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MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 27 APRIL 2016 FROM 7.00 PM TO 9.00 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

Other Councillors Present

Councillors: Lindsay Ferris, Mike Haines and David Lee

Officers Present

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

Case Officers Present

Daniel Ray and Nick Chancellor

117. APOLOGIES

There were no apologies for absence.

118. MINUTES OF PREVIOUS MEETINGS

The Minutes of the meeting of the Committee held on 15 March 2016 were confirmed as a correct record and signed by the Chairman.

The Minutes of the meeting of the Committee held on 30 March 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.

119. DECLARATION OF INTEREST

Councillor Tim Holton declared a personal interest in Item 125, application 153301 - Pavilion, Holme Park Sports Ground Sonning Lane Sonning, on the grounds that he was a friend of one of the speakers. (He left the meeting during consideration of the matter and did not take part in the vote).

120. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

No applications had been recommended for deferral, or withdrawn.

121. APPLICATION NO. 150664 - SITE D ELIZABETH ROAD, WOKINGHAM

Proposal: Proposed erection of 2 x no. 3-bedroom dwellings with associated parking and landscaping, following the demolition of existing garage blocks.

Applicant: Wokingham Housing Limited, Shute End

The Committee received and reviewed a report about this application, set out in Agenda pages 15 to 36.

The Committee was advised that the Members' Update included:

- a proposed amendment to condition 3 (Plans);
- a proposed additional condition 14 (Hours of construction); and
- responses to queries about the Site Plan and outbuildings/garages.

It was noted that Members visited the site on Friday 22 April 2016.

Members asked about the route to be taken by construction traffic and whether traffic from other nearby developments was taken into account. Chris Easton, Service Manager, Highways Development Management, stated that construction traffic was dealt with under condition 8 and confirmed that other construction traffic was taken into account.

RESOLVED: That application No. 150664 be approved, subject to the conditions set out on Agenda pages 16 to 20 with condition 3 amended and an additional condition 14 as set out in the Members' Update.

122. APPLICATION NO. 153263 - PHASE 7, MONTAGUE PARK, SOUTH WOKINGHAM SDL

Proposal: Reserved matters pursuant to outline planning permission O/2010/1712 as varied by VAR/2015/0342 for a development of up to 650 dwellings and associated infrastructure. The reserve matters comprise details of 100 dwellings and associated internal access road, footways, parking, landscaping, play area and allotments. Details of appearance, landscaping, layout and scale to be determined.

Applicant: David Wilson Homes

The Committee received and reviewed a report about this application, set out in Agenda pages 37 to 72.

The Committee was advised that the Members' Update included a proposed amendment to condition 2 (Plans) and a clarification on the number of unallocated parking spaces.

Councillor David Lee, representing Wokingham Town Council, spoke to the application. He thanked the applicants for their cooperation with the planning officers in dealing with points raised by the Town Council. He asked that the Town Council's suggestion on altering the number of allotments and parking spaces be taken into consideration.

Anna Gillings, Agent, spoke in favour of the application and confirmed that the applicant was happy to work with officers on the question of allotments and parking spaces.

Members asked when the nearby school would be opened and if it would be phased in year-by-year. Officers confirmed that the school was due to open in September 2016 and that it would be expanded year-by-year.

In response to questions relating to the density of units in this phase and in the overall scheme, the Planning Officer confirmed that there was no need to seek higher density in this phase and that there would be no difficulty in meeting the average density set out in the outline planning permission for the whole strategic site in the final reserved matters phase.

In response to questions about the provision of affordable housing, Clare Lawrence, Head of Development Management and Regulatory Services, stated that 8% of the affordable housing would be provided off-site and the related financial contribution for this has been secured at the normal financial rate.

Members expressed concern that it appeared that some three storey buildings faced open space. The Planning Officer stated that the buildings in question faced school playing fields and the ridge heights were below the limit set in the outline permission.

Asked about the reference in the report to internal space standards being generally met, the Planning Officer clarified that the national standards had changed since the outline permission was granted but the design met the Council's internal space standards that applied at the outline stage and when the details of the scheme were being negotiated with officers.

