

**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 14 FEBRUARY 2018 FROM 7.00 PM TO 9.50 PM**

Committee Members Present

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

Councillors Present and Speaking

Councillor Charlotte Haitham Taylor

Councillors Present

Councillors: Imogen Shepherd-DuBey, David Sleight and Barrie Patman

Officers Present

Madeleine Shopland, Democratic Services and Electoral Services Specialist
Connor Corrigan, Service Manager SDL Planning Delivery
Chris Easton, Service Manager Highways Development Management
Mary Severin, Borough Solicitor
Justin Turvey, Operational Development Management Lead Officer

Case Officers Present

Stefan Fludger
Christopher Howard
Kayleigh Mansfield
Alex Thwaites

72. APOLOGIES

Apologies for absence were submitted from Councillors John Jarvis and Wayne Smith.

73. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 10 January 2018 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. It also contains details of properties to be visited prior to the next Planning Meeting. A copy is attached.

74. DECLARATION OF INTEREST

There were no declarations of interest received.

75. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

Application 173177 – The Lodge, North Court, The Ridges, Finchampstead South, was withdrawn from the agenda.

76. APPLICATION NO 172331 - MATTHEWS GREEN FARM (EMMBROOK)

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 9 to 45.

The Committee were advised that the Members' Update included:

- An amendment to condition 9 to include reference to the size of the All Weather Pitch;
- Additional comment that the school would be delivered in tandem with the Matthewsgreen Community facilities;
- Comment that the building for the school would include a sprinkler system.

Piers Brunning, Wokingham Borough Council, applicant, spoke in favour of the application. He commented that plans had been improved to address Members concerns regarding the adequacy of outdoor space. If installed, the all weather pitch could also be used by the community at appropriate times.

A Member commented that it was important that residents were able to use the pitch outside of school hours. The Service Manager, SDL Planning Delivery indicated that this would be part of the Management Agreement.

A Member asked what materials the all weather pitch would be made of and was informed that this would be controlled by conditions.

RESOLVED: That application 172331 be approved subject to the conditions set out in Agenda pages 11 to 15 and amended condition 9 as detailed in the Members' Update.

77. APPLICATION NO 172751 - MATTHEWSGREEN FARM (EMMBROOK)

Proposal: Application for the approval of Reserved Matters pursuant to Outline planning consent O/2014/2242 for the erection of 244 residential dwellings, associated amenity spaces, access, garages, parking, internal roads, pathways, drainage and associated Landscaping. (Appearance, Landscaping, Layout and Scale to be considered).

Applicant: Bovis Homes

The Committee received and reviewed a report about this application, set out in Agenda pages 47 to 73.

The Committee were advised that the Members' Update included:

- Amendment to the description of the application to reflect a reduction in one residential unit in 'Apartment Block B' (243 residential dwellings overall);
- Alteration to recommendation;
- Inclusion of drawing numbers under condition 2;
- Additional conditions after condition 6 regarding Highway Adoption Plan, Services Corridor Plan, Carports, Parking Layout Plan, and re-numbering of the remaining existing conditions;
- Wokingham Town Council consultation response;
- Deletion of wording 'with the exception of one unit' in Paragraph 35;

- Within Paragraph 42 replacement of 'Two existing TPO trees (T12 and T13)' with 'Three existing TPO trees (T12, T13 and T17);'
- Amendment to parking table.

A site visit had been undertaken in 2015.

John Gately, agent, spoke in favour of the application. He commented that the application provided an opportunity for high quality homes and that the applicant's commitment to engagement was ongoing.

A Member asked for clarification of the road widths. The Service Manager, Highways Development commented that the primary access road from the Northern Distributor Road serving the development should be constructed with a minimum carriageway width of 5.5m for the first 12m, and with a minimum carriageway width of 5m thereafter. In response to Member questions regarding refuse vehicles and buses accessing the roads, the Service Manager Highways Development commented that buses would only be operating on the Northern Distributor Road through Matthewsgreen and not on the development roads in question, however all these roads would be of sufficient width to accommodate refuse vehicles.

A Member commented that it was positive that affordable housing was being proposed as part of the application.

A Member questioned whether the Council would be responsible for the street lighting in the development. The Service Manager Highways Development indicated that where the road was adopted the Council would be responsible for the lighting and where it was not it would be the responsibility of the developer and/or an associated Management Company. It was thought that all the street lighting would be adopted.

A Member queried the comment from Wokingham Town Council that affordable housing could not be delivered for at least three years because the land on which it was scheduled to be built was leased to the current tenants. The Service Manager, SDL Planning Delivery clarified that this was not the case and that it could be delivered early on and across the site.

It was noted that Natural England although not objecting to the application had stated that the layout should be better designed to provide a clear and legible route through to the SANG. Officers commented that until the Northern Distributor Road opened in the next month the route to the SANG was somewhat convoluted but that this would be a short term issue.

