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MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 13 DECEMBER 2017 FROM 7.00 PM TO 8.50 PM

Committee Members Present

Councillors: Tim Holton (Chairman), John Kaiser (Vice-Chairman), Philip Houldsworth, John Jarvis, Malcolm Richards, Angus Ross, Rachele Shepherd-DuBey, Wayne Smith and Bill Soane

Councillors Present and Speaking

Councillors: Ken Miall

Officers Present

Connor Corrigan, Service Manager, SDL Planning Delivery
Chris Easton, Service Manager, Highways Development Management
Mary Severin, Borough Solicitor
Arabella Yandle, Democratic and Electoral Services Specialist

Case Officers Present

Andrew Chugg, Development Management Team Leader
Vincent Healy, SDL Planning Delivery Solicitor
Christopher Howard, SDL Delivery Manager
Sophie Morris, Senior Planning Officer

57. APOLOGIES

There were no apologies

58. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 8 November 2017 were confirmed as a correct record and signed by the Chairman.

Members' Update

59. DECLARATION OF INTEREST

Councillor Bill Soane declared a personal and prejudicial interest in item 63, application no 172366. He remained in the Chamber and he did not take part in the discussion or the vote.

60. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

Item 64 application no 173049 was withdrawn by the applicant.

61. APPLICATION NO 172450 - LAND WEST OF SHINFIELD, WEST OF HYDE END ROAD AND HOLLOW LANE, SOUTH OF CHURCH LANE, SHINFIELD, RG2 9EP

Proposal: Reserved Matters application pursuant to Outline planning permission O/2010/1432 (pursuant to VAR/2014/0624) for the erection of 473 dwellings including access roads, garages, parking spaces, open space and landscape treatment for Phase 2. (Access, 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 11 to 50.

The Committee were advised that the Members' Update included:

- Proposed clarification in respect of garden depths;
- Proposed amendments to road widths, road names and driveway surfacing, and
- An explanation that the conditions should be renumbered by one from condition 5.

Nick Patterson-Neild, agent, spoke in favour of the application, explaining that the application before the committee was the next phase in a major development that had been approved in 2012. The application included 73 affordable homes and made provision for the link roads, greenways and children's play areas that were part of the overall design.

In response to a Member question regarding the number of 3 and 4 bedroom properties in this application, the Case Officer stated that there was a good balance of property sites across the whole development. In response to Member queries regarding infrastructure, he stated that flood amelioration measures were in place.

In response to a Member question regarding the use of garages, the Service Manager, Highways Development Management, stated that residents would not be able to convert carports to garages. Garages did not make up part of the allocated parking. 100% of the properties had at least one allocated space with 437 of the 473 having two allocated spaces.

In response to a Member question regarding the Nuclear Consultation Zone, the Service Manager, SDL Planning Delivery, stated that there had been objection from the Health and Safety Executive to the development. The outline application had been approved based on original plans. New plans would be drawn up and should be taken into account in emergency planning.

Resolved: That Application no 171250 be approved, subject to the conditions laid out in Agenda pages 11 to 50, and the proposed clarifications and renumbering of conditions as laid out in the Members' Update.

62. APPLICATION NO 172331 - MATTHEWSGREEN FARM, MATTHEWSGREEN ROAD, WOKINGHAM RG41 1JX

Proposal: Application for the approval of Reserved Matters pursuant to Outline planning consent O/2014/2242 for the erection of a new Community, Primary and Nursery school building with associated access off Road 24, parking and landscaping including the provision of playing fields and hard court play area. Appearance, landscaping, layout and scale to be considered.

Applicant: Wokingham Borough Council

The Committee received and reviewed a report about this application, set out in Agenda pages 51 to 82.

The Committee were advised that the Members' Update included:

- Proposed amendment to condition 15 regarding art features and signage, and
- Proposed additional condition regarding access to parking spaces.

Robert Millen spoke against the application on behalf of the Emmbrook Residents' Association. He stated that the Association had two main concerns, namely external noise and the net space. The former would exceed permitted levels and the latter was below standard if the school was to become 2 form entry.

Piers Brunning, Wokingham Borough Council, applicant, spoke in favour of the application, explaining the background of the application and how it fit into the wider development at Matthewsgreen. He stated that the 21% shortfall in space only applied to the outdoor soft play area and, if omitting the floating area that was recommended in school design, was 9%. He confirmed that the current proposal would be acceptable and comply with the Department of Education guidance for schools.

