

# Public Document Pack

## MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 10 MAY 2017 FROM 7.00 PM TO 9.15 PM

### **Committee Members Present**

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

### **Other Councillors Present**

Councillors: Ken Miall, Alison Swaddle and Simon Weeks

### **Officers Present**

Connor Corrigan, Strategic Development Service Manager  
Chris Easton, Service Manager, Highways Development Management  
Mary Severin, Borough Solicitor  
Justin Turvey, Operational Development Management Lead Officer  
Arabella Yandle, Democratic Services Officer

### **Case Officers Present**

Mark Croucher, Senior Planning Officer  
Christopher Howard, Delivery Manager  
Sophie Morris, Senior Planning Officer  
Graham Vaughan, Senior Planning Officer

### **126. APOLOGIES**

An apology for absence was submitted from Councillor Michael Firmager

### **127. MINUTES OF PREVIOUS MEETING**

An amendment was made to the Minutes of the Committee held on 26 April 2017, namely to correct the spelling of the name of the first speaker on application 163264 as Andrew Waters.

The Minutes of the meeting of the Committee held on 26 April 2017, together with the amendment as outlined above, 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.

### **128. DECLARATION OF INTEREST**

There were no declarations of interest.

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 APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS**

No applications were recommended for deferral, or withdrawn.

### **130. APPLICATION NO 170083 - KENTWOOD FARM WEST**

**Proposal:** Reserved Matters application pursuant to Outline Planning Consent O/2013/2295 for the erection of 225 dwellings, associated amenity space, landscaping, garages, parking and carports, allotments, internal roads, pathways, drainage and the construction of a new access from Warren House Road (access, appearance,

landscaping, layout and scale to be considered); the construction of a section of the Northern Distributor Road (NDR) within the development site, including footways and associated highway works (accessed from approved access on Warren House Road).

**Applicant:** Crest Nicholson Operations Ltd

The Committee received and reviewed a report about this application, set out in Agenda pages 5 to 40.

The Committee were advised that the Members' Update included:

- Proposed replacement of Condition 1, to wit that permission be subject to the signing of a Deed of Variation to the S106;
- Proposed deletion of Condition 9;
- Proposed amendment of Condition 13 listing revised plans;
- Proposed additional Conditions pertaining to the Highway Adoption Plan, visibility splays, and highway construction details, and
- Proposed amendment to informative 15 regarding these Conditions.

In response to Member questions, the Service Manager, Highways Development Management, stated that the development met council standards and that the number of spaces around the flats had been increased in response to comments. The main roads on the development had footpaths. Where there were cycleways and footpaths, they shared the same space in line with guidance.

Regarding the adoption of the portion of the Northern Distributor Road (NDR) that ran across the site, he explained that there was a section 38 agreement which governed the work. An advanced payment code (APC) bond would be secured by the Council from the developer and this would not be released until the road and associated works had been completed to council satisfaction and in accordance with approved details.

Further to Member comments, it was agreed that Informative 8 would be amended to make it clear that it did not apply to the NDR and was only related to the internal estate roads.

**Resolved:** That Application no 170083 be approved, subject to the conditions set out in Agenda pages 5 to 40, the amendments, deletion and additional condition as laid out in the Members' Update, completion of the legal agreement relating to Deed of Variation in relation to affordable housing and the amendment to the informative 8 set out above.

### **131. APPLICATION NO 170035 - LAND TO THE WEST OF SHINFIELD**

**Proposal:** Reserved Matters application for a two form entry (2FE) primary school, including all hard & soft play areas, school car parking, attenuation pond (habitat area), landscaping and associated drop off car parking.

**Applicant:** Bovis Homes Ltd, Bloor Homes Ltd, Linden (Shinfield) LLP

The Committee received and reviewed a report about this application, set out in Agenda pages 41 to 68.

The Committee were advised that the Members' Update included:

- Proposed amendment of Condition 2 listing additional plans;
- Proposed amendment of Condition 4 regarding hours of use;
- Additional information to be included in the summary information, and
- Corrections to the report regarding the plan's adherence to the principles in the outline plan and the size of the football pitch.

Piers Brunning, Service Manager for Policy, Strategy and Partnerships, Spoke in favour of the application. He explained that primary school places in the Shinfield area were at a premium, with both the existing schools completely full, and that the proposed developments in the area would increase demand further. He stated that the Council had worked very closely with the Floreat Education Trust. He commented on the modern design, stating that it fitted with other new schools being built nationally. He was confident that the quality of learning and teaching would be enhanced by the design. The school was intending to be active in the development and maintenance of its travel plan.

