

**MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON 22 JUNE 2016 FROM 7.00 PM TO 7.35 PM**

**Committee Members Present**

Councillors: Tim Holton (Chairman), Chris Singleton (Vice-Chairman), Chris Bowring, John Kaiser, Malcolm Richards, Rachelle Shepherd-DuBey, Wayne Smith and Bill Soane

**Officers Present**

Chris Easton, Service Manager, Highways Development Management  
Clare Lawrence, Head of Development Management and Regulatory Services  
Madeleine Shopland, Principal Democratic Services Officer

**Case Officers Present**

Daniel Ray  
Alex Thwaites  
Graham Vaughan

**11. APOLOGIES**

Apologies for absence were submitted from Councillor Philip Houldsworth and Mary Severin, Borough Solicitor.

**12. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Committee held on 25 May 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.

**13. DECLARATION OF INTEREST**

There were no declarations of interest made.

**14. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS**

No applications had been recommended for deferral, or withdrawn.

**15. APPLICATION NO 161066 UNITS 27, 28, 68 AND 69, SUTTONS BUSINESS PARK, EARLEY**

**Proposal:** Full application for the demolition of existing Class B1 office buildings (Units 68 and 69) and the erection of three Class B2/B8 industrial units with ancillary office space and car parking/landscaping, refurbishment of existing Class B8 storage and distribution building (Unit 27-28) and reconfiguration of car parking area; the erection of a new Class B2/8 industrial unit with ancillary office space together with new car parking and landscaping; erection of a new security hut.

**Applicant:** Standard Life Assurance Ltd.

The Committee received and reviewed a report about this application, set out in Agenda pages 11 to 44.

The Committee was advised that the Members' Update included:

- Amendments to condition 13;
- A proposed additional condition regarding visibility and the clearing of obstructions;
- Amendments to the report;
- Clarification regarding the increase in floor areas;
- Information regarding a bat survey which had been carried out;
- Clarification regarding the heights of the proposed and existing buildings;
- Information regarding employment levels and the number of parking spaces.

It was noted that Members had visited the site on Friday 17 June 2016.

A Member expressed concern that should a business be operating 24 hours a day residents may be affected by the sound of delivery vehicles reversing and asked that a condition regarding the minimisation of reversing sensors be considered. Officers suggested that a condition be added which stated that should the business in Unit 4, the closest unit to residential buildings, operate a 24 hour business, they be asked to submit the details of the operation.

Members expressed concern that there were currently 297 parking spaces and the application proposed that there be 188. The Planning Officer explained that the site was previously classified as B1 which was more resource intensive. A Member questioned whether a minibus could collect some staff from the station. Officers indicated that this could be referenced in the travel plan.

**RESOLVED:** That application No. 161066 be approved, subject to the conditions set out on Agenda pages 12 to 16, with condition 13 amended as set out in the Members' Update, an additional condition as set out in the Members' Update and an additional condition regarding details of delivery hours for Unit 4 and measures to minimise any associated noise and disturbance to local residents in the event of the operation of the business 24 hours a day. Condition to be agreed by the Head of Development Management and Regulatory Services in consultation with the Chairman.

**16. APPLICATION NO 161123 CANTLEY SPORTS CENTRE, CANTLEY PARK, TWYFORD ROAD, WOKINGHAM, RG40 5QG**

**Proposal:** Full application for proposed construction of 3 new tennis courts and pavilion including associated court lighting, fencing and access.

**Applicant:** Wokingham Borough Council

The Committee received and reviewed a report about this application, set out in Agenda pages 45 to 60.

The Committee was advised that the Members' Update included:

- Clarification of details regarding the applicant, proposal, reason for listing the application and parking.

In response to a Member question regarding lighting levels Officers indicated that condition 5 related to the floodlighting and illumination.

A Member asked whether there would be access to the tennis courts from Warren House Road and was informed that they would continue to be accessed from Twyford Road.

In response to a Member question regarding whether parking would be sufficient, the Service Manager, Highways Development Management commented that there were no concerns about this.

**RESOLVED:** That application No. 161123 be approved, subject to the conditions set out on Agenda pages 46 to 47.

#### **17. APPLICATION NO 161009 HIGHWOOD PRIMARY SCHOOL, FAIRWATER DRIVE**

**Proposal:** Full planning application for the proposed erection of a single temporary accommodation building.

**Applicant:** Wokingham Borough Council

The Committee received and reviewed a report regarding the application, set out in Agenda pages 61 to 74.

The Committee was advised that the Members' Update included:

- Clarification of details regarding the applicant and proposal;
- Information regarding pupil numbers and space per pupil;
- An additional condition regarding the temporary nature of the structure to ensure that the structure was vacated and removed after 7 years;
- Details regarding revised plans and approved details.

Members sought clarification as to when the building work would be carried out. Clarification was also sought regarding parking.

**RESOLVED:** That application No. 161009 be approved, subject to the conditions set out on Agenda page 62 and an additional condition as set out in the Members' Update.

#### **18. 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:

- 161189 – Sports Centre Hyde End Lane Ryeish Green – full application for the proposed construction of a new full sized fenced and floodlit artificial grass pitch and associated access and car parking improvements.
- 161250 – Former Ryeish Green School, Hyde End Lane – full application for the proposed installation of two modular classrooms and associated play areas on existing car park, to include canopy and access ramps. Formation of new car park access. Refurbishment of former 6<sup>th</sup> form building to provide staff accommodation.

**RESOLVED:** That pre-Committee, site visits be undertaken on Friday 15 July 2016 in respect of the following applications:

- 161189 – Sports Centre Hyde End Lane Ryeish Green – full application for the proposed construction of a new full sized fenced and floodlit artificial grass pitch and associated access and car parking improvements.

- 161250 – Former Ryeish Green School, Hyde End Lane – full application for the proposed installation of two modular classrooms and associated play areas on existing car park, to include canopy and access ramps. Formation of new car park access. Refurbishment of former 6<sup>th</sup> form building to provide staff accommodation.