

**MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON 10 OCTOBER 2018 FROM 7.00 PM TO 10.30 PM**

**Committee Members Present**

Councillors: Tim Holton (Chairman), Chris Bowring (Vice-Chairman), Carl Doran, Malcolm Richards, Angus Ross, Rachelle Shepherd-DuBey, Wayne Smith and Bill Soane

**Councillors Present and Speaking**

Councillors: Prue Bray, Philip Houldsworth and Simon Weeks

**Councillors Present**

Councillors: Imogen Shepherd-DuBey and Clive Jones

**Officers Present**

Madeleine Shopland, Democratic & Electoral Services Specialist  
Connor Corrigan, Lead Specialist, Planning Delivery & Compliance  
Chris Easton, Lead Specialist, Transport, Drainage & Compliance  
Mary Severin, Borough Solicitor  
Justin Turvey, Planning Specialist  
Kate Powell, Environmental Health

**Case Officers Present**

Laura Callan  
Nick Chancellor  
Katie Herrington  
Alex Thwaites

**36. APOLOGIES**

An apology for absence was submitted from John Jarvis.

**37. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Committee held on 12 September 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. A copy is attached.

**38. DECLARATION OF INTEREST**

Rachelle Shepherd-DuBey declared a Personal Interest in Item 42 Application 180760 Winnersh Relief Road (Phase 2) on the grounds that she had participated in the redesign but maintained an open mind and would make a decision on the basis of the information received that evening.

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 APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS**

There were no items to be deferred or withdrawn.

**40. APPLICATION NO 181951 - LAND AT ARNETT AVENUE AND BARKHAM RIDE, RG40 4EE**

**Proposal:** Full application for the proposed erection of 46 no. dwellings (10 houses, 36 flats) with associated parking and landscaping, following demolition of existing buildings.

**Applicant:** Wokingham Housing Limited

The Committee received and reviewed a report about this application as set out in agenda pages 13 to 44.

The Committee were advised that the Members' Update included:

- An amendment to the recommendation;
- An amendment to condition 8 to reflect amended working hours;
- Additional condition 27 regarding electric vehicle charging;
- Additional Informative 5 regarding the protection of trees;
- Correction of typographical error in paragraphs 11 and 27.

Roland Cundy, Finchampstead Parish Council, spoke in objection to the application. He stated that the Parish Council welcomed the affordable housing element of the scheme and the development of a Construction Environmental Management Plan. However, they had concerns regarding the potential impact of the demolition and construction on nearby residents. Roland Cundy questioned whether contractors and construction traffic would be able to park on site during the construction to lessen the impact on residents. He went on to ask whether consideration had been given to providing a temporary works access to the site from Barkham Ride.

Arch Thompson, resident, spoke in objection the application. He commented that the existing 2 storey buildings would be replaced by 3 storey buildings and that this would mean that his and other properties would potentially be overlooked and that privacy would be lost. There were no other 3 storey properties in the surrounding area. He believed that an increase in the number and size of windows in the proposed properties compared with the existing properties would exacerbate the issue of overlooking. Mr Thomson also raised concerns regarding excess noise and pressure on the infrastructure and suggested that the hours of construction be reduced further.

Carl Wilcox, resident, spoke in objection the application. He stated that his property backed on to the east block of the site. A proposed property would be 4.75m from the boundary of his property, down from a distance of 12m for the existing property. He felt that this would mean that his property would be overlooked.

Martin Gray, Living Architects, spoke in support of the application. He emphasised that the site would be centred around a new village green which was for the whole community. The height and width of the north and south blocks had been reduced and balconies had been removed from the east side.

Simon Weeks, Ward Member, spoke in support of the application. He stated that the third floor of the 3 storey properties would be built into the roof space so that they would effectively be 2.5 storey properties. He noted that distance requirements had either been met or exceeded across the site. He welcomed the development of a Construction Environmental Management Plan, the proposed infrastructure contribution, the meeting of parking standards and the retention of a number of mature trees. He requested that the Chairman and Ward Members be consulted with regards to condition 16, which related to a Construction Environmental Management Plan.

Members sought clarification regarding the distance between the site and neighbouring properties and the density of the site. The Case Officer commented that standards regarding separation distance, as detailed in the Borough Design Guide, had been met. Whilst there would be some overlooking of several properties, it was believed that this would not create an unacceptable level of harm.

