



# **WOKINGHAM BOROUGH COUNCIL**

A Meeting of the **PLANNING COMMITTEE** will be held at the Civic Offices, Shute End, Wokingham, RG40 1BN on **WEDNESDAY 3 FEBRUARY 2016 AT 7.00 PM**

Andy Couldrick  
Chief Executive  
Published on 26 January 2016

This meeting will be filmed for inclusion on the Council's website.

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## **Our Vision**

***A great place to live, an even better place to do business***

## ***Our Priorities***

**Improve educational attainment and focus on every child achieving their potential**

**Invest in regenerating towns and villages, support social and economic prosperity, whilst encouraging business growth**

**Ensure strong sustainable communities that are vibrant and supported by well designed development**

**Tackle traffic congestion in specific areas of the Borough**

**Improve the customer experience when accessing Council services**

## ***The Underpinning Principles***

**Offer excellent value for your Council Tax**

**Provide affordable homes**

**Look after the vulnerable**

**Improve health, wellbeing and quality of life**

**Maintain and improve the waste collection, recycling and fuel efficiency**

**Deliver quality in all that we do**

## MEMBERSHIP OF THE PLANNING COMMITTEE

### Councillors

|                         |                            |                  |
|-------------------------|----------------------------|------------------|
| Simon Weeks (Chairman)  | Tim Holton (Vice-Chairman) | Chris Bowring    |
| John Kaiser             | Bob Pitts                  | Malcolm Richards |
| Rachelle Shepherd-DuBey | Chris Singleton            | Wayne Smith      |

| ITEM NO. | WARD                            | SUBJECT  | PAGE NO. |
|----------|---------------------------------|--|----------|
| 90.      |                                 | <b>APOLOGIES</b><br>To receive any apologies for absence.  |          |
| 91.      |                                 | <b>MINUTES OF PREVIOUS MEETING</b><br>To confirm the Minutes of the Meeting held on 6 January 2016.  | 5 - 8    |
| 92.      |                                 | <b>DECLARATION OF INTEREST</b><br>To receive any declaration of interest.  |          |
| 93.      |                                 | <b>APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS</b><br>To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn. |          |
| 94.      | Remenham, Wargrave and Ruscombe | <b>APPLICATION NO. 153172 - STAR WORKS, STAR LANE, KNOWL HILL</b><br>Recommendation: Conditional approval.   | 9 - 36   |
| 95.      | Remenham, Wargrave and Ruscombe | <b>APPLICATION NO. 153171 - STAR WORKS, STAR LANE, KNOWL HILL</b><br>Recommendation: Conditional approval.   | 37 - 54  |
| 96.      | Swallowfield                    | <b>APPLICATION NO. 152725 - WILLOW TREE WORKS, SWALLOWFIELD STREET, SWALLOWFIELD</b><br>Recommendation: Approval.  | 55 - 64  |
| 97.      | Swallowfield                    | <b>APPLICATION NO. 152659 - WILLOW TREE WORKS, SWALLOWFIELD STREET, SWALLOWFIELD</b><br>Recommendation: Conditional approval.  | 65 - 86  |
| 98.      |                                 | <b>QUARTERLY ENFORCEMENT MONITORING REPORT</b><br>To receive the quarterly enforcement monitoring report.  | 87 - 88  |
| 99.      |                                 | <b>PRE COMMITTEE SITE VISITS</b><br>To consider any recommendations from the Head of   |          |

Development Management to hold pre-committee site visits, set out in Members' Update.

**Any other items which the Chairman decides are urgent**

A Supplementary Agenda will be issued by the Chief Executive if there are any other items to consider under this heading.

**GLOSSARY OF TERMS**

The following abbreviations were used in the above Index and in reports.

|                 |   |
|-----------------|---|
| <b>C/A</b>      | Conditional Approval (grant planning permission)  |
| <b>CAC</b>      | Conservation Area Consent   |
| <b>R</b>        | Refuse (planning permission)  |
| <b>LB</b>       | (application for) Listed Building Consent   |
| <b>S106</b>     | Section 106 legal agreement between Council and applicant in accordance with the Town and Country Planning Act 1990 |
| <b>F</b>        | (application for) Full Planning Permission  |
| <b>MU</b>       | Members' Update circulated at the meeting   |
| <b>RM</b>       | Reserved Matters not approved when Outline Permission previously granted  |
| <b>VAR</b>      | Variation of a condition/conditions attached to a previous approval   |
| <b>PS</b>       | Performance Statistic Code for the Planning Application   |
| <b>Category</b> |   |

**CONTACT OFFICER**

|                           |   |
|---------------------------|---|
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