



PLANNING COMMITTEE - WEDNESDAY, 8TH JULY, 2020

In response to the current Covid-19 pandemic, the above meeting is to be held virtually in line with Government guidelines. In order to allow the public as much opportunity to read and consider information provided to Members, the attached Members' Update is to be published and made available earlier than is standard for meetings of the Planning Committee.

Yours sincerely



Susan Parsonage
Chief Executive

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MEMBERS' UPDATE Planning Committee – 8 July 2020

Site Address: 15 The Drive, Earley
Application No: 200893, Pages 31-54

The Officer Report (page 31) indicates that the site is within Hurst Ward. This is an error. The site is within Bulmershe and Whitegates Ward.

Site Address: Lambs Farm Business Park, Basingstoke Road, Swallowfield
Application No: 200888, Pages 55 – 86

No update.

Site Address: Star Works, Star Lane, Knowl Hill
Application No: 193392, Pages 87 - 118.

Additional Condition

An additional condition is recommended to allow for monitoring of site progress:

Records shall be kept of the type and volume of all waste materials deposited at the site and the records shall be submitted to the local planning authority within one month after the end of a calendar quarter, together with an estimation of the required time remaining to complete landfill operations on the site.

*Reason: To allow the Local Planning Authority to monitor progress of the site.
Relevant policy: Core Strategy Policy CP1*

Further Clarification

On pages 90 – 94 a summary of the consultation response received is detailed. A query has been raised with regard to a letter sent by Councillor Maureen Hunt (councillor for Hurley and Walthams ward in the Royal Borough of Windsor and Maidenhead). For clarity, Councillor Hunt's letter was received twice by Wokingham Borough Council; as part of the Royal Borough of Windsor and Maidenhead's formal consultation response to the application and as part of a separate comment on the application. The letter was considered, with other letters of representation, and where relevant to material planning matters was taken into account. A summary of the contents of all representations received is included in the report. Councillor Hunt's letter was not specifically stated as part of the 'Ward Member' section on page 90 as this is intended for ward members of the Borough. Nonetheless, the weight to be applied to the comment remains the same regardless of where it is summarised in the report.

On page 103, at paragraph 38 of the report, the negative impact upon residential amenity is described with reference to smells and litter. These elements should not be

occurring as a result of the landfill area of Star Works as the landfill is now capped. Reference was made to these impacts however as it is noted that this has been raised by local residents but the main aim of the paragraph was to highlight that not all impacts can actually be associated with the landfill area. This is a key distinction to be made as the two elements of Star Works should not be confused.

Additional Information

Upon request, the applicant has submitted a formal letter for the committee detailing their confidence in completing the site:



Wokingham Borough Council

Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

6 July 2020

Dear Mr. Chairman and Members of the Planning Committee,

Planning Ref. 193392: Application to vary condition 7 of planning consent 153172 in order to extend the time for the deposit of engineering/restoration materials (inert waste) from 21 years from the date upon which the deposit operations commenced to 23 years, and to extend the time for the completion of the site's restoration from 22 years from the date upon which the deposit operations commenced to 24 years.

Star Lane Landfill Site, Star Lane, Knowl Hill

Planning Committee – Wednesday, 8 July 2020

We understand that there are concerns amongst local residents or local members that this application may reflect Grundon's attempt to keep the landfill at the Star Works site open permanently (or continually seek to extend it). As such, we would like to make the following statement.

We understand that there are concerns amongst local residents or local members that this application may reflect Grundon's attempt to keep the landfill at the Star Works site open permanently (or continually seek to extend it). As such, we would like to make the following statement.

Whilst it is clear that the landfill site has taken longer than originally envisaged to be completed, there has been significant progress towards its full completion and restoration, notably since the last application in 2015:

- Most significantly, the deposit of non-inert waste was completed in April 2018, ahead of the January 2019 consented deadline.
- The landfill site overall covers an area of 17 hectares. Over large parts of the site, the placing of inert soils has now been completed; the areas that still require infill of soils to complete the restoration cover just 3 hectares.
- Areas that have achieved restoration levels are ready to be planted and this will commence in the next planting season. We expect that 50% of the trees will be planted this winter over the restored areas.
- We are on track to complete soils imports and completion of the site during the Summer 2021 with the planting of the final trees over the following planting season.

The landfill site is clearly progressing towards completion and full restoration. This reflects Grundon's clear intent and commitment to complete and restore the site, and not to retain the landfill permanently open.

The current planning application is seeking a 2-year time extension for the completion and restoration of the landfill at the Star Works site. This will allow us to complete the final phase of the landfill and achieve the quality restoration of the site.

Yours sincerely,
(for and on behalf of Grundon)

Veronique Bensadou
Interim Head of Estates & Senior Planner

Site Address: Winnersh Triangle Car Park, Wharfedale Road, Winnersh
Application No: 200856, Pages 119 - 146.