Members questioned whether the provision of a temporary works access to the site from Barkham Ride had been considered. The Lead Specialist, Transport, Drainage & Compliance commented that this was unlikely to be an option. Visibility may be insufficient and the scrubbing of vegetation would be required. In addition an existing full signalised pedestrian crossing would need to be relocated. The Case Officer added that there were a number of high quality trees in the area and it was hoped that these would be retained for the long term.

A Member asked about bus access and was informed that the Number 3 bus went frequently throughout the week and that there were bus stops along Barkham Ride.

A Member questioned whether the building materials from the demolition could be recycled on site. The Lead Specialist, Planning Delivery & Compliance commented that this could be part of the Construction Environmental Management Plan. A Member went on to ask whether there could be a requirement for all vehicles associated with construction to remain on site during construction. The Lead Specialist, Transport, Drainage & Compliance emphasised that this could be difficult to enforce but efforts could be made to work with the applicant to achieve this.

In response to a Member question as to whether the bin area was of a sufficient size, particularly with the likely introduction of food waste collection in the future, the Lead Specialist, Planning Delivery & Compliance indicated that current standards had been met.

Members were pleased to note the level of affordable housing provision.

The Committee agreed that the Chairman and Ward Members should be consulted with regards to condition 16 (Construction Environmental Management Plan).

**RESOLVED:** That

- 1) application 181951 be approved subject to the completion of satisfactory planning obligations to secure SANG and SAMM contributions and conditions and informatives as set out in agenda pages 14 to 22, amended condition 8, new condition 27 and new informative 5 as set out in the Members' Update;
- 2) the Chairman and Ward Members be consulted with regards to condition 16 (Construction Environmental Management Plan).

#### **41. APPLICATION NO 181658 - PARCEL C2 SECONDARY SCHOOL ACCESS ROAD ARBORFIELD GARRISON**

**Proposal:** Reserved Matters application pursuant to Outline Planning Consent O/2014/2280 for the construction of 104 apartments, communal space (Clubhouse) and access from the Secondary School Access Road, with associated internal access roads, parking, landscaping and open space, footpaths/cycle ways, and Sustainable Urban Drainage (Parcel C2).

**Applicant:** Crest Nicholson Operations Limited C/O Savills

The Committee received and reviewed a report about this application as set out in agenda pages 45 to 84.

The Committee were advised that the Members' Update included:

- Correction of typographical error in the first paragraph of page 46 (report summary);
- Amended condition 2 to reflect the compilation of a list of plans for approval;
- Clarification regarding the updating of the Flood Risk Assessment and Phasing being considered under separate conditions applications.

Stuart Garnett, agent, spoke in support of the application. He highlighted the benefits of the private rental scheme and indicated that there would be a club house on site for use by residents. Parking standards had been met and a safety audit had not identified any issues. He thanked the Parish Councils for their input and engagement.

A Member asked about the provision of affordable housing at the proposed development. The Lead Specialist, Planning Delivery & Compliance explained that there would be an element of off-site provision. The government was seeking the production of different types of housing and the private rental scheme in the proposed location was a good use of space and would help to increase the population around the district centre, increasing its viability.

A Member noted that the site was located near a secondary school and questioned what action would be taken should others use the car park intended for the site. The Lead Specialist, Transport, Drainage & Compliance stated that the car park would be a private scheme and that condition 7 required a Parking Management Plan.

**RESOLVED:** That application 181658 be approved subject to conditions as set out in agenda pages 47 to 50 and the completion of S106 'Deed of Variation' agreement inclusive of the following Heads of Terms: 'Affordable Housing Provision – 35% provided as a commuted sum for off-site provision (Parcel C2 only)' and amended condition 2 as detailed in the Members' update.

#### **42. APPLICATION NO 180760 - WINNERSH RELIEF ROAD (PHASE 2)**

**Proposal:** Full planning application for the proposed development of relief road, connecting B3030 King Street Lane / Winnersh Relief Road Phase 1 to the A329 Reading Road including two new roundabout junctions on A329 Reading Road, two new minor residential access roads and associated works including traffic signals, crossings, drainage, footways and cycleways (road forms Phase 2 of Winnersh Relief Road and part of the western section of the Northern Distributor Road).

