



WOKINGHAM BOROUGH COUNCIL

A Meeting of the **PLANNING COMMITTEE** will be held in
David Hicks 1 - Civic Offices, Shute End, Wokingham RG40
1BN on **WEDNESDAY 8 FEBRUARY 2023 AT 7.00 PM**

Susan Parsonage
Chief Executive
Published on 31 January 2023

Note: Non-Committee Members and members of the public are welcome to attend the meeting or participate in the meeting virtually, in line with the Council's Constitution. If you wish to participate either in person or virtually via Microsoft Teams please contact Democratic Services. The meeting can also be watched live using the following link:
https://www.youtube.com/watch?v=u5V05T_r9Gk

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.

Our Vision
<i>A great place to live, learn, work and grow and a great place to do business</i>
Enriching Lives
<ul style="list-style-type: none"> • Champion excellent 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 enable healthy choices for everyone. • Engage and empower our communities through arts and culture and create a sense of identity for the Borough which people feel part of. • Support growth in our local economy and help to build business.
Providing Safe and Strong Communities
<ul style="list-style-type: none"> • Protect and safeguard our children, young and vulnerable people. • Offer quality care and support, at the right time, to reduce the need for long term care. • Nurture our communities: enabling them to thrive and families to flourish. • Ensure our Borough and communities remain safe for all.
Enjoying a Clean and Green Borough
<ul style="list-style-type: none"> • Play as full a role as possible to achieve a carbon neutral Borough, sustainable for the future. • Protect our Borough, keep it clean and enhance our green areas for people to enjoy. • Reduce our waste, promote re-use, increase recycling and improve biodiversity. • Connect our parks and open spaces with green cycleways.
Delivering the Right Homes in the Right Places
<ul style="list-style-type: none"> • Offer quality, affordable, sustainable homes fit for the future. • Ensure the right infrastructure is in place, early, 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, where it is needed most, to live independently in their own homes.
Keeping the Borough Moving
<ul style="list-style-type: none"> • Maintain and improve our roads, footpaths and cycleways. • Tackle traffic congestion and 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 in offering affordable, accessible public transport with good transport links.
Changing the Way We Work for You
<ul style="list-style-type: none"> • Be relentlessly customer focussed. • Work with our partners to provide efficient, effective, joined up services which are focussed around our customers. • Communicate better with customers, 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.
Be the Best We Can Be
<ul style="list-style-type: none"> • Be an organisation that values and invests in all our colleagues and is seen as an employer of choice. • Embed a culture that supports ambition, promotes empowerment and develops new ways of working. • Use our governance and scrutiny structures to support a learning and continuous improvement approach to the way we do business. • Be a commercial council that is innovative, whilst being inclusive, in its approach with a clear focus on being financially resilient. • Maximise opportunities to secure funding and investment for the Borough. • Establish a renewed vision for the Borough with clear aspirations.

MEMBERSHIP OF THE PLANNING COMMITTEE

Councillors

Rachelle Shepherd-DuBey
(Chair)
Stephen Conway
Rebecca Margetts

Andrew Mickleburgh (Vice-
Chair)
David Cornish
Alistair Neal

Chris Bowring

John Kaiser
Wayne Smith

ITEM NO.	WARD	SUBJECT	PAGE NO.
75.		APOLOGIES To receive any apologies for absence.	
76.		MINUTES OF PREVIOUS MEETING To confirm the Minutes of the Meeting held on 11 January 2023.	7 - 24
77.		DECLARATION OF INTEREST To receive any declaration of interest	
78.		APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.	
79.	Sonning	APPLICATION NO.220663 - LAND SOUTH OF OLD BATH ROAD, SONNING, RG4 6GQ Recommendation: Conditional approval subject to legal agreement.	25 - 162
80.	Finchampstead North	APPLICATION NO.223592 - LAND TO REAR OF 6 JOHNSON DRIVE, FINCHAMPSTEAD Recommendation: Conditional approval subject to legal agreement.	163 - 264
81.	Twyford	APPLICATION NO.212720 - LAND AT BRIDGE FARM, TWYFORD Recommendation: Conditional approval subject to legal agreement	265 - 392
82.	Emmbrook; Ewendons; Wescott	APPLICATION NO.223493 - TAN HOUSE FOOTBRIDGE, WOKINGHAM Recommendation: Grant of prior approval subject to informatives	393 - 418
83.	Bulmershe and Whitegates	APPLICATION NO.222367 - LIBRARY PARADE, CROCKHAMWELL ROAD, WOODLEY Recommendation: Conditional approval subject to legal agreement	419 - 470

84.	Shinfield South	APPLICATION NO.222906 - LAND SOUTH OF CUTBUSH LANE, WEST OF OLDHOUSE FARM LANE AND GATEWAY PLOT 4 AT TVSP Recommendation: Conditional approval subject to legal agreement	471 - 508
85.	Bulmershe and Whitegates	APPLICATION NO.223348 - "ADDINGTON SCHOOL", WOODLANDS AVENUE, WOODLEY, WOKINGHAM Recommendation: Conditional approval	509 - 540
86.	Emmbrook	APPLICATION NO.223565 - 14 PARK ROAD, WOKINGHAM Recommendation: Conditional approval	541 - 558
87.	Wescott	APPLICATION NO.223023 - "BUCKHURST COURT", LONDON ROAD, WOKINGHAM Recommendation: Conditional approval subject to legal agreement	559 - 590
88.		EXCLUSION OF THE PUBLIC That under Section 100A (4) of the Local Government Act 1972, the press and public may be excluded from part the meeting should members wish to discuss the part 2 sheets contained within agenda item 79, on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Act (as amended) as appropriate.	

Any other items which the Chair 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.

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

Callum Wernham

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