In response, the Case Officer stated that acoustic data showed noise would be within required limits internally. Externally, the negative impact of noise-mitigation measures that would need to be taken to bring the noise levels down to those required would outweigh the reduction in noise levels. It was not anticipated that the external areas would not be used during peak noise times.

In response to Member queries regards parking, the Service Manager, Highways Development Management, stated that there is a condition securing a parking management plan that would need to be submitted and approved by the Council and measures within this would be considered alongside the School Travel Plan. The barrier that separated staff parking from the rest of the parking would be managed by the school with controls for its use being secured within the Parking Management Plan. Parking controls will be in place to prevent parking on the Northern Distributor Road and options for this are currently being reviewed. The number of spaces allocated to the school met Council standards for a 2-form entry school. The Council was pro-sustainable travel and new developments within the borough incorporate this. The school had to meet targets as part of its travel plan and would work with the Council to achieve this.

In response to Member queries regarding the shortfall in space relating to the two form entry school (2FE), the Service Manager, SDL Planning Delivery, explained that the land was owned by the developer and that there is no land available to increase the size of the school. Any additional land would have to be acquired from the developer at market rates (that is residential land value) as the development is only required to mitigate its own impacts, in this instance a single form entry (1FE) school. This needs to be considered against the fact that there is no certainty that the land would ever be required for education use in the future. The school would also be able to make use of the public open space land and the neighbourhood play area located directly adjacent the school site. . The current application was for a single form entry school however with the capacity to be converted to two-form entry if need arose in the future. The intention being that this would not need a second application. The decision to allow expansion of schools was taken by the Council after the SDL's were adopted but this need would be taken into account for future sites. The current application had been approved by Education colleagues and the Department of Education.

Councillor Angus Ross proposed that the application be deferred for further discussion on the basis that the amount of external space proposed for a possible 2 form entry school did not meet DoE standards. The proposal was seconded by Councillor Rachel Shepherd-DuBey.

Resolved: That application no 172331 be deferred to allow further discussion between Education and the Planning Department.

63. APPLICATION NO 172366 - 37 WILDERNESS ROAD, EARLEY, RG6 7RU

(Councillor Bill Soane declared a personal and prejudicial interest in item 63, application no 172366. He remained in the Chamber and he did not take part in the discussion or the vote.)

Proposal: Householder application for the proposed erection of a part ground floor and part first floor extension (including rear facing balcony) to the existing dwelling.

Applicant: Mr and Mrs Tahir Bashir

The Committee received and reviewed a report about this application, set out in Agenda pages 83 to 102.

The Committee were advised that the Members' Update included information regarding the bat survey and a response to Earley Town Council regarding privacy screens.

Members visited the site on 8 December 2017.

Diana Hayes, resident, spoke against the application, stating that the only objection was to the balcony and the degree to which it would lead to overlooking of the neighbouring gardens and to noise.

Councillor Ken Miall, Ward Member, spoke against the application, asking the Committee to consider what was reasonable and when did it become intrusive.

In response, the Case Officer stated that it was not considered that the amount of noise would be an issue. If it were to be a problem, neighbours could contact Environmental Health. There had been an application for a neighbouring house for a similar balcony, which had been approved. It should be noted that rear garden areas were not afforded protection similar to the immediate rear of properties and any overlooking would be the same as first floor windows or rooms with Juliet balconies. Therefore, there were no significant issues with loss of privacy.

Resolved: That application no 172366 be approved, subject to the conditions laid out in Agenda pages 83 to 102, and the information as laid out in the Members' Update.

64. APPLICATION NO 173049 - 1 NELSONS LANE, HURST, RG10 0RR

Proposal: Householder application for the proposed raising of existing roof to create a first floor and additional accommodation in roof space, erection of a single storey rear extension, first floor side extension, removal of existing chimney stacks and changes to existing fenestration.

Applicant: Mrs A Jenkins

This item was deferred at the request of the applicant

65. WATERLOO ROAD, WOKINGHAM

Stopping up Proposal: Application for stopping up of Waterloo Road associated with the Southern Distributor Road Eastern Gateway works (ref: 172934). The stopping up

application may be made under section 247 of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act") to the Secretary of State for Transport to have the highway stopped up or extinguished.

Applicant: Wokingham Borough Council.

The Committee received and reviewed a report about this application, set out in Agenda pages 83 to 102.

There was no update.

