



# 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 10 MAY 2023 AT 7.00 PM**

Susan Parsonage  
Chief Executive  
Published on 28 April 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://youtube.com/live/VZXpnmpt25w?feature=share>

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.

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

## MEMBERSHIP OF THE PLANNING COMMITTEE

### Councillors

Rachelle Shepherd-DuBey (Chair)	Andrew Mickleburgh (Vice- Chair)	Chris Bowring
Stephen Conway	David Cornish	
Rebecca Margetts	Alistair Neal	Wayne Smith

ITEM NO.	WARD	SUBJECT	PAGE NO.
109.		<b>APOLOGIES</b> To receive any apologies for absence.	
110.		<b>MINUTES OF PREVIOUS MEETING</b> To confirm the Minutes of the Meeting held on 12 April 2023.	5 - 14
111.		<b>DECLARATION OF INTEREST</b> To receive any declaration of interest	
112.		<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.	
113.	Finchampstead South	<b>APPLICATION NO.211335 - LAND ADJOINING LYNFIELD HOUSE, WHITE HORSE LANE, FINCHAMPSTEAD, BERKSHIRE, RG40 4LX</b> <b>Recommendation:</b> Conditional approval	15 - 40
114.	Shinfield South	<b>APPLICATION NO.222906 - LAND SOUTH OF CUTBUSH LANE, SHINFIELD (WEST OF OLDHOUSE FARM) AND GATEWAY PLOT 4 TVSP</b> <b>Recommendation:</b> Conditional approval subject to legal agreement	41 - 78
115.	Finchampstead South	<b>APPLICATION NO.222805 - HIGH BARN, CHURCH LANE, FINCHAMPSTEAD, RG40 4LR</b> <b>Recommendation:</b> Conditional approval	79 - 108
116.	Hillside	<b>APPLICATION NO.221797 - "CROCKERS", RUSHEY WAY, EARLEY, WOKINGHAM</b> <b>Recommendation:</b> Conditional approval	109 - 146
117.	Remenham, Wargrave and Ruscombe	<b>APPLICATION NO.213610 - HATCHGATE AND KENTONS, KENTONS LANE, UPPER CULHAM, RG10 8NU</b> <b>Recommendation:</b> Conditional approval subject to legal agreement	147 - 184

118.	Remenham, Wargrave and Ruscombe	<b>APPLICATION NO.213587 - STROWDES, UPPER CULHAM LANE, REMENHAM, RG10 8NU</b> <b>Recommendation:</b> Conditional approval subject to legal agreement	185 - 228
119.	Bulmershe and Whitegates	<b>APPLICATION NO.230219 - UNIT 31-33, SUTTONS BUSINESS PARK, SUTTONS PARK AVENUE, EARLEY, WOKINGHAM</b> <b>Recommendation:</b> Conditional approval	229 - 258

**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.

<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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