Minutes of a meeting of the planning committee
held on Wednesday 23 July 2014 from 7.00pm to 10.03pm

Present:- Simon Weeks (Chairman), Tim Holton, (Vice Chairman), Lindsay Ferris, John Kaiser, Bob Pitts, Malcolm Richards, Chris Singleton and Rachelle Shepherd-DuBey

Also present:- Angus Ross, Stuart Munro

Officers:
Clare Lawrence, Head of Development Management and Regulatory Services
Roger Johnson, Senior Highway Engineer
Mary Severin, Borough Solicitor
Tricia Harcourt, Senior Democratic Services Officer

Case Officers: Jenny Seaman, Ashley Smith, Graham Vaughan

12. MINUTES
The Minutes of the meeting of the Committee held on 25 June 2014 were confirmed as a correct record and signed by the Chairman.

13. APOLOGIES
An apology for absence was submitted from Chris Bowring.

14. DECLARATIONS OF INTEREST
Bob Pitts declared that in relation to Item 20 application F/2014/0945, two and single story extensions at 59 Ridgeway, Wargrave, although he had listed the application for consideration by the Committee he had not made up his mind.

15. APPLICATIONS TO BE WITHDRAWN OR DEFERRED
No applications had been deferred or withdrawn.

<table>
<thead>
<tr>
<th>Application</th>
<th>F/2014/0875</th>
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<tbody>
<tr>
<td>Erection of 257 dwellings, 60 x 1 and 2 bed Extra Care Unit and 1 retail shop, including public open space, children’s play space, accesses from Woodlands Avenue, tree protection, affordable housing and landscaping</td>
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<tr>
<td>at Bulmershe Campus, Woodlands Avenue, Woodley</td>
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<td>for Cala Homes (South) Ltd</td>
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The Committee considered a report about this application set out on Agenda pages 8 to 48.

The Committee was advised that the Members’ Update included details of:
- Clarification of the house numbers in the approved outline application and that approved in phase 1 and proposed in phase 2;
Please note: amendments were made to these minutes at the meeting held on 20 August 2014

- Recommended revisions to conditions, with conditions 7, 17 and 29 deleted and conditions 31 and 32 amended;
- Recommended additional conditions to place restrictions on additional and existing first floor windows.

Sam Rahmouni, representing Woodley Town Council, spoke raising objections to the application.

Clive Jacob, representing the applicant spoke in support of the application.

It was noted that Members had visited the site on 18 June 2014 to view this major development site in context.

Members were reminded that the principle of development on this site had been established, as there is an extant outline planning permission covering the wider campus site. A reserved matters application for 34 dwellings on Phase 1 of the site had been approved recently. This was a full application for Phase 2 because the development proposed deviates from the outline parameter plans. The existing three former halls of residence blocks onsite which were to be retained have now been demolished.

In answer to Members’ questions, Officers confirmed that:
- all units meet the required combined internal space standards;
- the minimum garden standard is met in all plots;
- parking provision and the garage sizes meet the required standard;
- the unallocated parking is well placed throughout the development, including laybys;
- there is only one access into the adjoining Highwood Local Nature Reserve;
- the historic wall is being retained;
- that the management of the construction is to be controlled by conditions.

RESOLVED: That application F/2014/0875 be approved subject to:
1) the completion of a variation to the S106 legal agreement
2) The conditions set out on Agenda pages 10 to 24, with conditions 7, 17, and 29 deleted;
3) additional conditions placing restrictions on existing and additional first floor windows.

17. APPLICATION F/2014/0503
Change of use of land to residential, erection of a fence and associated landscaping (Retrospective)
at Land adjacent to New Stables, School Lane, Riseley
for Mr G Jones

The Committee considered a report about this application set out on Agenda pages 49 to 57.

The Committee was advised that the strip of land involved is 4m wide and 57m long which is an area of 0.022 hectares, not 0.22 hectares as stated in the Summary Information section of the report. It was confirmed that no condition restricting the number of caravans on the wider site was imposed when application 30309 was approved on appeal.

John Anderson, representing Swallowfield Parish Council, spoke in support of the application.
Alex Blake, representing the applicant, spoke in support of the application.

Stuart Munro, Local Ward Member, spoke in support of the application.

