

**MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON 20 JULY 2016 FROM 7.00 PM TO 10.00 PM**

**Committee Members Present**

Councillors: Tim Holton (Chairman), Chris Singleton (Vice-Chairman), Philip Houldsworth, Malcolm Richards, Rachelle Shepherd-DuBey and Bill Soane

**Other Councillor Present**

Councillor UllaKarin Clark

**Officers Present**

Chris Easton, Service Manager, Highways Development Management  
Clare Lawrence, Head of Development Management and Regulatory Services  
Mary Severin, Borough Solicitor  
Madeleine Shopland, Principal Democratic Services Officer  
Connor Corrigan, Principal Planning Officer

**Case Officers Present**

Mark Croucher  
Christopher Howard  
Daniel Ray  
David Smith  
Laura Callan

**19. APOLOGIES**

Apologies for absence were submitted from Councillors Chris Bowring, John Kaiser and Wayne Smith.

**20. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Committee held on 22 June 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.

**21. DECLARATION OF INTEREST**

Councillor Holton declared a personal interest in Item 31 application 161595 Planters Lodge, Cutbush Lane, Earley on the grounds that he was friends with the applicant. He indicated that he would withdraw from the Chair and the meeting for the discussion and decision making on this application.

Councillor Soane commented that although he did not have a personal interest he wanted it to be noted that he had been a member of a Licensing and Appeals Sub Committee which had recently considered an application for a premises licence for the Emmbrook Sports Ground.

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 APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS**

There were no items withdrawn or deferred.

### **23. APPLICATION NO 153382 - EMMBROOK SPORTS GROUND**

**Proposal:** Full application for the proposed erection of a grandstand, pitch flood lighting, car park and artificial turf footpath.

**Applicant:** Mr Mark Ashwell

The Committee received and reviewed a report about this application, set out in Agenda pages 11 to 34.

The Committee was advised that the Members' Update included:

- Proposed amendment to condition 7 to include timings for when the floodlights could be switched on;
- Proposed amendment to reason for condition 10,

Members had visited the site on Friday 15 July 2016.

Imogen Shepherd-DuBey, Wokingham Town Council, spoke in objection to the application. She commented that the Town Council had concerns about the impact of the floodlighting and possible additional traffic. It was felt that the application was detrimental to the amenities of adjoining land users and did not comply with CP3 of the adopted Core Strategy.

Kate Williams spoke in objection to the application. She commented that she lived very close to the site and was concerned what impact the additional noise and the light from the floodlights may have upon her children.

John Dudman spoke in objection to the application. Mr Dudman stated that the proposed changes were unnecessary, that the floodlights would shine into nearby homes, creating light pollution and that the existing spotlights were already strong. In addition he felt that noise pollution and traffic problems would be created. The issue of existing lights was raised.

Graham Taybor (Chairman Wokingham & Emmbrook Football Club) and Clive McNelly (Chairman Emmbrook Sports & Social Club) spoke in support of the application. They commented that the application was appropriate for the level of football that the club aspired to.

Councillor UllaKarin Clark, Ward Member, spoke in support of the application. She asked on behalf of Mr Nicholls who was unable to attend the meeting, whether consideration could be given to adding a condition regarding a separate access route for disabled supporters not arriving by car.

Members asked about floodlight height, the time the floodlights would be lit and the use of floodlights during training sessions. Members also asked about the impact of traffic. The Planning Officer commented that the floodlights had been conditioned so that they should not be turned on before 9am and after 7pm at weekend and should not be turned on anytime Monday to Friday apart from 20 midweek days per year for competitive matches from 9am until 10pm. 10pm was a common cease time for similar operations.

The Planning Officer indicated that 61 and 51 Lowther Road would be situated around 50m away from the floodlights and that lux levels would be relatively low. Environmental

Health had not raised concerns regarding light levels. A Member asked about light levels at Old Forest Road and was informed that the floodlights were approximately 90m away and that lux levels were considered acceptable.

With regards to noise, no material increase in the number of spectators was expected. A Noise Management Plan would also be required.

