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## MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 2 MARCH 2016 FROM 7.00 PM TO 8.00 PM

### **Committee Members Present**

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

### **Officers Present**

Clare Lawrence, Head of Development Management and Regulatory Services  
Chris Easton, Service Manager, Highways Development Management  
Mary Severin, Borough Solicitor  
Colm Ó Caomhánaigh, Democratic Services Officer

### **Case Officers Present**

Justin Turvey, Graham Vaughan and Daniel Ray

### **91. APOLOGIES**

There were no apologies for absence.

### **92. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Committee held on 3 February 2016 were confirmed as a correct record and signed by the Chairman.

### **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. A copy is attached.

### **93. DECLARATION OF INTEREST**

Councillor Simon Weeks declared a personal interest in Item 105, application 153434 Manor Farm, Dell Road, Finchampstead on the grounds that he has worked with local residents and the owners of the farm over the last four years to try to minimise the impact of the intensified agricultural use. (He left the meeting during consideration of the matter and did not take part in the vote.)

### **94. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS**

No applications had been recommended for deferral, or withdrawn.

### **95. APPLICATION NO. 153433 - LAND TO RO RUSTLINGS, THE SPRING & CUSHENDALL, SHINFIELD RD, SHINFIELD**

**Proposal:** Full application for the proposed erection of 10no dwellings with associated access, drainage, landscaping, car parking following the demolition of all the existing buildings.

**Applicant:** Abava Developments Ltd

The Committee received and reviewed a report about this application, set out in Agenda pages 9 to 44.

The Committee was advised that the Members' Update included

- an amendment to condition 17;
- a correction in the report to the proposed number of parking spaces;
- additional information on the density of dwellings in the area;
- various clarifications.

It was noted that Members visited the site on Friday 26 February 2016.

Ellen Kendrick, Agent, spoke in favour of the application.

In response to requests for information on the ridge heights of the new buildings, the Planning Officer stated that most were around 9m.

Members asked for clarification regarding which developments in the area were allowed on appeal and if the date of the appeal decisions preceded the changes to PPS3 on backland development. The Planning Officer indicated on aerial photographs which developments were allowed on appeal and confirmed that the decisions preceded the changes to PPS3.

Asked if the proposed Construction Method Statement condition was the best way to deal with construction-related parking, Clare Lawrence, Head of Development Management and Regulatory Services, stated that through this approach, there can be more effective enforcement of any non-compliance relative to a condition simply requiring parking on site to be provided.

Members raised questions regarding drainage and asked if the proposed pumping station would be registered as an asset on the Borough's Flood Risk Asset Register. The Planning Officers stated that they would clarify this with the flood risk/drainage team.

Tim Holton referred to a section of the Borough Design Guide which he said indicated that backland development on a site of this size was unlikely to provide satisfactory privacy and amenity.

**RESOLVED:** That application No. 153433 be approved, subject to the completion of a Legal Agreement and conditions set out on Agenda pages 9 to 16 with condition 17 amended as set out in the Members' Update.

**96. APPLICATION NO. 153434 - MANOR FARM, DELL ROAD, FINCHAMPSTEAD**  
*Councillor Weeks declared a personal interest in this item and left the room during consideration of the matter and did not take part in the vote. Councillor Holton took the Chair.*

**Proposal:** Full application for the proposed erection of 3no agricultural cold store buildings.

**Applicant:** Mr and Mrs S Slavchev – EU Plants

The Committee received and reviewed a report about this application, set out in Agenda pages 45 to 64.

The Committee was advised that the Members' Update included

- an additional condition;

- clarifications in response to queries; and
- comments from Finchampstead Parish Council and the Planning Officer's response.

Bob Pitts asked if there was an ability to ensure that the new buildings were painted the same colour as existing buildings to blend in with the countryside. The Planning Officer referred to condition 3 and agreed to reword it to ensure that.