It was noted that Members had visited the site on 18 June 2014 to view the impact of the development on the character of the countryside.

It was acknowledged that there was local support for this proposal because it had tidied up this strip of land which had been used for fly-tipping, and had provided screening for the established residential Gypsy, Romany and Traveller (GRT) site. They agreed that there would be no harm to the countryside, but that there should be no increase in the number of units on the wider site.

RESOLVED: That application F/2014/0503 be approved subject to conditions to ensure that the trees and their height are retained; the height of the fence is retained; the open nature of the strip of land is retained with no addition mobile homes placed on the strip.

18. APPLICATION F/2014/0945
Erection of two storey side extension, part single and part two storey rear extension and single storey front extension
at 59 Ridgeway, Wargrave
for Mr William Monte

The Committee considered a report about this application set out on Agenda pages 58 to 70.

It was noted that the description of the development has been revised to read ‘Erection of two storey side extension, part single and part two storey rear extension and single storey front extension.’

The Committee was advised that the Members’ Update included details of the reasons for refusal of the previous similar application which had been overcome in this new application; and a summary of additional comments received.

Caroline Hopkinson, local resident, spoke objecting to the application.

William Monte, applicant spoke in support of his application.

It was noted that Members had visited the site on 18 June 2014 to view the impact of the development on the character of the area.

Following local concerns, clarification was given that because number 59 was at the end of a row, the 1m gap between the extension and the boundary as required in the Borough Design Guidance to prevent creating a terracing effect, was not necessary, as there was no potential for terracing in this case.

Members felt that, from the information available to them it was not clear whether the proposed two storey side extension would be built right up to the boundary. If this was the case then there would be a detrimental effect on the trees which grow at the boundary of numbers 63 and 61 which screen the gable end of number 59.
RESOLVED: That application F/2014/0945 deferred to the next meeting allow Members to be supplied with definitive site plans showing details of the existing, the previous refusal and the current proposal.

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<th>19.</th>
<th>APPLICATION</th>
<th>F/2014/1030</th>
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<tr>
<td></td>
<td>Erection of a 5 bed detached dwelling with car port and access off Loddon Drive, following demolition of two existing dwellings and associated outbuildings</td>
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<td></td>
<td>at Meadswood, Loddon Drive, Wargrave</td>
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<td>for Mr S Philips</td>
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The Committee considered a report about this application set out on Agenda pages 71 to 89.

The Committee was advised that although revisions have been made, the Parish Council still objected to the amount of decking proposed. The Members’ Update included a table which clarified the footprint area; ridge height; and volume comparisons of the existing dwellings and that proposed.

Tim Dore, local resident, spoke objecting to the application.

Scott Phillips, applicant spoke in support of the application.

Confirmation was given that although the footprint of the proposed replacement dwelling and decking was greater than the footprint of the existing dwelling, the increase in volume was 37% which is less than the 50% limit in the policy for dwellings in the countryside, and that the increase in the ridge height was marginal.

It was noted that because of the separation distance of around 50m between the proposed dwelling and the nearest neighbour, and the high, dense vegetation at the property boundary, there would be no detrimental impact on the residential amenity of the neighbouring properties.

RESOLVED: That application F/2014/1030 be approved, subject to the conditions set out on Agenda pages 72 to 74.

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<th>20.</th>
<th>APPLICATION</th>
<th>F/2013/2466</th>
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<tr>
<td></td>
<td>Erection of one detached dwelling and detached garage, following demolition of existing business premises (use class B1(c))</td>
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<td>at Land at Redlake Business Centre and Land at Southlake, Redlake Lane, Wokingham</td>
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<td>for Mr W Hinge</td>
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The Committee considered a report about this application set out on Agenda pages 90 to 108.

The Committee was advised that the property on the adjacent site, ‘Enchanted Barns’ does not have a dwelling on site, the buildings are purely commercial.

Robin Bradbeer, agent, spoke in support of the application.

Angus Ross, a Local Ward Member, spoke in support of the application.
It was noted that Members had visited the site on 18 June 2014 to view the context of the site as the proposal is a potential departure from the Local Plan.