Members expressed concern regarding possible increased parking. The Service Manager, Highways Development Management stated that the surfacing of the informal parking area would assist the potential increase in parking and that the usage of Lowther Road was considered acceptable given the significant width of the road and there being no parking enforcement within the area.

Members discussed disabled access and requested that an informative around this be added.

**RESOLVED:** That application No. 153382 be approved, subject to the conditions set out on Agenda pages 12 to 13, with condition 7 amended as set out in the Members' Update.

#### **24. APPLICATION NO 161191 - GREAT LEA FARM, GREAT LEA PINGWOOD THREE MILE CROSS RG7 1JL**

**Proposal:** Conversion of Unit A to provide a single storey building; demolition and redevelopment of Unit B to provide a two storey building; demolition and redevelopment of Unit C to provide a two storey building ; conversion and extension to Units D and E to provide single storey buildings and single storey extensions to form new court yard; conversion of Unit F to provide a single storey building; demolition and redevelopment of Unit G to provide a two storey building ; conversion of Unit H to provide a two storey building; conversion of Unit J to provide a single storey building; part demolition and conversion of Unit K to provide a single storey building; conversion of Unit L to provide a single storey building and part demolition and conversion of Unit M to provide a single storey building (with the inclusion of a mezzanine floor) to create 2,335 sqm (measured internally) of B1(a) floorspace . Creation of on-site vehicle and cycle parking areas (including provision of disabled parking) and internal site roads; provision of new vehicle, pedestrian and cycle access to Great Lea; provision of detailed on and off-site landscaping, boundary treatments and other associated works

**Applicant:** The Englefield Estate

The Committee received and reviewed a report about this application, set out in Agenda pages 35 to 72.

The Committee was advised that the Members' Update included:

- Clarification regarding the anticipated vehicle trips;
- Clarification regarding parking spaces;
- Proposed amendment to paragraph 15 to clarify that the old rather than the new access would need to be stopped up;
- Proposed amendment to condition 14 to delete the word 'permeable;'
- Proposed amendment to condition 18 for clarification.

In response to Member questions, Officers clarified parking arrangements and the number of parking spaces.

**RESOLVED:** That application No. 161191 be approved, subject to the conditions set out on Agenda pages 36 to 41, with conditions 14 and 18 amended as set out in the Members' Update.

**25. APPLICATION NO 161061 - FOXWOOD, MILTON ROAD, WOKINGHAM RG40 1DD**

**Proposal:** Full application for the proposed change of use from an education college (C2) use to residential hostel (Sui Generis).

**Applicant:** Wokingham Borough Council

The Committee received and reviewed a report about this application, set out in Agenda pages 73 to 86.

The Committee was advised that the Members' Update included:

- Amendment to consultation response.

Alistair Tomkins spoke in objection to the application. He raised concerns which included loss of amenity, loss of privacy and noise and disturbance to nearby residents.

Councillor UllaKarin Clark, Ward Member, spoke to the application. She commented that the Council had a duty to support those who were homeless in the Borough but that nearby residents also had a right to privacy.

The Planning Officer clarified that there was 50m between the southernmost elevation and the nearest property and 25m from the boundary. This was considered an acceptable separation distance to overcome issues of overlooking.

A Member commented that the site would be accessible 24 hours a day 7 days a week and asked about the management of the site. The Planning Officer commented that the Council, as owners of the site, would not tolerate misuse of the site. Whilst the site would be unsupervised at weekends an out of hours phone line to Housing Services would be available 24 hours a day.

A Member asked about traffic and access. The Planning Officer indicated that it was not anticipated that there would be a substantial increase in vehicle journeys. With regards to access, there was a separate gate which could be left unlocked. Consideration was being given to the gate being left permanently unlocked or to residents being given a key fob.

**RESOLVED:** That application No. 161061 be approved, subject to the conditions set out on Agenda pages 73 to 74.

**26. APPLICATION NO 161189 - LAND WEST OF SHINFIELD, WEST OF HYDE END ROAD AND HOLLOW LANE SOUTH OF CHURCH LANE**

**Proposal:** Reserved Matters application pursuant to Outline planning permission VAR/2014/0624 (Pursuant to O/2010/1432) for the erection of 517 dwellings including access roads, garages, parking spaces, open space and landscape treatment of Phase 1, Shinfield West. (Access within the site, appearance, landscaping, layout and scale to be considered).