**RESOLVED:** That application No. 153434 be approved, subject conditions set out on Agenda pages 46 to 47 with a new condition 7 as set out in the Members' Update and an amendment to condition 3 to be agreed by the Head of Development Management and Regulatory Services.

*Councillor Weeks resumed the Chair after the vote on this item.*

**97. APPLICATION NO. 152726 - CEDAR HALL FARM, CHURCH LANE, ARBORFIELD**

**Proposal:** Full application for the proposed construction of a new slurry tank and dry cow shed at CEDAR unit at Hall Farm.

**Applicant:** Mr James Lamburn, University of Reading

The Committee received and reviewed a report about this application, set out in Agenda pages 65 to 82.

Members asked for clarification on the definition of a 'dry cow shed'. The Planning Officer responded that this was essentially an open-sided shed with just a roof.

**RESOLVED:** That application No. 152726 be approved, subject to conditions set out on Agenda pages 65 to 66 with condition 2 amended to include the drawing numbered '8012 rev E'.

**98. APPLICATION NO. 152725 - WILLOW TREE WORKS, SWALLOWFIELD STREET, SWALLOWFIELD**

**Proposal:** Application for submission of details to comply with the following conditions of planning consent F/2014/0940 (2/4/2015):

25. Details of disposal of sewage.

**Applicant:** Bellway Homes Ltd

The Committee received and reviewed a report about this application, set out in Agenda pages 83 to 94.

The Planning Officer summarized the reports on this application and the related application No. 152659, item 108 on the Agenda. The development was given permission in April 2015 but it was exceptionally agreed that the unresolved drainage provisions should be brought back to the Committee for approval.

Members asked for clarification on the responsibility for SUDS maintenance, the strength of the covenant and the meaning of the term 'lifetime of the development'. The Planning Officer stated that the Management Company would be responsible for some of the SUDS while other parts of this would be adopted by the Council and that 'lifetime' in this context meant in perpetuity or until the development is removed.

Members welcomed the cooperation between the property owner and local residents to reach agreement on any difficulties with the development.

Clare Lawrence, Head of Development Management and Regulatory Services, added that for those who purchase a property that contains drainage infrastructure it will be stated clearly in the deeds.

**RESOLVED:** That application No. 152725 be approved in accordance with the relevant submissions.

**99. APPLICATION NO. 152659 - WILLOW TREE WORKS, SWALLOWFIELD STREET, SWALLOWFIELD**

**Proposal:** Application for submission of details to comply with the following conditions of planning consent F/2014/0940 (2/4/2015):

22. Construction programme for any SUDS measures.
23. Details of the Drainage System.
24. Details of the implementation, maintenance and management of the sustainable drainage scheme.
26. Travel Plan.

**Applicant:** Bellway Homes Ltd

The Committee received and reviewed a report about this application, set out in Agenda pages 95 to 122.

It was agreed that this application had been discussed sufficiently under the previous item.

**RESOLVED:** That application No. 152659 be approved in accordance with the relevant submissions.

**100. QUARTERLY ENFORCEMENT MONITORING REPORT**

The Committee received and considered the Quarterly Enforcement Monitoring Report.

Clare Lawrence, Head of Development Management and Regulatory Services, noted that the Council had a good success rate on appeals. She stated that appeals were being delayed due to a backlog at the Planning Inspectorate especially for those requiring public inquiries.

**RESOLVED:** That the Quarterly Enforcement Monitoring Report be noted.

**101. PRE COMMITTEE SITE VISITS**

The Head of Development Management and Regulatory Services had recommended that pre-Committee site visits be undertaken in respect of the following applications:

- 152359 - Land At Hatch Farm Dairies Including 42 & 44 King Street Lane, Winnersh – to assess the relationship of the major development with adjoining land uses and nearby residential properties.
- 153258 - Marlborough House, Basingstoke Road, Spencers Road – to assess the relationship of the major development with adjoining residential properties.

