MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON WEDNESDAY 15 OCTOBER 2014 FROM 7.00PM TO 10.15PM

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

Also present:- Bob Wyatt, Philip Houldsworth

Officers:
Clare Lawrence, Head of Development Management and Regulatory Services
Chris Easton, Service Manager, Highways Development
Mary Severin, Borough Solicitor
Tricia Harcourt, Senior Democratic Services Officer

Case Officers:  Jenny Seaman, Ashley Smith, Cris Lancaster
Julia Greene, Flood Risk Manager
Giles Stephens, Urban Design and Conservation Officer

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

In the absence of the Chairman, Tim Holton the Vice Chairman took the Chair.

66. MINUTES
The Minutes of the meeting of the Committee held on 17 September 2014 were confirmed as a correct record and signed by the Chairman.

67. APOLOGIES
An apology for absence was submitted from Simon Weeks, Chairman

68. DECLARATIONS OF INTEREST
Bob Pitts and Lindsay Ferris both declared that in relation to Item 59 application F/2014/0704 on Land rear of 40 Arbor Lane, Winnersh, they had friends who lived in Arbor Lane. There was no pecuniary interest.

Bob Pitts declared that in relation to Item 60 application F/2014/1611 Fosters Home for the Elderly, Fosters Lane, Woodley, that he was no longer a Director of Optalis, but it is likely that Optalis would be managing the new development. There was no pecuniary interest.

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 APPLICATIONS TO BE WITHDRAWN OR DEFERRED
No applications had been deferred or withdrawn.

70. APPLICATION F/2014/0704
Erection of 29 dwellings together with access, car parking, landscaping and public open space. Demolition of 40 Arbor Lane at Land to the rear of 40 Arbor Lane
for Bellway Homes

The Committee considered a report about this application set out on Agenda pages 8 to 42.
The Committee was advised that all units comply with the Council’s standards for: internal space, garden depth and amenity space, and separation distances; and that the Members’ Update included details of:

- Recommended additional conditions relating to provision of non-permeable hardstandings, and agreement of the route of the route and construction of the surface water drainage;
- Additional consultation responses from Thames Water, the Trees and Landscape Officer;
- Updated comments from Winnersh Parish Council, with officer responses; additional representations from residents;
- Additional representations for residents in response to the consultation on minor changes;
- Clarification of points raised by Members at the site visit

Prue Bray, representing Winnersh Parish Council, spoke objecting to the application.

Tracy Fitchett-Bowen, representing local residents, spoke objecting to the application.

Paul Thomas, representing the applicant, spoke in support of the application.

Philip Houldsworth, a Local Ward Member, spoke in objection to the application.

It was noted that Members visited the site on 10 October 2014 to see the site in context and to assess the impact on neighbouring properties.

In response to the concerns raised about highway safety issues, the Highways Officer indicated that the applicant was willing to make S106 contributions to deliver solutions to improve safety on Arbor Lane, which would be done in consultation with the Parish Council and local residents. In light of the Committee’s concerns, the Head of Development Management and Regulation was asked to write to the Head of Highways and Transport to ask for a review of highway safety along Arbor Lane and to consider options to deal with this.

The Highways Officer went on to say that from the modelled and observed data on the use of the Arbor Lane/Reading Road junction following the new development, the increase in traffic and queuing would not be significant. The S106 contributions will be used for highway and transport improvements along the Reading Road corridor in Winnersh.

In response to concerns relating to surface drainage and flooding, the Flood Risk Manager confirmed that the alternative options of tanking in some areas would be fully attenuated and a satisfactory engineered solution can be achieved. The Head of Development Management and Regulation advised that a refusal could not be substantiated on drainage grounds. The storage is designed to hold back excess water, and the six month monitoring period would allow cross referencing with rainfall data. There will be no houses built on the small part of the site that comes within the flood zone area.

It was confirmed that issues of flooding would have been taken into account when the site was allocated for housing in the Managing Development Delivery Local Plan.

In response to concerns regarding design and layout, the Planning Officer confirmed that the density of housing within the developed area of the site was 24 dwellings per hectare;
and the flank to flank separation distance between the nearest proposed dwelling to the existing dwelling at no. 44A Arbor Lane, would be 13.2m.

**RESOLVED:** That application F/2014/0704 be approved, subject to:
1) the completion of a legal agreement, as set out on Agenda pages 35 and 36 within 3 months;
2) no objection being raised by the Environment Agency;
3) the conditions set out on Agenda pages 9 to 19, with the additional conditions set out in the Members’ Update.