**Applicant:** Bloor Homes, Linden Homes and Bovis Homes

The Committee received and reviewed a report about this application, set out in Agenda pages 87 to 140.

The Committee was advised that the Members' Update included:

- Proposed amendment to condition 2 to include plan numbers;
- Proposed amendment to condition 3 regarding details of the materials for the external building materials;
- Proposed amendment to condition 6 regarding the surfacing of the vehicular access that serves the dwelling with bonded material;
- Proposed amendment to condition 8 regarding the submission of full details of the construction specification and materials of access junctions into access roads 40, 39, 41 and 51, to the local planning authority;
- Proposed amendment to condition 12 regarding first floor windows in the north facing elevation of plots B240 and B241;
- Proposed amendment to condition 13 regarding the windows shown on the approved drawings as having obscured glazing in part or full;
- Correction of typos for several condition numbers;
- Proposed additional informatives;
- Clarification on garden sizes.

Paul Dollymore spoke in objection to the application. He commented that plot A517 and to a lesser extent A516, would result in a loss of privacy for his property. He questioned whether plot A517 could be rotated 45 degrees so that it was at an angle, to ensure privacy. The Principal Planning Officer suggested that there may be an opportunity to discuss matters with the developer outside of the meeting.

Giuseppe Zanre, Bloor Homes (applicant) spoke in support of the application.

Nick Paterson-Neild, Barton Willmore (agent) spoke in support of the application.

Members questioned the separation distances of plots A517 and A516 to 21 Deardon Way. The Planning Officer indicated that they were in accordance with standards.

In response to a Member question regarding separate cycle paths, the Service Manager, Highways Development Management stated that the cycleways would be a good use of shared space.

A Member asked about parking spaces and was informed by the Service Manager Highways Development Management, that the Council's parking standards would be met; including garages there would be 2.83 spaces per property.

A Member expressed concern regarding children travelling to school during the early phases of the development. Officers clarified that the scheme had identified an uncontrolled crossing on Hyde End Road, and that at the next stage of detailed design, a Road Safety Audit would be required and consideration would then be given to whether a more formal control was required.

**RESOLVED:** That application No. 161189 be approved, subject to the conditions set out on Agenda pages 89 to 91, with conditions 2, 3, 6, 8, 12 and 13 amended as set out in the Members' Update.

**27. APPLICATION NO 161250 - SPORTS CENTRE HYDE END LANE RYEISH GREEN RG7 1ER**

**Proposal:** Full application for the proposed construction of a new full sized fenced and floodlit artificial grass pitch and associated access and car parking improvements.

**Applicant:** Wokingham Borough Council

The Committee received and reviewed a report about this application, set out in Agenda pages 141 to 158.

The Committee was advised that the Members' Update included:

- Proposed condition regarding Construction Environmental Management Plan;
- Proposed condition regarding use of Artificial Grass Pitch;
- Proposed informatives.

Members had visited the site on Friday 15 July 2016.

A Member sought clarification on the phasing and parking arrangements.

**RESOLVED:** That application No. 161250 be approved, subject to the conditions set out on Agenda pages 142 to 143, with two additional conditions as set out in the Members' Update.

**28. APPLICATION NO 161091 - FORMER RYEISH GREEN SCHOOL, HYDE END LANE**

**Proposal:** Full application for the proposed installation of two modular classrooms and associated play areas on existing car park; Formation of new car park access; Refurbishment of form 6th form building to provide staff accommodation.

**Applicant:** Wokingham Borough Council

The Committee received and reviewed a report about this application, set out in Agenda pages 159 to 174.

The Committee was advised that the Members' Update included:

- Proposed additional condition regarding reinstatement of the former area of the site previously used as a car park within three months of the removal of the modular buildings following cessation of their use;
- Clarification regarding the Travel Plan;
- Clarification regarding capacity of the school.

Members had visited the site on Friday 15 July 2016.

