** | Mr Adrian Pead |

The Committee considered a report about this application set out on Agenda pages 27 to 38.

It was noted that Members had viewed the site on 15 July 2011.

It was noted that the deadline date for responses to the statutory Consultation Area consultation was 27 July 2011, so the recommendation had been amended to delegated authority to the Head of Development Management to grant approval, subject to there being no new substantive planning issues being raised during the remainder of the consultation period.

The Committee was advised that the Members’ Update included details of the consultation response from the Ecological Officer; objections from the Sonning & Sonning Eye Society; and three letters of objection from local residents.

Pat Doyle, representing Sonning Parish Council, spoke objecting to the application.

Bob Hine, representing the Sonning and Sonning Eye Society and local residents, spoke objecting to the application.

Mike Haines, Local Ward Member, spoke objecting to the application.

Members were sympathetic to the local concerns, but were constrained because this application was a resubmission of an identical application which had been refused due to the lack of a bat survey. A bat survey had now been submitted, overcoming the only reason for refusal.

**RESOLVED:** That the Head of Development Management be delegated authority to approve application F/2011/1222 subject to:

1) no new substantive issues being raised during the remainder of the statutory Conservation Area consultation period which ends on 27 July 2011;
2) the conditions set out on Agenda pages 27 and 28.

### APPLICATION F/2011/1237

<table>
<thead>
<tr>
<th>Part first floor part two storey rear extension.</th>
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<tbody>
<tr>
<td>at 41 Tattersall Close, Wokingham</td>
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<tr>
<td>for Mr &amp; Mrs Sumner</td>
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The Committee considered a report about this application set out on Agenda pages 39 to 46.

It was noted that Mr Sumner was a Member of Wokingham Borough Council.

**RESOLVED:** That application F/2011/1237 be approved subject to the conditions set out on Agenda pages 39 and 40.

### APPLICATION F/2011/1010

<table>
<thead>
<tr>
<th>Erection of a 1,758 square metre GIA Lidl food store with 95 car parking spaces and associated landscaping (amendment to planning permission F/2010/1753).</th>
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<tbody>
<tr>
<td>at Former Crown Lift trucks Ltd, Molly Millars Lane, Wokingham</td>
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<tr>
<td>for Lidl UK GmbH</td>
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The Committee considered a report about this application set out on Agenda pages 75 to 101.

Confirmation was given that the proposed increase in floor space was for storage and represented an increase of 7% on the total floor space approved, and that the number of parking spaces would reduce by 9.

The Committee was advised that the Members’ Update included:

- Details of an additional consultation response from the Crime Prevention Design Officer regarding the security of the car park overnight;
- Recommended amendment to condition 14 and deletion of condition 20, which had been made following comments from the applicant;
- Information from the Highways Officer giving comparisons of car parking provision at other Lidl stores.

Chris Ambler, representing the applicant, spoke in support of the application.

The Highways Officer explained the car parking comparison information that had been presented, and confirmed that the reduced number of spaces (95) would be adequate to accommodate the demand for customer and staff parking, so no objection had been raised to the proposal.

During the discussion, Officers confirmed that condition 37 would allow the method of preventing unauthorised access to the car park outside opening hours to be discussed with the applicant.

**RESOLVED:** That application F/2011/1010 be approved subject to:

1) no new substantive issues being raised during the remainder of the consultation period, which ends on 27 July 2011;
2) the conditions set out on Agenda pages 39 and 40, as amended in the Members’ Update, with the additional clause (iii) in revised condition 14 amended to read ‘any gates at the HGV entrance to the site are only open for deliveries during the hours as at (ii) above’;

3) the completion of a Legal Agreement, as set out in the recommendation on Agenda page 76.

39. APPLICATION F/2011/0374

Change of use of site from licensed business premises for car repairs and spraying workshop (5½ days per week) to the stationing of two permanent mobile homes for Gypsy/Traveller use. Demolition of existing workshop.

<table>
<thead>
<tr>
<th>at</th>
<th>1a Old Sawmill Lane, Crowthorne</th>
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<tr>
<td>for</td>
<td>Mr M Smith</td>
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The Committee considered a report about this application set out on Agenda pages 102 to 111.

Pauline Helliar-Symons, a Local Ward Member, representing the other Ward Members and local residents, spoke objecting to the application.

Clarification was given that because of the existing use, the site is a brownfield site.

RESOLVED: That application F/2011/0374 be refused for the reasons set out on Agenda pages 102 and 103.

40. APPEAL MONITORING REPORT

The Committee received and noted the appeals monitoring report set out in the Members’ Update.

41. ENFORCEMENT QUARTERLY MONITORING REPORT

The Committee received and noted the Enforcement Quarterly Monitoring Report as set out in the Members’ Update.

It was agreed that in future, the Enforcement Quarterly Monitoring Report should be circulated to all Members, in order to raise awareness of the enforcement actions being taken.

42. PRE-COMMITTEE SITE VISITS

There were no recommendations for pre-Committee site visits.

*These are the Minutes of a meeting of the Planning Committee*

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