**Applicant:** Wokingham Borough Council

The Committee were advised that the Members' Update included:

- Clarification regarding consultation dates;
- Amendment to condition 8 Lower Earley Way/Rushey Way/Mill Lane Mitigation.

Paul Fishwick, Winnersh Parish Council, commented on the application. Whilst some of the Parish Council's concerns had been addressed, some still remained. He suggested

that Keep Clear markings be added at King Street Lane and that Keep Clear markings be added at Green Lane, where a toucan crossing was also required. He proposed a raised table crossing at Sandstone Close and commented that this was successfully in place in Lower Earley Way. A raised table crossing at Laburnum Close would also be beneficial. Paul Fishwick went on to state that the proposed new roundabout would potentially act as a barrier to non-motorised traffic and conflict with pedestrians and cyclists. He felt that the two roundabouts and limiting of turning movements for Woodward Close to left in and left out only would not be of benefit to residents or visitors. He suggested a toucan crossing on the southern arm and the relocation of the planned toucan crossing to the west. He also asked about the Air Quality Action Plan.

Rajveer Surdhar, resident, spoke in objection to the application, expressing concern regarding the proximity of the proposed roundabout to 286-290 Reading Road.

Richard Harrison (From Odyssey on behalf of Luff Developments Ltd) spoke in objection to the application. He was of the view that there had been a lack of suitable option testing. He questioned the safety of the proposed roundabout and commented that there would be a lack of visibility and that pedestrians and cyclists would potentially have to cross two lanes which was unsafe.

Ian Haller, on behalf of the applicant, spoke in support of the application. He indicated that some areas of the scheme had been amended following consultation.

Philip Houldsworth, Ward Member, spoke in support of the application. He commented that whilst some residents would be inconvenienced, the growing traffic levels needed to be addressed.

Prue Bray, Ward Member, spoke in support of the application and asked for consideration of the points made by the Parish Council and residents. She suggested that condition 5 be amended so that Ward Members also be consulted with, with regards to the Construction Environmental Management Plan. She also asked that the Construction Liaison Officer liaise with the Ward Members and Parish Council.

Members discussed the proposed amendments from Winnersh Parish Council. The Lead Specialist, Transport, Drainage & Compliance stated that Keep Clear markings could be picked up at the detailed design phase. Raised table crossings were dealt with under the separate Traffic Regulation Order process. However, discussions could be had with the Ward Members and Parish Council on this matter. He also stated that there had been debate around the benefits of roundabouts against traffic signals. Roundabouts were generally freer flowing and Reading Road had higher volumes of traffic at peak hours. The existing proposal was acceptable with regards to traffic requirements. A Member asked about timed traffic lights on roundabouts and was informed that this was not an ideal solution.

The Committee discussed the safety of cyclists and pedestrians.

With regards to air quality, Kate Powell, Environmental Health, stated that it was an air quality management area and there would be additional traffic. Actions would need to be put in place in the Air Quality Action Plan to improve the air quality.

A Member asked what traffic modelling had been carried out with regards to King Street Lane and the impact on the junction. The Lead Specialist, Transport, Drainage &

Compliance commented that various assessments and traffic surveys had been carried out. A Member asked about the existing zebra crossing on Kings Street Lane and was informed that it was not part of the scheme. A safety audit had been undertaken and no concerns had been raised.

The Committee agreed that condition 5 be amended so that the Chairman and Ward Members also be consulted with, with regards to the Construction Environmental Management Plan. Members also felt that an informative that Keep Clear markings be added at Green Lane and King Street Lane, should be added.

**RESOLVED:** That application 180760 be approved subject to conditions and informatives as set out in agenda pages 86 to 94, amended condition 8 as set out in the Members' Update, amended condition 5 and additional informative.

#### **43. APPLICATION NO 181565 - EMMBROOK SCHOOL, WOKINGHAM, RG41 1JP**

**Proposal:** Full planning application for proposed artificial grass pitch with flood lights.

**Applicant:** Wokingham Borough Council

The Committee received and reviewed a report regarding the application set out in agenda pages 137 to 162.

The Committee were advised that the Members' Update included:

- Amendment to condition 5 regarding noise management.
- Amendment to paragraph 20 to include the words 'and rugby.'