**RESOLVED:** That application No. 161091 be approved, subject to the conditions set out on Agenda pages 160 to 161, with additional condition as set out in the Members' Update.

## **29. APPLICATION NO 153247 - KEEPHATCH BEECH NORTH WOKINGHAM**

**Proposal:** Reserved Matters application pursuant to Outline Planning Permission O/2014/2435 (Development comprising 300 residential dwellings, up to 800 square metres of restaurant / public house (use class A3 and A4), public open space and landscaping, allotments, acoustic mitigation, surface water drainage, foul water pumping stations, land reserved for park and ride and a Suitable Alternative Natural Greenspaces (SANGs) at Stokes Farm) granted on 27/03/2015. Detailed matters of access, layout, landscaping, scale and appearance to be considered.

Permission is also sought to discharge conditions of planning permission O/2014/2435, as follows: 3 (phasing strategy), 5 (materials), 6 (levels), 17 (earth mounding), 18 (bats), 19 (ancient woodland), 20 (hedgerows), 21 (veteran trees), 22 (Landscape and Ecological Management Plan), 25 (air quality), 26 (cycle parking), 43 (Code for Sustainable Homes), 44 (energy strategy), 45 (water consumption), 46 (water butts/composting), 47 (refuse storage), 51 (noise bund), 57 (affordable housing), 58 (open spaces and SANG), 59 (SANG access) and 62 (allotments).

**Applicant:** The Keephatch Beech Consortium

The Committee received and reviewed a report about this application, set out in Agenda pages 175 to 222.

The Committee was advised that the Members' Update included:

- Deletion of '32 (vehicle tracking)' from the proposal description;
- Proposed amendment of condition 1 to include full list of plans;
- Proposed additional condition regarding use of allotments;
- Proposed additional condition regarding width of internal estate roads of the development;
- Proposed additional condition regarding commencement of the construction of the relevant parts of the Northern Distributor Road;
- Proposed additional condition regarding commencement of pumping station at the southern end of the development;
- Proposed additional condition regarding occupation of the northern section of the site and the provision of a footpath to the boundary of the site with Montague Close;
- Proposed additional informatives;
- Additional consultation response from 3 Columba Gardens;
- Inclusion of Appendix B to the report;
- Clarification of the density of the scheme and parking provision.

Kevin Scott (agent) spoke in favour of the application.

A Member asked about air quality as the site was situated close to the motorway. Officers indicated that Environmental Health had not raised any concerns on this matter.

A Member asked about allotment access and was informed that this would be delivered as part of the allotment specification.

Members asked about schools. Planning Officers confirmed that this would be given full consideration as part of the outline application.

Members also asked about the intended four buses per hour. The Service Manager, Highways Development Management commented that the Council with developer funding was looking to enhance existing services which would deliver, subject to demand, a higher frequency service.

**RESOLVED:** That application No. 153247 be approved, subject to the conditions set out on Agenda pages 177 to 179, with condition 1 amended and additional conditions as set out in the Members' Update.

**30. APPLICATION NO 160765 - LAND AT MATTHEWSGREEN FARM, MATTHEWSGREEN ROAD, WOKINGHAM**

**Proposal:** Reserved Matters application pursuant to Outline planning consent O/2014/2242 for Phase 2a development involving the erection of 82 residential dwellings, associated amenity space, access, garaging and parking, internal roads, pathways, drainage and associated landscaping and provision of a section of the streamside recreational park. Access, appearance, landscaping, layout and scale to be considered.

**Applicant:** Bovis Homes Thames Valley Region (C/O Savills)

The Committee received and reviewed a report about this application, set out in Agenda pages 223 to 248.

The Committee was advised that the Members' Update included:

- Proposed amendment to condition 2 to include full list of plans;
- Recommended replacement condition 7;
- Proposed additional condition regarding revised car parking layout;
- Proposed additional condition regarding submission of details of cycle storage and pedestrian access to cycle storage for units 67-78 prior to the commencement of development;
- Proposed additional condition regarding submission and approval of revised services corridor plan prior to the commencement of development;
- Recommended replacement informative 4;
- Summary Information Table;
- Additional consultation response from Wokingham Town Council;
- Deletion of 'Access Officer: No comments.'