In response to a Member question regarding the deeding of SUDs, the Service Manager Highways Development stated that those located within open space and areas to be adopted would be adopted by the Council with appropriate commuted sums.

RESOLVED: That application 172751 be approved subject to the altered recommendation as detailed in the Members' Update, the conditions set out in Agenda pages 48 to 50 and additional conditions detailed within the Members' Update.

78. APPLICATION NO 172934 - 'EASTERN GATEWAY' LAND AT WATERLOO ROAD. WOKINGHAM WITHOUT

Proposal: Full application for construction of 420m single carriageway road (with a total width of 15m) and accompanying footways/ cycleways. This route will connect the Montague Park residential development (William Heelas Way) to a new junction with Waterloo road, a 4-arm roundabout, via a new bridge over the Reading-Waterloo Railway Line (Second Phase of South Wokingham Distributor Road).

Applicant: Wokingham Borough Council

The Committee received and reviewed a report about this application, set out in Agenda pages 75 to 132.

The Committee were advised that the Members' Update included:

- A correction to highlight that a consultation response had been received from Royal Berkshire Fire and Rescue;
- Two additional objections.

Jean Mulovi, Wokingham Borough Council, applicant, spoke in favour of the application. She commented that the closure of the Waterloo Road level crossing required the stopping up of a section of Waterloo Road either side of the crossing. An application had been made to the Department of Transport for a Stopping Up Order for a section of Waterloo Road. An order could only be made if planning consent was granted. Members were advised that the Waterloo Road railway crossing would only be closed once the Eastern Gateway was open to traffic.

A Member emphasised that it was important that people were aware that the Star Lane Crossing would not be closing.

In response to a Member question regarding HGVs accessing William Heelas Way, the Service Manager, Highways Development indicated that there was a piece of work to be undertaken around signage, which was separate to the planning application and was being dealt with by the Council's Highways Department.

Members discussed shared cycleway/footways. In response to a Member question the Service Manager, Highways Development commented that should the cycleway/footway become much busier in future the infrastructure to be provided could be altered with minor alterations to provide segregation of users if required.

RESOLVED: That application 172934 be approved subject to the conditions set out in Agenda pages 76 to 85.

79. APPLICATION NO 173287 THAMES VALLEY SCIENCE PARK - PHASE 1 (BUILDING 2), LAND NORTH OF CUTBUSH LANE, SHINFIELD

Proposal: Reserved Matters application pursuant to Outline Planning Consent O/2009/1027 (as extended under planning permission 152330) for the development of phase 1 of Thames Valley Science Park, comprising the construction of Building 2 of the Gateway Building and all associated landscaping and ancillary works, plus temporary car parking arrangements - Appearance, Landscaping, Layout and Scale to be considered.

Applicant: University of Reading

The Committee received and reviewed a report about this application, set out in Agenda pages 133 to 167.

The Committee were advised that the Members' Update included:

- Replacement of conditions as set out in the report to reflect minor amendments to wording of conditions 1, 3, 8, 9, 10, 12, 13 and 14, deletion of conditions 2 and 4 and amendment to condition 8 (now 6);
- Clarification for climate change buffer.

Jonathan Locke, agent, spoke in favour of the application and highlighted some of the features of the application.

A Member questioned what industry would be carried out at the Science Park and how far away the site was from the nearest residential area. The Case Officer indicated that laboratory, research and development work would be undertaken and that the nearest residential property was some distance from the Science Park. Hours of operation and noise would be controlled by the outline consent.

RESOLVED: That application 173287 be approved subject to the conditions set out in the Members' Update.

80. APPLICATION NO 171737 - PARKLANDS, EAST OF BASINGSTOKE ROAD, SHINFIELD SOUTH

Proposal: Hybrid Planning Application Outline application (all matters reserved only access to be considered) for up to 55 dwellings (Use Class C3) and all associated parking, landscape and access.

Full planning application for 1.56 hectares of Suitable Alternative Natural Greenspace (SANG).

Applicant: Taylor Wimpey and Barton Wilmore

The Committee received and reviewed a report about this application, set out in Agenda pages 169 to 214.

Members had undertaken a site visit.

The Committee were advised that the Members' Update included:

- An amendment to the recommendation to highlight that the applicant had agreed to a reduction in the timeframes for the submission of reserved matters to one year to show commitment to the development. Also additional wording regarding the completion of the Legal Agreement;
- Amendment to condition 4;
- Additional condition regarding landscaping and boundary treatments adjacent to Lieutenants Cottage;
- Additional informative.