RESOLVED: That application No. 153263 be approved, subject to the conditions set out on Agenda pages 39 to 41 with condition 2 amended as set out in the Members' Update.

**123. APPLICATION NO. 153360 - LAND ADJACENT TO CARTEF FARM
ISLANDSTONE LANE READING WOKINGHAM**

Proposal: Application to remove condition 1 of appeal planning consent F/2010/2695 to allow permanent occupation of the gypsy pitch on the site.

Applicant: Mr Henry Giles C/O Green Planning Studio Ltd, Shrewsbury

The Committee received and reviewed a report about this application, set out in Agenda pages 73 to 110.

The Committee was advised that the Members' Update included clarifications on the issues of land supply for GRT pitches and flood risk.

Councillor Howard Larkin, representing Hurst Parish Council, spoke to the application and stated that the flood risk - both on the site and on the access route - remained the primary risk.

Nathaniel Green, Agent, spoke in favour of the application and stated that the applicants were happy to comply with the proposed conditions.

Members asked about the flood risk to the access road and if flooding might prevent emergency services accessing the site if needed. Clare Lawrence, Head of Development Management and Regulatory Services, stated that the application had been examined by the Council's Flood Risk Manager and that if there was any problem with flooding it would have been identified.

RESOLVED: That application No. 153360 be approved, subject to the conditions set out on Agenda page 74.

124. APPLICATION NO. 152344 - 80 HURST ROAD, TWYFORD

Proposal: Full application for the erection of 2 semi-detached dwellings following demolition of existing dwelling.

Applicant: Mr Mark Belcher c/o Grange Farm, Nelsons Lane, Hurst

The Committee received and reviewed a report about this application, set out in Agenda pages 111 to 130.

The Committee was advised that the Members' Update included clarifications on flood risk and parking as well as a proposed Construction Management Plan condition.

Robin Bradbeer, Agent, spoke in favour of the application. He stated that the new dwellings harmonised better with other dwellings on the road and that there was no unreasonable loss of light for neighbours.

Lindsay Ferris, Local Ward Member, spoke to the application and asked that Members consider the impact of loss of light on the neighbour's whole house and not just the window facing the new building.

It was noted that Members visited the site on Friday 22 April 2016.

Members asked for clarification on the height of the proposed houses compared to the immediate neighbours. The Planning Officer stated that the height of the proposed dwellings was lower than No. 82 but higher than No. 80.

Tim Holton asked that conditions be added to deal with permitted hours of construction and to provide for hedgehog-friendly fences. The Planning Officer said that hedgehogs were not known to be common in the area but such fences could potentially be introduced.

RESOLVED: That application No. 152344 be approved, subject to the conditions set out on Agenda pages 111 to 115 with the additional condition as set out in the Members' Update and with the addition to the Construction Management Plan of limited hours of construction to be agreed by the Head of Development Management and Regulatory Services.

125. APPLICATION NO. 153301 - PAVILION, HOLME PARK SPORTS GROUND SONNING LANE SONNING

Councillor Tim Holton declared a personal interest and left the meeting after hearing the planning officer's report and did not take part in the vote.

Proposal: Full application for amendment to planning permission F/2014/2196 to approved sports and physiotherapy clinic building, involving reorientation, redesign, improved landscaping and parking provision.

Applicant: Mr John Fisher, Holme Park Sports and Leisure

The Committee received and reviewed a report about this application, set out in Agenda pages 131 to 158.

Councillor Ian Runnells, representing Sonning Parish Council, spoke in objection to the application. He described the current proposal as a leap from the previous building and expressed concern that it amounted to urbanisation of the countryside.

David Beilby, owner of a neighbouring residential property, spoke in objection to the application and presented diagrams showing how the new location for the car park went

right across the back of his garden. He also raised that there was a covenant that had restricted him objecting to previous applications.

Tony Thorpe, Agent, spoke in favour of the application. He stated that there would be a 10m buffer between the car park and the boundary of the neighbour's property.

