

**MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON 17 AUGUST 2016 FROM 7.00 PM TO 8.40 PM**

**Committee Members Present**

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

**Officers Present**

Chris Easton, Service Manager, Highways Development Management  
Mary Severin, Borough Solicitor  
Madeleine Shopland, Principal Democratic Services Officer  
Ian Bailey, Service Manager, Development Management

**Case Officers Present**

Mark Croucher  
Stefan Fludger  
Katie Herrington  
Daniel Ray  
Graham Vaughan

**33. APOLOGIES**

An apology for absence was submitted from Councillor Wayne Smith.

**34. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Committee held on 20 July 2016 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.

**35. DECLARATION OF INTEREST**

There were no declarations of interest.

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 APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS**

There were no deferred or withdrawn items.

**37. APPLICATION NO 161092 - BOTTEL PADDOCKS LIMMERHILL ROAD  
BARKHAM RG41 4BU**

**Proposal:** Full application for the change of use of agricultural land to mixed-use of agricultural and the keeping and grazing of horses, plus the provision of a vehicular turning circle. Part retrospective.

**Applicant:** Monopro Ltd, C/O Dan Weaver, Pegasus Planning Group Ltd.

The Committee received and reviewed a report about this application, set out in Agenda pages 15 to 40.

The Committee was advised that the Members' Update included:

- Proposed amendment to condition 4;
- Correction to consultation responses received.

Members had visited the site on Friday 12 August 2016.

Imogen Shepherd-DuBey, Wokingham Town Council, spoke in objection to the application. She commented that Wokingham Town Council had concerns about the possibility of the land being used for commercial use and the potential erosion of the settlement gap between Wokingham and Barkham. Concerns had also been raised about the suitability of the unadopted road, Limmerhill Road, for regular traffic, and highway safety at the Barkham Road access point. She asked that if the application were allowed, that no commercial activities be permitted.

Andrew Bowles, resident, spoke in objection to the application. He raised concerns regarding highway safety, stating that the junction of Limmerhill Road and Barkham Road was difficult to negotiate due to poor sight lines and fast moving traffic. This issue was exacerbated by large, slow moving vehicles such as horse boxes and delivery lorries. There had been 4 serious accidents in the area since 2010. The issue of the suitability of the unadopted road for the anticipated number of vehicle movements was raised. In addition Mr Bowles stated that the application would have an impact on the visual amenity of the area, an impact on residential amenity through the loss of hedgerows and the smell of horse manure and urine at times and would erode the settlement gap between Wokingham and Barkham.

Ben Cook, agent, spoke in support of the application. He commented that the field was occupied by a main tenant with 5 to 6 horses. There were also two single tenants with a horse each and the main tenant was also looking for another single tenant. It would be a small social arrangement rather than commercial arrangement. The applicant was willing to limit the number of horses on the site at one time to 10. The horses would live at and be ridden on the site which would reduce the number of vehicle movements to approximately 5 to 6 per day, possibly more at weekends. There would be little need for extra feed deliveries in addition to the hay deliveries. In addition there would be a no grazing zone to the north of the site, nearest to residential properties, between April and September. Mr Cook commented that currently the site was agricultural use and that vehicle movements and the size of vehicles used would potentially be less if the use was changed to mixed-use of agricultural and the keeping and grazing of horses. He requested that Condition 4 be further amended to include permission for private recreational riding.

Members asked about commercial activities, loss of amenity and the settlement gap between Wokingham and Barkham. The Planning Officer commented that commercial activity did not form part of the application. With regards to loss of amenity, Members were reminded of the proposed no grazing zone to the north of the site during the summer months. A manure management plan had been considered unnecessary due to the small number of horses. The Planning Officer also commented that the settlement gap would not be eroded as the application did not propose structural additions and the countryside use would be retained. CPE 2 encouraged rural activities.

A number of Members expressed concern about highway safety and the width and quality of the road. The Service Manager, Highways Development Management stated that the 4 accidents referred to within Mr Bowles' presentation, had not occurred at the junction and were unrelated in each case. He was satisfied that access and visibility was sufficient.

Limmerhill Road was a private road managed by residents. The Service Manager, Highways Development Management emphasised that under the current agricultural use unlimited trips could be made to the site and that vehicles used for agriculture uses were often larger and slower moving than a vehicle towing a horsebox.