<table>
<thead>
<tr>
<th>71. APPLICATION</th>
<th>F/2014/1611</th>
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<tbody>
<tr>
<td>Erection of 34 one bedroom flats with ancillary communal facilities for the frail elderly and dementia extra care with new access and parking.</td>
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<tr>
<td>at</td>
<td>Fosters Home for the Elderly, Fosters Lane, Woodley</td>
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<tr>
<td>for</td>
<td>Wokingham Housing Limited.</td>
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The Committee considered a report about this application set out on Agenda pages 43 to 66.

The Committee was advised that the Members’ Update included clarification of the reasons there is no requirement for infrastructure contributions and affordable housing and a recommended additional condition that the affordable units on site shall meet Design and Quality Standards.

Jenny Cheng, representing Woodley Town Council, spoke to express concerns about some aspects of the application.

Robin Fielder, representing the applicant, spoke in support of the application.

It was noted that Members visited the site on 10 October 2014 to see the site in context and to assess the impact on neighbouring properties.

The Highways Officer confirmed that the 19 parking spaces being provided were adequate for the use proposed.

Members were supportive of this development and noted that the applicant intended to have individual discussions with the occupiers of the dwellings adjoining the site regarding the boundary treatments.

**RESOLVED:** That application F/2014/1611 be approved, subject to the completion of a legal agreement, and to the conditions set out on Agenda pages 44 to 52, and the additional condition set out in the Members’ Update.

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<thead>
<tr>
<th>72. APPLICATION</th>
<th>F/2014/1317</th>
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<tr>
<td>Demolition of existing building (comprising offices, retail and residential floorspace) and erection of a new building comprising 140sq m retail floorspace on ground level, and 39 residential units on ground and upper floors, including the provision of car parking, cycle parking, landscaping and associated highway works.</td>
<td></td>
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<tr>
<td>at</td>
<td>74 -80 Peach Street, Wokingham</td>
</tr>
<tr>
<td>for</td>
<td>Tropic Estate Limited</td>
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The Committee considered a report about this application set out on Agenda pages 67 to 97.

The Committee was advised that the Members’ Update included copies of the Berkshire Design Panel Letter and the applicant’s response to that letter. The Update also included details of the amounts in the S106 legal agreement and a Unilateral Undertaking confirming the amounts and a payment for affordable housing as well as answers to questions raised by Members at the site visit.

Francis Ryder, representing Wokingham Town Council, spoke in support of the application.

Susan Dart, representing herself and other local residents, spoke objecting to the application.

Stephen McGregor, representing the applicant, spoke in support of the application.

Bob Wyatt, a Local Ward Member, spoke in support of the application.

It was noted that Members visited the site on 10 October 2014 to see the site in context and to assess the impact on the character of the area.

Concerns about potential overlooking and lack of privacy had been expressed by residents of the flats in Cross Street

The Urban Design and Conservation Officer reiterated his concerns about the mass and scale of the proposed building and its relationship with the nearby Listed Buildings, particularly the Overhangs building on the opposite side of Peach Street, where the bulk of the building would be closer than the existing.

The Highways Officer pointed out that it was not yet completely clear whether widening the highway with the land offered by the applicant, would be achievable as technical details have not been provided.

Members acknowledged that the existing building on this prominent site was not of architectural merit and welcomed a replacement. It was noted that Wokingham Town Council, and the Local Ward Member fully supported the proposal. Comments had been made about the design of the car park ventilation grills which were on the Peach Street frontage, and it was noted that the applicant had agreed to source a better design.

RESOLVED: That application F/2014/1317 be approved, subject to the completion of a legal agreement; details of levels in relation to the highway; and to conditions, including details of the design of the ventilator grills. Conditions to be agreed by the Head of Development Management and Regulation in consultation with the Committee Chairman, Vice Chairman and Ward Members.

The discussion and public speaking in relation to Items: 62, 63, 64, 65 were taken together, and minuted in Minute No 73 as the applications all related to the same site. The decisions on each application were made individually.
73. APPLICATION F/2014/1993
Installation of plant equipment
at The Maiden Over Public House, Silverdale Road, Earley
for Tesco Stores Limited

The Committee considered a report about this application set out on Agenda pages 98 to 104.

The Committee was advised that Earley Town Council had no objections; an additional condition relating the control of noise from the plant equipment had been recommended by the Environmental Health Officer, as detailed in the Members’ Update.

Judith Clark, representing the Maiden Erlegh Residents’ Association spoke to raise concerns about highway safety at the site.

Matthew Roe, representing the applicant, spoke in support of all applications.