Further Clarification

The number of electric vehicle charging spaces would increase from 4 to 48 (an increase of 8 7kw charging spaces and 36 passive spaces) which is acceptable to highways and considered a positive aspect of the scheme. Condition 12 simply seeks to agree details from a highways perspective.

Site Address: Cantley Park Recreation Ground
Application No: 200985, Pages 147-169.

WBC Sport and Leisure Team have forward responses of support regarding the improvement proposals to Cantley Park from the following:

The East Berkshire and Reading Schools Football Associations; GDT Tennis (Cantley Park Tennis operator); 3M FC; Wokingham Walking for Health; Emmbrook School; Wokingham and Emmbrook FC; Reading FC Community Trust and WBC's Mindful Health and Wellbeing Co-ordinator.

Site Address: Alexandra House, Alexandra Court, Wokingham
Application No: 201050, Pages 185-198

Page 185: For Consideration by: Planning Committee on Wednesday, 8th July 2020.

Non-Householder Appeal Decisions

Address	Development	Officer or Committee	Decision	Main planning issues identified/ addressed
Mallards, Eversley Road, Arborfield RG2 9PJ	Outline application for the proposed two storey detached dwelling following demolition of existing garage. (Layout to be considered)	Officer	Appeal Dismissed	<ul style="list-style-type: none"> - The proposal would result in significant harm to the character and appearance of the area - Priority species would be adversely affected by the proposal. The development would adversely affect the integrity of the SPA
7 Simons Lane, Wokingham, RG41 3HG	Full planning application for the erection 1No 4 Bedroom dwelling following demolition of existing dwelling.	Officer	Appeal Allowed in part	<ul style="list-style-type: none"> - Main issue is the effect of the proposed development without conditions 6 & 7 of planning permission (192248) on the living conditions of the occupiers of adjoining dwellings - Condition 6 (obscure glazing) amended to refer to first floor windows only - Condition 7 (restricting permitted development rights – windows) to remain as imposed
The Loft, Flat, Part Lane, Swallowfield RG7 1TB	Full planning application for the change of use of ground	Officer	Appeal Dismissed	<ul style="list-style-type: none"> - The proposal would result in significant harm to the character and appearance of the area

	floor of existing building from storage to residential plus extensions to create 3no bedroom dwelling.			
41 London Road, Wokingham RG40 1YA	Outline application with all matters reserved for the proposed two storey dwelling	Officer	Appeal Dismissed	<ul style="list-style-type: none"> - The proposal would not cause harm to the character and appearance of the area - The proposal would have an unacceptable adverse effect upon highway safety
Land at Coombes Lane, Arborfield, Wokingham RG2 9JG	Prior approval submission for the proposed erection of a single storey wooden shed	Officer	Appeal Dismissed	<ul style="list-style-type: none"> - The proposal is unacceptable in terms of its siting, design and external appearance. - The large windows would give a domestic appearance which is uncharacteristic of a forestry storage shed

QUARTERLY ENFORCEMENT MONITORING INFORMATION
PLANNING COMMITTEE Jul 2020

RFS CASES 1 Apr – 30 Jun 2020

Number on hand 1 Apr	297
Number received	144
Number closed	103
% closed in 8 weeks	44%
Number on hand 30 Jun	294

Reasons for closure	Number	%
Other	3	3%
No breach of planning control	66	64%
Not expedient to pursue	3	3%
Voluntary compliance	7	7%
Details submitted (eg minor amendment, details pursuant to conditions, planning application)	17	16%
Cases closed where Notice/s served	7	7%

SUMMARY OF NOTICES/PROSECUTION for period 1 Apr – 30 Jun 2020

Notice Type	Number Served
Enforcement Notices	5 Barkham Manor Farm, Heartwood, 40 Erleigh Court Gardens, 93 Loddon Bridge Road, The Lodge North Court
Stop Notices	0
Temporary Stop Notices	0
Breach of Condition Notices	2 123 Chilcombe Drive Barbers pod in Morrisons car park
Section 215 Notices	1 102 Redhatch Drive
Prosecutions	0
Direct Action	0
Injunctions/Orders	0
Caution	0

APPEALS AGAINST ENFORCEMENT NOTICES 1 Apr – 30 Jun 2020

Number of enforcement appeals lodged: **Total 4:** Barkham Manor Farm, Heartwood, The Lodge North Court, 40 Erleigh Court Gardens

Number of enforcement notice appeals determined: **Total 0**

Number of enforcement appeals withdrawn: **Total 0**

Enforcement appeals public inquiries pending: 2 (Plot B, The Coombes), (White Heart Grove, The Coombes)

Report Author: Marcia Head