In response to a Member query, the Case Officer stated that the school's expansion would occur in phase over 7 years, increasing each year as the pupils went up the school and starting from reception. In response to a Member query regarding colours, the Case Officer stated that the final colour of the rendering would need to be approved, as set out in Condition 3.

In regards to parking for staff, the Service Manager, Highways Development Management, stated that the allocated spaces had been calculated for the average of FTE staff in line with recent new and extended schools within the Borough. The operator for this new school became known through the process and as such higher FTE was established. However based on the current proposed parking for staff and additional parking also made available within the site, the scheme proposed still provided adequate parking provision to meet the Council's standards. A further 10 spaces were also indicated on the plan for future potential expansion to a three form of entry school which was in line with Council standards but would be considered at a later stage. He went on to state that new development surrounding the school would result in an increase of 1200 plus properties that would be able to make use of the new footpath and cycleway network provided within the development and linking to it. The Travel Plan which was also secured through the application would play a big part delivering a sustainable school within such a new development that will be built out alongside the school.

In response to Member questions around health and safety, the Case Officer stated that the attenuation pond would be fenced. The Council's intention was that Ryeish Green School would be the sports hub in the area so there was no requirement that the football pitch in the application be floodlit. Members indicated that they would like to see the sprinkler system referred to in the report installed.

**Resolved:** That Application no 170035 be approved, subject to the conditions set out in Agenda pages 41 to 68 and the amendments, corrections and additional information as laid out in the Members' Update.

### **132. APPLICATION NO 163610 - BELSCOT, READING ROAD**

**Proposal:** Full application for the proposed change of use of the land and buildings from Use Class B1 (Business) and B8 (Storage & Distribution) to Use Class B1 (Business), B2 (General Industrial) and B8 (Storage & Distribution).

**Applicant:** Mr P White

The Committee received and reviewed a report about this application, set out in Agenda pages 69 to 86.

The Committee were advised that the Members' Update included:

- Proposed additional condition regarding boundary treatments, and
- Proposed amendment to Condition 5 regarding hours of operation.

Members had visited the site on 24 March 2017.

The Case Officer proposed the following amendments: that in paragraph 20 on p 79, the reference to Condition 11 in the report should read Condition 5.

Stephen Harrow, resident, representing a group of fellow residents, spoke against the application. He stated that the planned use of the site would cause harm because of noise. He considered that the noise attenuation methods would not work and that the ventilation system would, itself, create noise. He indicated that there were many vacant sites on industrial parks in the Borough that were more suitable for the proposed use. He suggested that Environmental Health be able to access the site to assess its impact on at all times and that there should be further restrictions on guard dogs, noise, operating times and distance from surrounding properties.

Peter White, applicant, spoke in favour of the application. He described the company and its development and explained that the site had a lot of potential so the company had invested a lot of time and money to date in clearing it. It was a small scale business that would bring employment into the area. He outlined the measures that had been taken to work with residents, including invitations to their other works, and stated that feedback had been positive.

Simon Weeks, Ward Member for Finchampstead South, spoke in opposition to the application, explaining that there had been objections made by residents and Finchampstead Parish Council. He cited Planning Policies CP1 and CP3, which spoke to the impact of a development, stating that the site lay between or opposite residences and that it was not appropriate for B2 use. He suggested that an industrial estate was more suitable for the business and that he was concerned about compliance if mitigation methods did not work. He asked that, if the Committee were minded to approve the application, Conditions 4 and 5 be amended to reduce the operating hours.

In response to Member questions, the Case Officer stated that the National Planning Policy Framework (NPPF) encouraged commercial activity and that this needed to be weighed against other harm. He explained the process that had been taken to assess the level of noise and the mitigation methods that would be adopted. The acoustic consultant had provided all the information requested by Environmental Health and the operating hours of the business and possible noise levels were considered acceptable when compared to the ambient noise levels created by road traffic.

He went on to state that the site already had B1 use and that a prior application for B2 use had been approved but had elapsed. The existing use of the site could include deliveries and the storage of scaffolding. B2 use limited use to within buildings, and that this would

be limited to two of the buildings. Condition 3 cited the proposed use of the building as metal fabrications and this could be made more explicit.

In response to Member questions regarding odour, the Case Officer stated that the buildings would be ventilated and that any potential noise from ventilation was covered in the conditions around noise mitigation. The company would be working with a range of materials, some of which would have coatings.