The Chairman read out a statement from, David Chopping, a Local Ward Member, who could not attend the meeting, expressing concerns about aspects of all applications on behalf of local residents.

Concerns had been expressed locally that the amenities of adjoining residents should be protected in relation to the potential impact of the illuminated signage and noise disturbance from the plant installation. To mitigate these concerns it was suggested that a condition be included to require the illumination of the external signage to be turned off when the shop was closed; and that the air conditioning and condenser units be enclosed in fencing.

Members also raised the issue of the potential for noise disturbance from delivery vehicles and suggested a condition limiting delivery times should be included.

The Highways Officer confirmed that highways issues could not be resolved via these applications; as the change of use was permitted development highways issues had not been considered. He noted that one of the plans indicated that by opening the chained off entrance from Silverdale Road, it was intended to create a one-way system through the site. He suggested that any issues with highway safety should be referred to the Traffic Management Team.

RESOLVED: That application F/2014/1993 be approved, subject to the conditions set out on Agenda page 98, with the additional condition set out in the Members’ Update and additional conditions requiring details of the enclosure of the plant equipment; and limits to the delivery times.

74. APPLICATION A/2014/1994
Advertising on the building and in the car park.
at The Maiden Over Public House, Silverdale Road, Earley
for Tesco Stores Limited

The Committee considered a report about this application set out on Agenda pages 105 to 116.
The Committee was advised that the Members’ Update included details of an additional letter objecting to this proposal, and comments from Earley Town Council requesting the times of illumination of the signs to be limited.

The discussion and public speaking in relation to Items: 62, 63, 64, 65 were taken together, and minuted in Minute No 73 as the applications all related to the same site.

RESOLVED: That application A/2014/1994 be approved, subject to the conditions set out on Agenda pages 105 and 106, with the addition of a condition requiring the external illuminated signs to be turned off when the shop is closed.

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<tr>
<th>75.</th>
<th>APPLICATION</th>
<th>F/2014/1995</th>
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<tr>
<td></td>
<td>Alterations to the front and side elevations plus installation of a new shop front</td>
<td>The Maiden Over Public House, Silverdale road, Earley</td>
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<td></td>
<td>for</td>
<td>Tesco Stores Limited</td>
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The Committee considered a report about this application set out on Agenda pages 117 to 130.

The Committee was advised that Earley Town Council had no objections.

The discussion and public speaking in relation to Items: 62, 63, 64, 65 were taken together, and minuted in Minute No 73 as the applications all related to the same site.

RESOLVED: That application F/2014/1995 be approved, subject to the conditions set out on Agenda page 117.

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<thead>
<tr>
<th>76.</th>
<th>APPLICATION</th>
<th>F/2014/1996</th>
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<tbody>
<tr>
<td></td>
<td>Installation of an ATM</td>
<td>The Maiden Over Public House, Silverdale Road, Earley</td>
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<td></td>
<td>for</td>
<td>Tesco Stores Limited</td>
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The Committee considered a report about this application set out on Agenda pages 131 to 137.

The Committee was advised that Earley Town Council had no objections.

The discussion and public speaking in relation to Items: 62, 63, 64, 65 were taken together, and minuted in Minute No 73 as the applications all related to the same site.

RESOLVED: That application F/2014/1996 be approved subject to the conditions set out on Agenda page 130.

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

- F/2014/1612 - Land at Eustace Crescent (Phoenix Avenue) Wokingham - erection of 68 affordable houses and flats with associated car parking and amenity space following previous planning consent (DEM/2013/1656) for demolition of 70 existing affordable flats and maisonettes. The site visit would enable Members to assess the impact on the character of the area.
• F/2014/0940 – Willowtree Works, Swallowfield Street, Swallowfield – redevelopment of the site to provide 38 dwellings including affordable housing, hard and soft landscaping, open space, parking and associated infrastructure. The site visit would enable Members to assess the impact on the character of the area and relationships with adjacent land uses.

RESOLVED: That pre-Committee site visits be undertaken on Friday 7 November 2014 in respect of the following applications:

1) F/2014/1612 - Land at Eustace Crescent (Phoenix Avenue) Wokingham - erection of 68 affordable houses and flats with associated car parking and amenity space following previous planning consent (DEM/2013/1656) for demolition of 70 existing affordable flats and maisonettes, to assess the impact on the character of the area.

2) F/2014/0940 – Willowtree Works, Swallowfield Street, Swallowfield – redevelopment of the site to provide 38 dwellings including affordable housing, hard and soft landscaping, open space, parking and associated infrastructure, to assess the impact on the character of the area and relationships with adjacent land uses.

These are the Minutes of a meeting of the Planning Committee

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