Mike Haines, Local Ward Member, spoke to the application and stated that he had no problem with the hyperbaric chamber treatment but it was proposed in the wrong location, Sonning being a conservation area.

Members asked about the size and height of the proposed building. The Chairman stated that the area and volume of the current proposal were slightly smaller than the previous application and the height was the same as the current building.

Responding to concerns about the safety of gases and equipment on the site, Clare Lawrence, Head of Development Management and Regulatory Services, said that it would be controlled by other legislation and that this is not a planning issue. Also, the covenant referred to by the neighbour is not a planning matter and the previous planning applications will have been determined on their planning merits.

Members asked about the car park and its potential effect on neighbours. The Planning Officer stated that the 10m buffer would involve a mix of mid and high level plants and the use of lighting would be controlled by condition 13.

RESOLVED: That application No. 153301 be approved, subject to the conditions set out on Agenda pages 131 to 134.

Councillor Tim Holton rejoined the meeting after the vote on this item.

126. QUARTERLY ENFORCEMENT MONITORING REPORT

The Committee received and considered the Quarterly Enforcement Monitoring Report.

Clare Lawrence, Head of Development Management and Regulatory Services, added that there were delays waiting for the dates to be set for inquiries.

Rachelle Shepherd-DuBey welcomed the fact that the appeal on RFS/2013/00279 - 42 Danywern Drive, Winnersh had been dismissed.

RESOLVED: That the Quarterly Enforcement Monitoring Report be noted.

127. 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:

- 160421 - St Crispin's School, Wokingham – to assess the impact of the major development on the character of the surrounding area and highway network.
- 160419 - Land at The Old Rose Garden, Orchard Road, Hurst – to view the characteristics of the existing use/site and assess the impact of the development of the surrounding countryside.
- 160251 - The Old Pump House, Bath Road – to view the existing structures at the site in context and assess the impact of the proposed development on the surrounding countryside and Green Belt.

RESOLVED: That pre-Committee site visits be undertaken on Friday 20 May 2016 in respect of the following applications:

- 160421 - St Crispin's School, Wokingham – to assess the impact of the major development on the character of the surrounding area and highway network.
- 160419 - Land at The Old Rose Garden, Orchard Road, Hurst – to view the characteristics of the existing use/site and assess the impact of the development of the surrounding countryside.
- 160251 - The Old Pump House, Bath Road – to view the existing structures at the site in context and assess the impact of the proposed development on the surrounding countryside and Green Belt.

MEMBERS' UPDATE

Planning Committee – 27 April 2016

Site Address: Site D, Elizabeth Road, Wokingham

Application No: 150664 Pages 15-36

Amendment to condition 3 - Plan Numbers (page 16). An amended 'Proposed Site Layout' plan has been received and which corrects a minor layout error (improving access and turning area to No 51 to the north of the site and correcting position of service margins). There are no other implications arising from this amendment. Therefore substitute reference Site Plan 2864/102 Revision C to "Revision D".

Additional Condition (No. 14) – Hours of Construction:

"14. No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06".

Query regarding lines on Site Plan (shown at page 29). To confirm, in colour this plan shows an irregular shaped thicker blue line around a smaller part of the site. This blue line indicates the extent of the adopted highway only and therefore does not directly relate to the proposed layout. It is explained in the report (at para 14 page 25) that the site partly comprises of adopted highway and that this will need to be 'stopped-up' and to be realigned prior to the development commencing.

Query regarding outbuilding/garage to rear of No 52. It is understood that there is no right of access for a vehicle to the outbuilding/garage to the rear of No 52 and which lies to the west of the site. Therefore it is a legal issue between land owners to resolve (and any grant of planning permission would not affect this). The proposed layout does show a pedestrian access for the rear garden of this property and neighbouring properties to the west. For members' information, earlier iterations of the site layout did try to allow for a turning area for this garage but this resulted in a large take-up of land, compromising the layout of the proposed houses and their gardens.

Site Address: Montague Park (formerly Buckhurst Farm), London Road, Wokingham, RG40 1PD

Application No: 153263, Pages 37-62.