In response to Member questions regarding the condition of the site, the Case Officer stated that the current site was in a very poor condition regarding maintenance and that the proposed works would improve the site, bringing the buildings up to condition.

Members agreed that a number of conditions be amended or added in the eventuality that the application was approved. The recommendation put to the Committee to approve the application was not supported. As a result, an alternative proposal was received from Councillor John Kaiser, seconded by Councillor Chris Bowring, to refuse the application for the reasons that the application would have a negative impact on the countryside by way of noise and disturbance and had not demonstrated that these would be satisfactorily mitigated.

**Resolved:** That Application no 163610 be refused for the reason set out above, with full wording to be agreed between the Case Officer and the Planning Chair and Vice Chair.

### **133. APPLICATION NO 170424 - 56-60 FINCH ROAD, MAIDEN ERLEGH**

**Proposal:** Full planning application for the proposed erection of 6no dwellings, to include 2no affordable dwellings, together with associated parking and landscaping following demolition of no's 58 and 60 Finch Road.

**Applicant:** Burwood Homes and Wokingham Housing Limited

The Committee received and reviewed a report about this application, set out in Agenda pages 87 to 104.

- Proposed additional information on housing density, and
- Proposed amendment to Condition 9 regarding unallocated parking spaces.

The Case Officer proposed the following amendments and additional conditions:

- Condition 2 should be amended as follows to reflect the revised parking layout submitted:

This permission is in respect of the submitted application plans and drawings numbered ref: 2151A -100 Rev A; 2151A -101; 2151A -102 Rev F; 2151A -103; 2151A -104 Rev A; 2151A -105 Rev A; 2151A -106 Rev B; 2151A -107; 2151A -108; 2151A -109 Rev A; 2151A -110 Rev E; 2151A -111 and 2151A -112. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

*Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.*

- Condition 20 on page 91 should be amended as follows:

Notwithstanding the provisions of Classes F of Part 1 of the Second Schedule the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no hard surfacing shall be laid to between the front elevation of the dwellings and the highway unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure the soft landscaping to the front of the site maintained and to preserve the character and appearance of the area.*

- Add the following highway condition:

No development shall commence until the off-site works comprising construction of a 2.0m wide footway for the length of the site and adjacent to Finch Road have been provided in accordance with details to be submitted and approved by the LPA.

*Reason: to ensure the public highway is built to an adoptable standard.*

Michael Lee, Agent, spoke in favour of the application, thanking officers for the work of the Planning Department and explaining how officers had worked with the applicant to enhance the design, including the addition of two extra parking spaces. He indicated that the development fell within a major development location. The design was sympathetic to the 2d nature of properties in the surrounding area. The planned houses would strengthen the linear plan and would respect the amenity of neighbouring properties. There had been no objection from Highways and environmental considerations had been fully considered. The site met local and national guidelines and was fully sustainable. He noted that plots 3 and 4 had car ports as opposed to garages.

Ken Miall, Ward Member for Maiden Erlegh, spoke in favour of the application, stating that he and his fellow Ward Members were fully in support of the proposed development.

In response to a Member query, the Service Manager, Highways Development Management, clarified the location of the additional car park spaces.

**Resolved:** That Application no 170424 be approved, subject to the conditions set out in Agenda pages 87 to 104, the amendments as laid out in the Members' Update and the amended conditions and new condition set out above.

### **134. APPLICATION NO 170360 - UNIT 21, SUTTONS PARK AVENUE, BULMERSHE**

**Proposal:** Application to vary condition 28 of planning consent 161666 (15/9/2016) to allow changes to delivery hours

**Applicant:** Standard Life Assurance Ltd.

The Committee received and reviewed a report about this application, set out in Agenda pages 105 to 124.

Bhavash Vashi, Agent, spoke in support of the application. He suggested that the changes to delivery hours should be seen in the context of a site that was open 24 hours a day. He stated that the company managed similar sites around the country and was seen as a good neighbour. The deliveries would take place in a secluded area and offloading would all occur in an enclosed dock environment. The company had agreed to a year's trial.

Alison Swaddle, Ward Member for Bulmershe and Whitegates, stated that there had been some concern amongst residents when the initial application had come to Committee. The proposed change in hours would directly impact families. If managed, the company could work within the set hours.

In response to Member questions, the Case Officer clarified the changes and stated that the conditions required that deliveries that arrived outside the allotted hours would turn off their engines and refrigeration units. The vehicles would only reverse in the service area. The change to hours would facilitate the company's operation as it would allow stocking to take place outside shop hours. At the end of the year's trial, the company would need to re-submit the application.