Andrew Grimes spoke on behalf of Shinfield Parish Council in objection to the application. He commented that the number of houses for the area as set out in the Managing

Development Delivery Plan had already been exceeded. There was a need to maintain the Green Gap between Three Mile Cross and Spencers Wood. Whilst the Parish Council recognised the principle of the development, it was felt that the application would only be acceptable if a number of conditions were put in place. Andrew Grimes stated that drainage in the area was poor and that this needed to be remedied. He requested that the existing flora and fauna be protected and that Footpath 20 be protected during any construction. In addition he referred to previously agreed traffic calming measures. Finally he referred to the impact of the proposed development on Lieutenant Cottage, a Grade II listed building which had limited foundations and already suffered from vibrations from road users. It was suggested that this building needed to be protected.

Jill O'Connell, resident, spoke in objection to the application. She commented that Spencers Wood was a rural village. She was of the view that there would be a negative impact on neighbouring properties as a result of noise and light pollution and dust. It was already difficult to turn into driveways due to traffic and this would be exacerbated by increased traffic. She expressed concern that the foundations of nearby cottages may be damaged further by vibrations from cars using the road. She also raised concerns that the privacy of the garden of Lawrence Dene would be compromised.

Gillie Gray, resident, spoke in objection to the application. She commented that the land was not part of the Strategic Development Location and had not been allocated for housing. The application was not in keeping with the Shinfield Parish Neighbourhood Plan which referenced the retention of the individual character of the different villages. Gillie Gray expressed concern regarding the impact on Lieutenant Cottage. It was felt that fencing erected would cause a loss of privacy and light to her property. She emphasised that the development would worsen drainage issues in the area and that traffic calming measures had already been approved previously.

Barrie Patman, resident, spoke in objection to the application. He emphasised the need to maintain the Green Gap between Three Mile Cross and Spencers Wood. He questioned the benefits of the application, commenting that the SANG would be smaller than it could be and that connectivity was already in place due to the existence of Footpath 20. In addition Barrie Patman commented that S106 agreements were already in place to provide traffic calming measures. He was of the view that the proposed pedestrian crossing would not be in the most appropriate place.

Nick Patterson-Neild, agent and Leigh Abley, spoke in favour of the application. Nick Patterson-Neild commented that the development would make an important contribution to the Borough's current and future needs. The SANG would improve accessibility and walking routes from east to west of the area and create recreational links. Access and parking would be in accordance with the Council's standards. A footpath to the east of the development would be enhanced which in turn would enhance connections to Oakbank School. The applicant had worked with Officers and drainage officers to investigate existing water courses and natural overland flow routes. Proposals would provide significant management and mitigation of uncontrolled overland flows across the site through the introduction of SUDs features. Nick Patterson-Neild commented that the proposed pedestrian crossing on Basingstoke Road would be delivered early in the construction. He emphasised that the traffic impact of the development would be less than 2% in terms of impact on traffic flow on Basingstoke Road. With regards to Lieutenant Cottage there would be areas of planting around the building to reduce any adverse impact on privacy.

Councillor Charlotte Haitham Taylor, Ward Member, spoke in objection to the application. She stated that the application went against a number of the Council's policies including CP11 and CC02 which had regard to protecting the separate identities of individual settlements. The Green Gap between Three Mile Cross and Spencers Wood would be lost. It was felt that the application would have a detrimental effect on Lieutenant Cottage. The height of the buildings on the proposed site would mean that the cottage would potentially be overlooked. The chalet style buildings proposed were out of keeping with the area and conflicted with CP3 and CP9. Councillor Haitham Taylor felt that the application failed to adequately address CP3 and TB24. She also commented that the site had not been allocated for development in the Core Strategy and was not similar to the Keep Hatch development referenced within the officer report. In addition she felt that Wokingham's 5 year land supply was not a reason to approve the application and emphasised that Wokingham had already delivered in excess of the number of houses required to be delivered. The St Modwen Developments Ltd case from 2016 was referenced. Finally, Councillor Haitham Taylor indicated that plans were already in place for traffic calming measures and that existing traffic issues would be exacerbated by the development. Improved links between the SANG and Ryeish Green leisure centre were unnecessary due to existence of a footpath.

In response to Members' questions regarding the number of homes stated in the Managing Development Delivery Local Plan being exceeded and the site's location within the Strategic Development Location or otherwise, the Service Manager, SDL Planning Delivery commented that the original Strategic Development Location had been for 2500 homes but that the numbers were not fixed and that the Policy / Supplementary Planning Document for the area should not be seen as a static document. If a development was sustainable it had to be considered on its own merits.

In response to Members questions regarding the potential impact on the Grade II listed building, Lieutenant Cottage, the Service Manager, SDL Planning Delivery stated that there would be an impact, however, it was felt that sufficient landscaping and distance could be put in place to mitigate this impact. Members were advised that how a building was secured was not a planning matter.

A Member asked about the protection of wildlife and was informed that this could be conditioned.

The Committee discussed drainage issues. Officers advised that discussions had taken place on this matter. In terms of the SANG there would be sufficient space for drainage ponds and SUDs drainage measures.

