



# WOKINGHAM BOROUGH COUNCIL

A Meeting of the **PLANNING COMMITTEE** will be held virtually on **WEDNESDAY 13 MAY 2020 AT 7.00 PM**

Susan Parsonage  
Chief Executive  
Published on 4 May 2020

This meeting will be filmed for inclusion on the Council's website.

**Note:** The Council has made arrangements under the Coronavirus Act 2020 to hold the meeting virtually via Team Meetings, the meeting can be watched live at the following link: <https://youtu.be/TJxSVIF3Rkw>

Please note that other people may film, record, tweet or blog from this meeting. The use of these images or recordings is not under the Council's control.



# WOKINGHAM BOROUGH COUNCIL

## Our Vision

*A great place to live, learn, work and grow and a great place to do business*

### Enriching Lives

- Champion outstanding education and enable our children and young people to achieve their full potential, regardless of their background.
- Support our residents to lead happy, healthy lives and provide access to good leisure facilities to complement an active lifestyle.
- Engage and involve our communities through arts and culture and create a sense of identity which people feel part of.
- Support growth in our local economy and help to build business.

### Safe, Strong, Communities

- Protect and safeguard our children, young and vulnerable people.
- Offer quality care and support, at the right time, to prevent the need for long term care.
- Nurture communities and help them to thrive.
- Ensure our borough and communities remain safe for all.

### A Clean and Green Borough

- Do all we can to become carbon neutral and sustainable for the future.
- Protect our borough, keep it clean and enhance our green areas.
- Reduce our waste, improve biodiversity and increase recycling.
- Connect our parks and open spaces with green cycleways.

### Right Homes, Right Places

- Offer quality, affordable, sustainable homes fit for the future.
- Build our fair share of housing with the right infrastructure to support and enable our borough to grow.
- Protect our unique places and preserve our natural environment.
- Help with your housing needs and support people to live independently in their own homes.

### Keeping the Borough Moving

- Maintain and improve our roads, footpaths and cycleways.
- Tackle traffic congestion, minimise delays and disruptions.
- Enable safe and sustainable travel around the borough with good transport infrastructure.
- Promote healthy alternative travel options and support our partners to offer affordable, accessible public transport with good network links.

### Changing the Way We Work for You

- Be relentlessly customer focussed.
- Work with our partners to provide efficient, effective, joined up services which are focussed around you.
- Communicate better with you, owning issues, updating on progress and responding appropriately as well as promoting what is happening in our Borough.
- Drive innovative digital ways of working that will connect our communities, businesses and customers to our services in a way that suits their needs.

## MEMBERSHIP OF THE PLANNING COMMITTEE

### Councillors

Simon Weeks (Chairman)	Chris Bowring (Vice-Chairman)	Stephen Conway
Gary Cowan	Carl Doran	Pauline Jorgensen
Abdul Loyes	Andrew Mickleburgh	Malcolm Richards
Angus Ross	Rachelle Shepherd-DuBey	

ITEM NO.	WARD	SUBJECT	PAGE NO.
101.		<b>APOLOGIES</b> To receive any apologies for absence.	
102.		<b>MINUTES OF PREVIOUS MEETING</b> To confirm the Minutes of the Meeting held on 11 March 2020.	5 - 16
103.		<b>DECLARATION OF INTEREST</b> To receive any declaration of interest	
104.		<b>APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS</b> To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.	
105.	Twyford	<b>APPLICATION NO.192280 - LAND TO THE REAR OF 20 &amp; 22 STATION ROAD, TWYFORD, BERKSHIRE, RG10 9NT</b> <b>Recommendation:</b> Conditional approval	17 - 56
106.	Remenham, Wargrave and Ruscombe	<b>APPLICATION NO.193047 - GTO HOUSE, FLORAL MILE, BATH ROAD, HARE HATCH, RG10 9ES</b> <b>Recommendation:</b> Conditional approval subject to legal agreement	57 - 78
107.	Swallowfield	<b>APPLICATION NO.193356 - BALCOMBE NURSERIES, BASINGSTOKE ROAD, SWALLOWFIELD, RG7 1PY</b> <b>Recommendation:</b> Conditional approval subject to legal agreement	79 - 114
108.	Remenham, Wargrave and Ruscombe	<b>APPLICATION NO.193422 - LAKE LODGE, WARGRAVE ROAD, WARGRAVE</b> <b>Recommendation:</b> Conditional approval	115 - 132
109.	Hurst	<b>APPLICATION NO.200323 - ASHRIDGE MANOR GARDEN CENTRE, BINFIELD</b> <b>Recommendation:</b> Conditional approval	133 - 152

**Recommendation:** That the Diversion Order is made

**Any other items which the Chairman decides are urgent**

A Supplementary Agenda will be issued by the Chief Executive if there are any other items to consider under this heading.

**GLOSSARY OF TERMS**

The following abbreviations were used in the above Index and in reports.

<b>C/A</b>	Conditional Approval (grant planning permission)
<b>CIL</b>	Community Infrastructure Levy
<b>R</b>	Refuse (planning permission)
<b>LB</b>	(application for) Listed Building Consent
<b>S106</b>	Section 106 legal agreement between Council and applicant in accordance with the Town and Country Planning Act 1990
<b>F</b>	(application for) Full Planning Permission
<b>MU</b>	Members' Update circulated at the meeting
<b>RM</b>	Reserved Matters not approved when Outline Permission previously granted
<b>VAR</b>	Variation of a condition/conditions attached to a previous approval
<b>PS</b>	Performance Statistic Code for the Planning Application
<b>Category</b>	

**CONTACT OFFICER**

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