Corrections & clarification

Amendments to condition 2 plan numbers (committee report page 39). Site layout plan revision J mistakenly omits part of a northbound cycle lane within the Southern Distributor Road. The cycle lane is shown to extend to the railway line in other application plans. This has been corrected in a new version of the site layout. Therefore, "drawing P002 rev J – Site Layout Plan (received 10/03/16)" should be replaced with "P002 rev K - Site Layout Plan (received 22/04/2016)".

Add the following drawing numbers to list of plans to be approved

- P260 - SB22 Elevations (Plots 56-64) Sheet 1 (received 27/04/2016).
- P261 - SB22 Elevations (Plots 56-64) Sheet 2 (received 27/04/2016)

Clarification. On pages 46 and 59 of the agenda it is stated that 57 unallocated parking spaces are provided – this should say 59 unallocated spaces.

Site Address: Land adjacent to Carfref Farm, Islandstone Lane, Wokingham, RG10 0RU

Application No: 153360, Pages 73-110.

Corrections & clarification

Subsequent to the Blagrove Lane appeal which identified a shortfall of 1 pitch in meeting the 5 year housing land supply, an error in the GTAA has been identified. As a result, Wokingham Borough Council now has a 5.0 year land supply for GRT pitches. The figure will increase to 5.22 years if the Carfref proposal is approved.

Whilst supply of land is now met, the key determining factor when assessing whether the grant of a permanent pitch in this location is acceptable chiefly relates to flood risk. Had the dangers and risk to the proposed occupants been considered acceptable at the time of the appeal decision then permanent permission would have granted by the Inspectorate.

Whilst updated information in terms of flood risk has not been submitted with the application, a site assessment has been undertaken by WBC's Principal Flood Risk and Drainage Engineer who assessed that the permeable surface and height of the site in relation to the surrounding area was such that the safety of the occupants was not compromised by the site being within Flood Zone 2.

Whilst the updated information regarding supply now means that the Council does have a 5 year supply of land, this was not the determining factor when the Inspector came to their decision in 2012, it rested on the danger to the potential occupiers due to flood risk and this has been addressed. All other planning issues were considered acceptable by the Inspector at this time.

Site Address: 80 Hurst Road, Tywford

Application No: 152344, Pages 111-129.

Corrections & clarification

Clarification pursuant to paragraph 20 (Flood Risk). Additional advice was sought from the Flood Risk team who confirmed that the site was sufficiently set away from Flood Zone 3 that no flooding issues would arise from the proposed development. Dry access/egress would be present to the front of the property and no issues are raised.

The site is located in Flood Zone 2 to which EA standard advice applies.

Parking: Advice has been sought from the Highways team to see if a staggered parking arrangement could be achieved so that two spaces were provided on each side of the site. Due to the nature of the site, it would not be possible for cars to manoeuvre within the site without extreme difficulty; the number of movements by a car to exit and turn would be so much that the impact on noise and disturbance would be detrimental to the occupants and neighbours.

Construction Management Plan: Due to the heavy traffic along Hurst Road, the potential impact of vehicles parking on the road for lengths of time would have an unacceptable impact on highway safety. As such, a construction management plan condition is recommended (below) to ensure that safe construction and practices take place during the demolition and construction phases of the development.

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors,
- ii) loading and unloading of plant and materials,
- iii) storage of plant and materials used in constructing the development,
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v) wheel washing facilities,
- vi) measures to control the emission of dust and dirt during construction,

vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of highway safety & convenience and neighbour amenities.

Relevant policy: Core Strategy policies CP3 & CP6.

Pre-emptive site visits

St Crispin's School, Wokingham – (160421)

To assess the impact of the major development on the character of the surrounding area and highway network

Land at The Old Rose Garden, Orchard Road, Hurst – (160419)

To view the characteristics of the existing use/site and assess the impact of the development of the surrounding countryside

The Old Pump House, Bath Road – (160251)

To view the existing structures at site in context and assess the impact of the proposed development on the surrounding countryside and Green Belt