Concerns were expressed that this proposal was development in the countryside, and would create a precedent. However, Officers confirmed that the combination of the particular circumstances of this case which lead to the on balance recommendation for approval, were very unlikely to be repeated elsewhere. The circumstances are most importantly: the environmental improvements in reducing flood risk in the area, by removing buildings and hardstandings from a high risk flood zone; the reduction of the potential vehicle movements from 102 associated with the commercial buildings to 7 for the residential dwelling; reduction of detrimental impact on nearby properties from the commercial use; decreasing the bulk and mass of buildings on the site; and there is no longer a policy to require the retention of commercial units in the countryside.

A proposal to refuse the application on the grounds of inappropriate development in the countryside, was rejected when put to the vote.

RESOLVED: That application F/2013/2466 be approved, subject to the completion of a S106 Legal Agreement and the conditions set out on Agenda pages 91 to 94, with the addition of a drainage condition.

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<th>21.</th>
<th>APPLICATION</th>
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<td></td>
<td>Erection of a three storey building with link bridge to first floor to replace existing modular classroom accommodation</td>
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<td></td>
<td>at The Emmbrook School, Emmbrook Road, Wokingham</td>
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<td></td>
<td>for Wokingham Borough Council</td>
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The Committee considered a report about this application set out on Agenda pages 108 to 125.

The Committee was advised that paragraph 12 on Agenda page 115 incorrectly refers to a ‘two storey building’ - the building is three storeys.

Nigel Matthias, Headteacher of The Emmbrook School, spoke in support of the application.

It was noted that the proposal would not lead to an increase in pupil or staff numbers, but the building will replace 4 classrooms in modular buildings that have reached the end of their lifespan, and provide an additional 8 classrooms and enhanced facilities for the English Department to locate all their classrooms in one building. Space freed up within the school would allow remodelling of rooms to create enhanced facilities for the sixth form.

The site is at risk of flooding from the Emmbrook, but confirmation was given that any flood risk would not be increased by the additional footprint of the building, as there is a void under the building which will allow free movement and storage of any floodwater beneath the building. Also that evacuation at times of flooding would be via the link bridge at first floor level into the main part of the school.

RESOLVED: That application F/2014/0990 be approved, subject to the conditions set out on Agenda pages 109 to 111.
22. QUARTERLY ENFORCEMENT MONITORING REPORT
The Committee received and considered the Quarterly Enforcement Monitoring Report set out on Agenda pages 125 and 126.

Members commented that they had noticed that the enforcement service had improved over the last few months, with Officers being more pro-active in dealing with breaches.

23. PRE-COMMITTEE SITE VISITS
The Head of Development Management and Regulatory Services, recommended that pre-Committee site visits be undertaken in respect of the following applications:

- RM/2014/0265 – Montague Park, London Road, Wokingham RG40 2LY – reserved matters for Phase 5 of the major development in the SDL (Strategic Development Location). The site visit would enable Members to view the site in context.

- F/2014/1505 – 4 Somerville Close, Barkham RG41 4SW – two storey rear, part first floor extension over garage, and part single storey rear/side extensions. The site visit would enable Members to view the relationship with the neighbouring property.

- F/2014/0704 – Land rear of 40 Arbor Lane, Winnersh RG41 5JD – erection of 29 dwellings together with access, car parking, landscaping and public open space. Demolition of 40 Arbor Lane. The site visit would enable Members to see the site to in context and the relationships with adjoining properties.

RESOLVED: That pre-Committee site visits be undertaken on Friday 15 August 2014 in respect of the following applications:

1) RM/2014/0625 – Montague Park, London Road, Wokingham RG40 2LY – reserved matters for Phase 5 of the major development in the SDL (Strategic Development Location), to view the site in context, if proper access to the site is available.

2) F/2014/1505 – 4 Somerville Close, Barkham RG41 4SW – two storey rear, part first floor extension over garage, and part single storey rear/side extensions, to view the relationship with the neighbouring property.

3) F/2014/0704 – Land rear of 40 Arbor Lane, Winnersh RG41 5JD – erection of 29 dwellings together with access, car parking, landscaping and public open space. Demolition of 40 Arbor Lane, to view the site to in context and the relationships with adjoining properties.

These are the Minutes of a meeting of the Planning Committee

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