Further to Member comments, it was agreed that Condition 11 be amended to require that reverse beacons be switched off.

**Resolved:** That Application no 170360 be approved subject to the conditions set out in Agenda pages 105 to 124 and the amendment to Condition 11 as laid out above.

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## MEMBERS' UPDATE Planning Committee – 11 May 2017

**Site Address: Kentwood Farm West, Warren House Road, Wokingham**  
**Application No: 170083, Pages 5-29.**

**Page 6:** Under Recommendation - delete 'APPROVE RESERVED MATTERS subject to the following conditions' and insert:

'That the committee authorise the Head of Development Management to GRANT PLANNING PERMISSION subject to conditions and completion of the legal agreement relating to Deed of Variation to the S106 (ref: O/2014/2242) in relation to provision of on-site affordable housing (this comprises 25% on-site provision with 10% commuted sum towards off-site provision).'

**Page 6: Condition 1; replace with following condition**

### Plans

1. The development hereby permitted shall be carried out in accordance with the approved drawings and documents listed within the below referenced approved planning drawings list unless otherwise agreed pursuant to the requirements of the attached conditions or otherwise agreed in writing by the Local Planning Authority:  
'Crest Nicholson South Ltd – Kentwood Farm, Wokingham – Phase 2; Omega Planning Drawings List – updated 3<sup>rd</sup> May 2017'  
*Reason: To ensure that the development is carried out in accordance with the application form and associated details hereby approved.*

**Page 9: under condition 13, replace plan references 2556-A-3010-B and 2556-A-3011-B with 2556-A-3010-C and 2556-A-3011-C.**

**Page 9: after Condition 13, insert the following additional conditions:-**

#### 14. Highway adoption plan

Prior to commencement of development, a highways adoption plan, to include all service and maintenance margins shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and maintained thereafter.

*Reason: To ensure that the estate is constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development in accordance with Wokingham Core Strategy Policies CP1, CP6, and CC07 of the Managing Development Delivery Local Plan (Feb 2014).*

#### 15. Visibility splays

Prior to the commencement of the development, there shall be submitted to and approved in writing by the Local Planning Authority, details of the proposed visibility splays for all vehicular accesses, pedestrian accesses, driveways and cycleways. The visibility splays shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

*Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.*

16. Highway construction details

Prior to the commencement of development, full details of the construction of roads and footways, including phasing, levels, widths, construction materials, depths of construction, surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority. The roads and footways shall be constructed in accordance with the approved details and relevant phases to road base level before the development of the relevant phase is occupied and the final wearing course will be provided within 3 months of occupation of that phase, unless otherwise agreed in writing by the local planning authority.

*Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.*

17. Prior to the commencement of plots 112 and 113 as indicated on approved site layout plan 2556-C-1005-K, the final levels in respect of these plots shall be submitted to and approved in writing by the Local Planning Authority. The levels will be approved following agreement of the full design details of the NDR tie in on the western boundary of the site.

*Reason: To ensure the residential amenities of plots 112 and 113 are safeguarded and to ensure that the development does not prejudice delivery of the Northern Distributor Road in accordance with Core Policies CP1, CP3, CP6, CP20 and appendix 7 and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).*

**Page 11: Informative 15: insert the inclusion of conditions 14, 15 & 16.**

Members' attention is drawn to Informative 15 which advises that Officers consider that works for the purposes of site clearance and ground works can commence ahead of the submission and approval of information required under the listed conditions. This is to prevent unnecessary delays and would not result in harmful impacts from the development.

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**Site Address: Land to the west Of Shinfield, south of Church Lane, west of Holder Close/ Deardon Way**

**Application No: 170035, Pages 41-62.**

Update to condition 2 to include the following plans:

Design and Access statement  
Appendix A Accommodation Schedule  
Appendix B 3FE Expansion  
Appendix C Biodiversity  
Appendix D Flood Risk  
Appendix E Foul drainage / Utilities  
Statement  
Appendix F Landscape Design  
Appendix G Contamination  
Appendix H Parking A  
Appendix I Photos

Appendix J Planning statement  
Appendix K Road Safety Audit  
Appendix L Site Waste Management Plan  
Appendix M Community Involvement  
Appendix N Sustainability Statement  
Appendix O SuDS  
Appendix P Transport  
Appendix Q Travel Plan  
Appendix R Trees  
Appendix S Water Course A  
Appendix T M&E