Resolved: That a submission to the Secretary of State for Transport of an application to stop up Waterloo Road be approved.

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MEMBERS' UPDATE Planning Committee – 14 December 2017

Site Address: Land West Of Shinfield West of Hyde End Road and Hollow Lane South of Church Lane Shinfield

Application No: 172450, Pages 11-50

Paragraph 52. Clarification in respect to garden depths, as set out in the Committee presentation: only two gardens out of the 473 units fall marginally below the 11m depth threshold. The proposed layout and relationship with the other surrounding units will however maintain the back and side to side distances for residential amenity as recommended by the Borough Design Guide.

Paragraph 65 refers to the neighbourhood loop has being of 4.8m in width, whereas it is 5.5m width.

Paragraph 78 should refer to Hyde End Road rather than Hyde End Lane.

Duplication of numbering of conditions for condition 5, all other conditions to be numbered up accordingly.

On the second condition 5, consistent with the previous phase 1 approval, replace the words "permeable and" prior to the word 'bonded' in respect to driveway surfacing.

Site Address: Land at Matthewsgreen Farm, Matthewsgreen Road, Wokingham

Application No: 172331, Pages 51-82.

Page 55

Amend condition 15 to read as follows:

15. Prior to occupation of the school and community facility, details of the proposed art feature and any proposed signage in connection with either use (both within the site and on the building hereby approved) shall have first been submitted to and approved in writing by the Council. The art feature and any signage displayed shall thereafter be in accordance with such details as approved.

Add the following condition after condition 16:

17. The parking spaces numbered 24 to 35 located within the staff car park as shown on drawing 'External General Arrangement 5147552-ATK-EXT-ZZ-DR-L-0001 Rev P08' shall not be made available or used as parking spaces until such time that the school commences occupation as a 2FE provision.

Reason: To ensure the provision of sustainable transport measures in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21.

Site Address: 37 Wilderness Road, Earley

Application No: 172366, Pages 83-102.

The original recommendation for approval was subject to receipt of an acceptable Bat Survey and no objections from the Council's Ecologist. The applicant has since submitted a Preliminary Bat Roost Assessment which confirms no presence of bats. The Council's Ecologist confirms that the survey has been carried out to an appropriate standard and

concludes that the risk of bats being affected by the proposal is minimal. The recommendation is therefore to grant the application.

Bill Luck, on behalf of Earley Town Council, has requested that the height of the privacy screen to the proposed balcony is increased from 1.8m (5'11") to 2.1m (6'9") as taller individuals may be able to view over at the lower height. Officers consider that 1.8m, which is a standard fence height, is suitable to ensure that views of the neighbour's private garden areas (directly to the rear of their properties) are protected in the vast majority of cases. Therefore, the application is still considered acceptable in its current form.

Site Address: 1 Nelsons Lane, Hurst
Application No: 173049, Pages 103-118.

The application has been withdrawn

Site Address: Eastern Gateway
Application No: N/A, Pages 119-130.

No update.

Pre-emptive site visits

172525 - Santolina Stables Daffield Farm, Doles Lane

Retrospective planning application for erection of fencing and resurfacing of the manège
Reason: to assess the impact of the development on neighbour amenity and highway safety

Non-householder appeal decisions

Address	Development	Decision	Main planning issues identified/ addressed
Silverstock Manor, Sandhurst Road, Finchampstead	Erection of 7 dwellings	Dismissed	<ul style="list-style-type: none"> - Unsuitable and unsustainable location for residential development - Harm to character and appearance of area - Lack of appropriate legal agreement for SPA
Wyvols Field, Swallowfield	Erection of up to 65 dwellings (outline)	Dismissed	<ul style="list-style-type: none"> - Council unable to demonstrate adequate housing land supply - Development out of settlement - Significant harm to landscape and character and appearance of area
Belscot, Reading Road, Finchampstead	Change of use of buildings from B1 and B8, to B1, B2, and B8	Dismissed	<ul style="list-style-type: none"> - Not demonstrated that the proposed B2 use would not lead to harm to the living conditions of residents through noise and disturbance.

Copper Beeches, Bath Road, Knowl Hill	Erection of up to 3 dwellings (outline)	Dismissed	- Impact upon openness of the Green Belt
Auto Trader House and Hartman House, Danehill, Earley	Erection of 126 dwellings	Dismissed	- No harm to character or appearance of area. - Poor outlook and level of amenity for future occupiers

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