Councillor Bowring proposed that the application be refused on the grounds of highway safety at the junction of Limmerhill Road with Barkham Road. This proposal was seconded by Councillor Kaiser. Upon being put to the vote, with the Chairman exercising his casting vote, the proposal was lost.

A Member questioned whether the application could be deferred until the Village Green application had been determined. The Borough Solicitor advised that this did not constitute a planning reason to defer the application.

The Committee voted on the proposal to approve the application, subject to the conditions set out on Agenda pages 16 to 17, with condition 4 amended as set out in the Members' Update, the Chairman exercising his casting vote.

Upon being put to the vote it was:

**RESOLVED:** That application No. 161092 be approved, subject to the conditions set out on Agenda pages 16 to 17, with condition 4 amended as set out in the Members' Update.

### **38. APPLICATION NO 161258 - EVENDONS SCHOOL, FINCHAMPSTEAD ROAD, RG40 3HD**

**Proposal:** Full application for the proposed erection of a two storey classroom block linked with part of Block A (Small Hall), refurbishment of part of the existing buildings to improve the 'Main Hall', increase the height of part of Block A to provide a new kitchen area with associated plant and screening, along with the creation of a new servicing area via Evendons Road, following the demolition of buildings C, D, E and part of Block A. Erection of single storey kitchen unit for a temporary period.

**Applicant:** Evendons Primary School Trust

The Committee received and reviewed a report about this application, set out in Agenda pages 41 to 80.

The Committee was advised that the Members' Update included:

- Additional information regarding consultation response;
- Proposed additional condition regarding existing vehicular access to the site from Finchampstead Road being used only by emergency vehicles;
- Proposed additional condition regarding pupil numbers;
- Proposed additional condition regarding the submission and approval of a community use Access and Management Plan relating to the dual use of the school facilities by the local community prior to the first occupation of the proposed two storey block;
- Amendment to condition 9.

Members had visited the site on Friday 12 August 2016.

Members requested that an informative be added regarding the school being fitted with sprinklers.

A Member also expressed concern about the removal of asbestos from the refurbished buildings. It was suggested that Officers contact the developers on this matter.

A Member commented that the proposed condition regarding the resubmission of the Travel Plan within 6 months of the occupation of the proposed two storey block was helpful in light of the proposed condition that the school could take up 350 pupils at one time.

**RESOLVED:** That application No. 161258 be approved, subject to the conditions set out on Agenda pages 42 to 46, with three additional conditions and condition 9 amended as set out in the Members' Update.

**39. APPLICATION NO 161475 - SORBUS HOUSE, MULBERRY BUSINESS PARK, FISHPONDS ROAD, RG41 2GY**

**Proposal:** Outline Application for the proposed erection of a three storey office building with associated parking and landscaping. Approval being sought on Access. Layout and Scale.

**Applicant:** Mr Bolt

The Committee received and reviewed a report about this application, set out in Agenda pages 81 to 100.

The Committee was advised that the Members' Update included:

- Amendment to report to show that the previous office on the site had a footprint of 843m<sup>2</sup> and therefore the proposal represented a 0.8% increase in footprint;
- Clarification regarding parking requirements;
- Additional information indicating the highway access.

A Member commented that a 30% increase in employee numbers to that of the previous site was anticipated and questioned whether officers were satisfied with the increase in traffic that this may bring about. The Service Manager Highways Development Management confirmed that he was satisfied that there would not be a significant increase and that based on the Council's standards the scheme was acceptable.

**RESOLVED:** That application No. 161475 be approved, subject to the conditions set out on Agenda pages 82 to 85.

**40. APPLICATION NO 161797 - GARAGE BLOCK ADJACENT TO 13 BARRETT CRESCENT, WOKINGHAM, RG40 1UR**

**Proposal:** Full planning application for the demolition of an existing single storey garage and the erection of 2x2 maisonette dwelling.

**Applicant:** Wokingham Housing Limited

The Committee received and reviewed a report about this application, set out in Agenda pages 101 to 114.

The Committee was advised that the Members' Update included:

- Additional information on ridge heights of the surrounding properties;
- Provision of previously approved application plans for clarification purposes.

**RESOLVED:** That application No. 161797 be approved, subject to

- 1) Prior completion of a legal agreement to secure a financial contribution for mitigation against the Thames Basin Heaths Special Protection Area;
- 2) the conditions set out on Agenda pages 102 to 104.