Kevin Morgan, Wokingham Town Council, spoke in objection to the application. He commented that the blocks of flats were inappropriate in scale and mass and were out of keeping with the surrounding area. He also stated that there was a lack of amenity space, that some properties would be overlooked, that the roads were too narrow and that the development was non-sustainable.

John Wheeler, agent, spoke in support of the application.

Members asked about the scale of the flats, massing, amenity space, road width and visitor parking. The Planning Officer commented that the scale and mass was within the approved development parameters. The flats would have balconies and public space would also be provided. With regards to the overlooking of homes, the closest property would be 13m from the rear, which was considered acceptable. The Service Manager, Highways Development Management indicated that the parking met standards. 21 visitor spaces would be provided which were well distributed across the site. He was satisfied,

based on the information provided within the application submission that the roads would be of sufficient width to allow vehicles to pass each other and accommodate a Wokingham Borough Council refuse vehicle.

A Member commented that there was a very slight risk of flooding in a small area of the site. The Planning Officer emphasised that a condition had been updated to mitigate any impact.

A Member asked about the delivery of the school and the community centre. Officers indicated that it was anticipated that these would be available in approximately 2020.

A Member expressed concern regarding the noise from the Northern Distributor Road. It was noted that there would be a condition regarding noise management detail in the outline application.

**RESOLVED:** That application No. 160765 be approved, subject to the conditions set out on Agenda pages 224 to 225, with conditions 2 and 7 amended and additional conditions as set out in the Members' Update.

### **31. APPLICATION NO 161595 - PLANTERS LODGE, CUTBUSH LANE, EARLEY RG6 4UU**

Councillor Holton, having declared an interest in this item, left the meeting room. Councillor Singleton assumed the Chair of the meeting.

**Proposal:** Householder application for the proposed erection of a part two storey/ part first floor side extension to dwelling

**Applicant:** Mrs Jorgensen C/O Sedgman Noble Architects

The Committee received and reviewed a report about this application, set out in Agenda pages 249 to 266.

**RESOLVED:** That application No. 161595 be approved, subject to the conditions set out on Agenda pages 249 to 250.

### **32. PRE COMMITTEE SITE VISITS**

The Committee noted the Quarterly Enforcement Monitoring Information as set out in the Members' Update.

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

- 161092– Bottel Paddocks, Limmerhill Road, Barkham, RG41 4BU – full application for the change of use of agricultural land to mixed agricultural and the keeping and grazing of horses, plus the provision of a vehicular turning circle (Retrospective) – to assess the impact of the character of the area;
- 161258 – Evendons School – full application for the proposed erection of a two storey classroom block linked with part of Block A (Small Hut), refurbishment of a part of the existing buildings to improve the 'Main Hall' and to provide a new kitchen area, along with the creation of a new servicing area via Evendons Road. Following

the demolition of buildings C, D, E and part of Block A – to assess the impact on the character of the building.

- 160251 – The Old Pump House – full application for the erection of 1 no dwelling and the preservation and restoration of existing structures on site – to assess the impact on the character of the Greenbelt.

**RESOLVED:** That pre-Committee site visits be undertaken on Friday 12 August 2016 in respect of the following applications:

- 161092– Bottel Paddocks, Limmerhill Road, Barkham, RG41 4BU – full application for the change of use of agricultural land to mixed agricultural and the keeping and grazing of horses, plus the provision of a vehicular turning circle (Retrospective) – to assess the impact of the character of the area;
- 161258 – Evendons School – full application for the proposed erection of a two storey classroom block linked with part of Block A (Small Hut), refurbishment of a part of the existing buildings to improve the ‘Main Hall’ and to provide a new kitchen area, along with the creation of a new servicing area via Evendons Road. Following the demolition of buildings C, D, E and part of Block A – to assess the impact on the character of the building.
- 160251 – The Old Pump House – full application for the erection of 1 no dwelling and the preservation and restoration of existing structures on site – to assess the impact on the character of the Greenbelt.