Drawings 3270\_L\_001 Site location plan A  
3270-TBC-V2-ST-PL-A-L-005 Topographic survey A  
3270-TBC-V2-ST-PL-A-L-010 Site Plan C  
3270-TBC-V1-XX-PL-A-L-050 Proposed Ground Floor Plan  
3270-TBC-V1-XX-PL-A-L-051 Proposed First Floor Plan  
3270-TBC-V1-XX-PL-A-L-052 Proposed Roof Plan  
3270-TBC-V1-XX-PL-A-L-100 Proposed Elevations A  
3270-TBC-V1-XX-PL-A-L-101 Proposed Elevations A  
3270-TBC-V1-XX-PL-A-L-102 Proposed Sprinkler Tank Elevation  
3270-TBC-V1-XX-PL-A-L-130 Proposed Site Section A  
3270-TBC-V1-XX-PL-A-L-150 Proposed Building Sections A

IDG Drawings G960\_L\_100 GA Landscape Masterplan B  
G960\_L\_101 Hardscape B  
G960\_L\_102 Fences and Fixtures B  
G960\_L\_104-1 Softscape 1 of 4  
G960\_L\_104-2 Softscape 2 of 4  
G960\_L\_104-3 Softscape 3 of 4  
G960\_L\_104-4 Softscape 4 of 4  
G960\_L\_105 Softscape Notes

Hydrock Drawings XXX-HYD-XX-00-DR-SK-7000 Swept path analysis P5  
XXX-HYD-XX-00-DR-SK-7001 Swept path analysis P5  
TBC-HYD-00-XX-DR-C-7000 Drainage Layout 1 P3  
TBC-HYD-00-XX-DR-C-7001 Drainage Layout 2 P3  
TBC-HYD-00-XX-DR-C-7200 External Works 1 P3 Includes proposed ground levels  
TBC-HYD-00-XX-DR-C-7201 External Works 2 P3 Includes proposed ground levels

Update to condition 4 in respect to hours of use for community to include the following timings:

#### Hours of use

The community use hereby permitted shall not operate other than between the hours of 08:00-23:00 Mondays to Saturday and 09:00-22:00 on Sundays and National Holidays.

*Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.*

Insert the following in the summary information of the report:

- 2FE Pupil numbers: 420
- Staff numbers FTE: up to 45
- Parking – staff: 35
- Parking – drop off: 34 + 6 layby spaces
- Parking – cycle: 30
- Parking – children’s scooter:60
- Travel plan to be provided (condition 6 requires framework travel plan and condition 49 of outline requires full on 6 months of occupation)

Correction to pp52 paragraph 7 insert completely instead of broadly in line one  
Correction to pp56 paragraph 32 correction delete full in front of football pitch

**Site Address: Belscot, Reading Road, Finchampstead, RG40 4RA.**

**Application No: 163610. Pages 69 -81**

Add boundary treatment condition:

Before the development hereby permitted is commenced details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

*Reason: In the interests of security and visual amenity.*

Change the wording of condition 5 (opening hours) to as follows:

The use of the site hereby approved is to be restricted to between the hours of 0700 and 1900 Monday to Friday; **0800 and 1300 on a Saturday**; and none on a Sunday, Bank or National Holiday.

*Reason: In the interests of the amenities of neighbouring occupiers.*

Previously the condition recommended opening hours from 0900 to 1900 on Saturdays.

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**Site Address: Land at 56a, 58, 60 Finch Road, Earley, RG6 7JU.**

**Application No: RG6 7JU. Pages 87 -98**

The application summary on page 87 should include the following information regarding the density of the site:

‘The density of the proposed development is approximately 27 DPH. The average density of the area is approximately 27 DPH. The density of the existing site is 9 DPH.’

A revised site layout plan has been submitted showing visitor parking spaces. Therefore condition 9 should be replaced with the following condition:

‘No part of any building(s) hereby permitted shall be occupied or used until the unallocated vehicle parking spaces have been provided in accordance with the approved plans. The unallocated parking spaces shall be permanently maintained and remain available for the parking of any vehicle at all times. The unallocated parking spaces shall not be sold, leased or allocated to a specific person or property.’

*Reason: to ensure adequate visitor parking is maintained in accordance with the approved plans.*

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**Site Address: Unit 21, Suttons Park Avenue, Earley**

**Application No: 170360, Pages 105 - 124.**

No updates.

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**Pre-emptive site visits**

None identified

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**Non-householder appeal decisions**

None