Kevin Morgan, Wokingham Town Council, spoke in objection to the application. He stated that the hours of operation should be reduced. The site was closer to residential properties than other 3G pitches in the Borough but had proposed longer hours of operation. He went on to state that the noise assessment had not taken spectators, multiple matches being played at the same time, ball catch fences and traffic levels, into account. Guidance stated that the level at which noise was considered annoying was 35db to 40db, a reduction on 50db. Kevin Morgan also expressed concern regarding flooding and indicated that the site was on a flood plain. Run off water from the Matthewsgreen development would also drain into the Emm Brook. Increased traffic as a result of players and spectators travelling to matches and parking on the site was also highlighted.

Bob Millen, resident, spoke in objection to the application on behalf of Emmbrook Residents Association. He stated that the extended hours of operation would have a negative impact on neighbouring properties. He also expressed concern regarding the noise monitoring report which had not included full, competitive games. Bob Millen also commented that the noise management plan was vague and questioned how noise levels would be monitored sufficiently. He felt that there should be conditions about minimising the number of activities.

Paul O'Neill, applicant, spoke in support of the application. He was of the view that the proposal would be of benefit for young people and other members of the local community. Young people's health and wellbeing was important and the proposal would enable the offer of high quality sporting activity. He clarified that the pitch would be used by the school in particular between 7.30am and 5pm.

A Member questioned who would manage the site after 5pm. The Case Officer indicated that it would be managed by an external management company.

The Committee asked about the hours of operation, the impact of noise on residents and how noise levels would be monitored. Kate Powell, Environmental Health, confirmed that noise levels had been compared against 35db and she was satisfied that levels would not be unacceptable. She also commented that complaints tended to be around activities such as altercations and use of offensive language rather than noise levels. With regards to noise monitoring, the Planning Specialist indicated that there was a condition which required a noise monitoring supervisor. They would liaise with Environmental Health and neighbours over any issues and advise any particular teams if complaints had been received about their noise levels.

In response to Member questions regarding spectator numbers, the Case Officer indicated that large numbers of spectators were not anticipated. The Lead Specialist, Transport, Drainage & Compliance commented that the school would be using the site between 7.30am and 5pm and that it was anticipated that the car park could accommodate those parking outside school hours.

In response to Member questions regarding the potential risk of flooding, the Lead Specialist, Transport, Drainage & Compliance commented that a Flooding Risk Assessment had been submitted and reviewed. In addition proposed condition 7 related to drainage matters.

The Committee were of the view that during the evening the site would primarily be used by adults. Rachelle Shepherd-DuBey proposed that activity be restricted to non-competitive matches between the hours of 8pm and 10pm in order to reduce the noise impact on nearby residents.

Angus Ross questioned whether the hours of operation could be reviewed after a year to ascertain the impact on residents after 8pm. The Planning Specialist commented that an hours of operation management plan could be put in place. Angus Ross proposed that condition 3 be amended to require an hours of operation management plan. This was seconded by Malcolm Richards. This was put to the vote and carried.

**RESOLVED:** That application 181565 be approved subject to conditions and informatives as set out in agenda pages 138 to 140, amended condition 5 as set out in the Members' Update and amended condition 3.

#### **44. APPLICATION NO 182496 - LAND TO THE WEST OF THAMES VALLEY PARK, RG6 1PT**

**Proposal:** Application to vary condition 2 (Approved plans) of planning permission 161596 for the proposed development of a Park and Ride facility providing approximately 277 vehicular spaces, motorcycle parking and associated vehicular access and landscaping) in order to alter finished ground levels/ retaining walls, and the layout of parking spaces, bus stop and bus turning area.

**Applicant:** Wokingham Borough Council

The Committee received and reviewed a report regarding the application set out in agenda pages 163 to 193.

The Committee were advised that the Members' Update included:

- Earley Town Council comments and officer response.

Michael Firmager, Earley Town Council, spoke in objection to the application. The Town Council were of the view that although the proposal may reduce traffic entering Reading Borough, Earley would not be benefited. Michael Firmager commented that the high wall would have a detrimental visual impact on the surrounding area and may also result in unsafe, dark areas in the car park.

The Case Officer emphasised that the wall would not create dark areas within the car park. In response to a Member question regarding enhanced planting and its upkeep Officers indicated that the Council was the landowner.

**RESOLVED:** That application 182496 be approved subject to conditions and informatives as set out in agenda pages 164 to 171.