**RESOLVED:** That pre-Committee site visits be undertaken on Friday 11 March 2016 in respect of the following applications:

- 152359 - Land At Hatch Farm Dairies Including 42 & 44 King Street Lane, Winnersh – to assess the relationship of the major development with adjoining land uses and nearby residential properties.
- 153258 - Marlborough House, Basingstoke Road, Spencers Road – to assess the relationship of the major development with adjoining residential properties.

A site visit agreed at the 3 February 2016 Meeting in respect of 153382 - Emmbrook Sports Pavillion, Lowther Road, Wokingham, which was not carried out, will now be undertaken on 11 March 2016.

A site visit agreed at the 3 February 2016 Meeting in respect of 153125 - Land between Wellington Road and Shute End (Elms Field and Paddocks Car Par), Wokingham, which was not carried out, will now be undertaken on 23 March 2016.

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## **MEMBERS' UPDATE**

### **Planning Committee – 2 March 2016**

**Site Address: Rustlings, The Spring, Land rear of Cushendall, Shinfield Road, Shinfield**  
**Application No: 153433, Pages 9 - 44.**

Alterations to conditions

Remove condition 17 relating to highway gradient.

New condition required: No development shall take place until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished roof levels shall be submitted to and approved in writing by the local planning authority, and the approved scheme shall be fully implemented prior to the occupation of the building(s).

*Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.*

This is because further details regarding the topography of the land are required in order for an appropriate gradient for the road to be agreed. Nonetheless, this would be as part of a highways agreement outside of the planning application but would still be in accordance with highway standards.

Alterations to Report

In the summary information box on page 17 of the agenda, the proposed parking spaces should read 23, not 20.

Additional information

The density of the site and surrounding areas are as follows:

Area	Density (dwellings per hectare)
The site	28.6
Former met office site	44.6
Duckets Mead development	37.5
Wilsford Close	16.6
Closest section of Ryhill Way	20.3
Closest section of Shinfield Road	10.6
Land to east of Shinfield Road	22.0

The European Centre for Medium Range Weather Forecasting employs approximately 300 people on the site on Shinfield Road.

A 'keep clear' box has been suggested by members to be located outside of the access to the development. However, there is no highway requirement for this to be

provided and therefore it would be unreasonable in planning terms to insist on its inclusion.

An additional parking space has been suggested by members adjacent to the pumping station. Whilst the size would be appropriate, it is considered the pumping station area would limit visibility particularly when reversing to the extent a car would be well into the turning area before being able to see if there are oncoming vehicles. As a result, it is not considered appropriate for an additional parking space.

#### Clarification

As per policy CP5 of the Core Strategy, the size trigger of the development is between the 5 – 14 limits and the site is considered to be previously developed land. As such, the affordable housing requirement is 20% of the net increase and this equates to a **£229,953** index-linked offsite contribution in lieu of affordable housing provision.

The internal space standards for new dwellings are set nationally. For a three bedroom property with six bed spaces the minimum requirement is 102 square metres. Plots 1, 2, 9 and 10 would be 136 square metres and plots 3 – 8 would be 157 square metres. The scheme therefore exceeds the minimum national requirements.

Cycle parking can be provided in the proposal and this has been highlighted in the submitted documents but not indicated on the submitted plans. Subject to a condition requiring a plan to be submitted however, this is considered to be achievable and therefore not harmful to the scheme.

The pumping station is set to be adopted by Thames Water. Thames Water does not accept discharge rates above 5.0 litres/second and therefore the discharge rate of 4.9 litres/second is considered acceptable.

Clarification has been sought regarding the impact on school places. However, since adopting the Community Infrastructure Levy (CIL), the growth of schools is financed in part by CIL receipts. As such, it is not necessary for a planning application to justify it has an acceptable impact on local schools as it would contribute to the Borough's CIL pot in any case.