Members asked about traffic calming measures and the controlled crossing. The Service Manager Highways Development commented that with regards to the traffic calming schemes identified through the Spencers Wood and Three Mile Cross part of the Strategic Development Location and secured through a S106 agreement, it had been considered acceptable to push back their delivery to ensure no abortive work was undertaken. Once a number of development and improvement works had been implemented the traffic calming schemes would be delivered.

The Service Manager Highways Development clarified the position regarding Footpath 20.

In response to Members' questions regarding the Green Gap, the Service Manager SDL Planning Delivery indicated that the gap would be retained and the development offered

the opportunity for the gap to be retained in perpetuity as it would be transferred to the Council. There would be opportunities to undertake landscaping within the SANG and to create new public open space. A Member asked how separation between settlements was defined and was informed that there was not a set definition regarding distances.

The Service Manager SDL Planning Delivery clarified that the site had not been allocated for housing but was within the Strategic Development Location boundary.

It was confirmed that the power lines on the site would be undergrounded.

A Member asked about permeability of the site. The Service Manager SDL Planning Delivery indicated that Footpath 20 ran along the eastern boundary of the site and that the Brambles development linked into that. A permeable link would be created by upgrading and improving Footpath 20 on the proposed site. This would link to Ryeish Green Leisure Centre. In addition a path would be put in place in the SANG and also across the May's Farm SANG to Oakbank School, providing better links across the wider area.

Some Members expressed concern regarding the size and scale of the proposed dwellings on the ridgeway. Officers agreed but advised that this was a matter for consideration at the detailed reserved matters application stage and noted that this application was for up to 55 dwellings.

The Committee was concerned that the application did not comply with a number of policies. Officers emphasised that it was believed that the impact of the development could be adequately mitigated, overcoming policy concerns and irrespective of the 5 Year Land Supply matter.

Councillor Angus Ross proposed that the application be deferred to enable a review of the impact of the conflict of the application with a number of the Council's policies and a clearer understanding of the relevance of the 5 Year Land Supply to be provided. This was seconded by Councillor Rachelle Shepherd-DuBey.

RESOLVED: That application 171737 be deferred to enable a review of the impact of the conflict of the application with a number of the Council's policies and a clearer understanding of the relevance of the 5 Year Land Supply to be provided.

81. APPLICATION NO 173177 -THE LODGE, NORTH COURT, THE RIDGES, FINCHAMPSTEAD SOUTH

This application had been withdrawn from the agenda.

82. APPLICATION NO 173515 - MERCHISTON, BLAKES LANE, WARGRAVE

Proposal: Householder application for the proposed erection of single storey sides and rear extension following the demolition of existing annex plus part two storey side extension to dwelling.

Applicant: Mrs Erin Barber

The Committee received and reviewed a report about this application, set out in Agenda pages 235 to 259.

The Committee were advised that the Members' Update included:

- A correction to the section of the report regarding the maximum permitted volume increase being 35%. The report should read that the current increase from the original volume was 47%, and that the development would result in the total volume increasing to 52.4%.

A site visit had been undertaken.

Jeremy Spratley, agent, spoke in favour of the application. He commented that no objections had been received from the Parish Council or other residents and that the proposed extension would have less of an impact than should the certificate of lawfulness already granted be implemented.

The Chairman read out a statement of behalf of Councillor John Halsall, Ward Member. Councillor Halsall stated that the certificate of lawfulness already granted would have a greater impact on the surrounding area and that a common sense approach was required.

In response to comments from Members, the Operational Development Management Lead Officer stated that the proposal was by definition harmful to the Green Belt due to the proposed volume increase.

Members commented that the site was not overlooked and no objections had been received. Some Members were of the view that the proposed design of the extension was sympathetic to the host dwelling, that significant harm would not be caused and that there would not be an impact on neighbours. It was also felt that the potential implementation of the certificate of lawfulness already granted created very special circumstances which would outweigh the harm to the Green Belt.

Councillor Philip Houldsworth proposed that the application be approved on the grounds of special circumstances, which would outweigh the harm identified. This was seconded by Councillor Rachelle Shepherd-DuBey.

RESOLVED: That application 173515 be approved subject to a mechanism to ensure that the certificate of lawfulness permission not be implemented.

83. APPLICATION NO 172420 PENFOLD, LODGE ROAD, HURST

Proposal: Householder Application for the proposed erection of a 9.5m by 4.0m deep glass and aluminium canopy fixed to rear elevation, plus the installation of a fireplace with flue fixed to side elevation.

Applicant: Mrs and Mrs John and Lesley Jarvis

The Committee received and reviewed a report about this application, set out in Agenda pages 261 to 275.

RESOLVED: That application 172420 be approved subject to conditions set out in Agenda page 262.