**41. APPLICATION NO 161764 - 2 HOLME GREEN, EASTHAMPSTEAD ROAD, WOKINGHAM, RG40 3AG**

**Proposal:** Proposed erection of a single storey front extension to form front entrance porch and installation of roof light into front roof slope.

**Applicant:** Mr and Mrs S and J Rowbotham

The Committee received and reviewed a report about this application, set out in Agenda pages 115 to 128.

**RESOLVED:** That application No. 161764 be approved, subject to the conditions set out on Agenda page 116.

**42. APPLICATION NO 160251 - THE OLD PUMP HOUSE, BATH ROAD, KILN GREEN, RG10 9UT**

**Proposal:** Full application for the erection of 1 no dwelling and the preservation and restoration of existing structures on site.

**Applicant:** Mr & Mrs Niaz & Olivia Faruki

The Committee received and reviewed a report about this application, set out in Agenda pages 129 to 158.

Members had visited the site on Friday 12 August 2016.

Ian Cooper, resident, spoke in objection to the application. He commented that there were no special circumstances and that the proposed site was not a locally or nationally designated Heritage Asset. He felt that the Green Belt should be protected and that the development would be isolated, setting a precedent for the area and increasing traffic. He also stated that the development would have a harmful impact on the neighbouring Grade 2 Castleman's estate and local wildlife; there was an active badger sett located close to the proposed site.

Olivia Faruki, applicant, spoke in favour of the application. She commented that there were special circumstances in terms of the history and heritage of the site and outlined some of the site's history. She also commented that the building would not be isolated, would be largely hidden from view from Castleman's and that a mitigation plan for the badger sett had been developed.

A Member questioned whether it was intended that the site be open to the public. Officers stated that this was not something which could be insisted upon for future occupiers.

In response to Members' questions, the Planning Officer indicated that the Conservation Officer had commented that imposing a domestic change of use would inevitably obscure any historic function and identity of the site. Several Members commented that they did not feel that the proposed site had historical significance.

A Member commented that the proposed development would potentially be seen over a wide area.

**RESOLVED:** That application No. 160251 be refused for the reasons set out on Agenda pages 130 to 131.

#### **43. PRE COMMITTEE SITE VISITS**

The Head of Development Management and Regulatory Services had recommended that pre-Committee site visits be undertaken in respect of the following applications:

- 161596 - Land To The West Of Thames Valley Park Drive - Full application for the proposed development of a Park and Ride facility providing approximately 277 vehicular spaces, motorcycle parking and associated vehicular access and landscaping – To view the site in context.
- 161292 – Land West of Finchampstead Road & Adjacent to Sand Martins Golf Course, Finchampstead - Full application for the change of use of land from agricultural use to equestrian use for the keeping of horses and for the erection of a stable block with associated hardstanding, fencing and access track - To view site in context and relationship to neighbouring properties.
- 161839 - Bell Farm, Bell Foundry Lane, Wokingham - HYBRID APPLICATION for:  
OUTLINE APPLICATION: A section of the Northern Distributor Road (NDR) and associated infrastructure, including a cycle and footway. (All Matters Reserved)  
FULL APPLICATION: The erection of 128 dwellings and associated areas of Suitable Alternative Natural Green Space (SANG), open spaces and drainage/attenuation. Two accesses from Bell Foundry Lane and a temporary cycle and footway. Demolition of existing farm buildings and one dwelling – to view the site in context.

**RESOLVED:** That pre-Committee, site visits be undertaken on Friday 9 September 2016 in respect of the following applications:

- 161596 - Land To The West Of Thames Valley Park Drive - Full application for the proposed development of a Park and Ride facility providing approximately 277 vehicular spaces, motorcycle parking and associated vehicular access and landscaping – to view the site in context.
- 161292 – Land West of Finchampstead Road & Adjacent to Sand Martins Golf Course, Finchampstead - Full application for the change of use of land from agricultural use to equestrian use for the keeping of horses and for the erection of a stable block with associated hardstanding, fencing and access track - to view site in context and relationship to neighbouring properties.
- 161839 - Bell Farm, Bell Foundry Lane, Wokingham - HYBRID APPLICATION for:  
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FULL APPLICATION: The erection of 128 dwellings and associated areas of Suitable Alternative Natural Green Space (SANG), open spaces and drainage/attenuation. Two accesses from Bell Foundry Lane and a temporary cycle and footway. Demolition of existing farm buildings and one dwelling – to view the site in context.

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