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**Site Address: Manor Farm, Dell Road, Finchampstead**

**Application No: 153434, Pages 45 - 64.**

#### Additional Condition

Before development commences, details of any proposed external lighting scheme shall be submitted for written approval to the local planning authority. The scheme shall set out the steps that will be taken to ensure that external lighting does not cause a nuisance to local residents. The scheme shall be implemented as approved and maintained thereafter.

*Reason: To protect the amenity of local residents. Relevant policy: Core Strategy Policy CP3*

Clarification

The height of the proposed cold store attached to the existing cold store would be 8.4 metres to the ridge and 6.9 metres to the eaves. The proposed ridge is 0.5 metres higher than the existing ridge.

The height of the proposed cold store attached to the existing irrigation shed would be 5.9 metres to the ridge and 4.6 metres to the eaves. This would be the same height as the existing ridge and eaves.

The activities on the farm create vehicle movements and a query has been raised if the hours of deliveries/collections could be restricted. However, the farm has been in place for a significant amount of time and therefore it would be unreasonable from a planning perspective to impose restrictions on this, particularly when they are not directly related to the proposal itself.

In paragraph 11 on page 51 of the agenda, reference is made to an 'on balance' argument. This relates to the impact on the character of the area where it is acknowledged that the buildings are large and create additional built form in the countryside however they are for an agricultural use in designated countryside. As a result, in character terms the argument is considered to be more finely balanced but still an acceptable impact. Looking at the application as a whole, the cold stores are considered to have a limited impact on elements such as biodiversity or residential amenity and have a significant positive impact in terms of the local economy. Taking all of this into account, the application is considered to be clearly acceptable in planning terms.

Finchampstead Parish Council has sent the following comments today:

*Industrial traffic (HGVs) should access the site from the entrance off Longwater Rd. Attention needs to be given to appropriate screening from the local roads. Generators should be sound proofed.*

In response to this, the access which HGVs use is not a matter that can be controlled by the planning application. Although they currently access Lower Sandhurst Road, there is no planning harm in doing this. Appropriate screening is in place and a condition requiring additional screening is also included in the agenda. The Environmental Health Officer, who has been on site, did not raise any concerns regarding impact of noise and therefore it would be unreasonable in planning terms to require sound proofing.

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**Site Address: Cedar Hall Farm, Church Lane, Arborfield**

**Application No: 152726, Pages 64 - 82.**

Plans to show location in context of the surrounding area are to be provided in the presentation.

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**Site Address: Willow Tree Works, Swallowfield Street, Swallowfield**

**Application No: 152725, Pages 83 - 94.**

Following receipt of additional plans and information, Swallowfield Parish Council, Swallowfield Flood Resilience Group and WSP have confirmed they withdraw their objections to the drainage details that have been submitted. As such, no objections to the details remain outstanding.

With regards to the drainage in the gardens of properties (specifically plots 35 – 38) these is confirmed at paragraph 18 on page 106 of the agenda.

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**Site Address: Willow Tree Works, Swallowfield Street, Swallowfield**  
**Application No: 152659, Pages 95 - 122.**

See above update relating to Willow Tree Works.

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## **Pre-emptive site visits**

(NB: For the Committee meetings of 15<sup>th</sup> & 30<sup>th</sup> March)

Provisional 15/03/16 meeting

**Land At Hatch Farm Dairies Including 42 & 44 King Street Lane, Winnersh – (152359)**

To assess the relationship of the major development with adjoining land uses and nearby residential properties.

**Emmbrook Sports Pavillion, Lowther Road, Wokingham – (153382)**

To assess the impact of the major development on open space and the character of the area

**Marlborough House, Basingstoke Road, Spencers Road – (153258)**

To assess the relationship of the major development with adjoining residential properties.

30/03/16 meeting

**Land between Wellington Road and Shute End (Elms Field and Paddocks Car Park), Wokingham – (153125)**

Site visit followed by a briefing at 16:00 on Wednesday 23 March; meet in the David Hicks room at 16:00.

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