

**MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON 14 SEPTEMBER 2016 FROM 7.00 PM TO 8.30 PM**

**Committee Members Present**

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

**Other Councillors Present**

Councillors: Anthony Pollock

**Officers Present**

Chris Easton, Service Manager, Highways Development Management  
Clare Lawrence, Head of Development Management and Regulatory Services  
Mary Severin, Borough Solicitor  
Arabella Yandle  
Madeleine Shopland

**Case Officers Present**

Pooja Kumar  
David Smith  
Alex Thwaites  
Graham Vaughan

**44. APOLOGIES**

There were no apologies received.

**45. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Committee held on 17 August 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.

**46. DECLARATION OF INTEREST**

Councillor Richards stated that although he did not have a personal interest in Item 48, application no. 162004 Shinfield Eastern Relief Road, South of M4 SDL, he wanted it to be noted that he had attended meetings with Officers in his role as Executive Member for Highways and Transport regarding the Shinfield Relief Road. He indicated that he would not take part in discussions or vote on this application; however he would remain in the room during the consideration of the application

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 APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS**

There were no items withdrawn or deferred.

**48. APPLICATION NO 162004 - SHINFIELD EASTERN RELIEF ROAD, SOUTH OF M4 SDL**

**Proposal:** Application for Variation of Conditions 8 (details of walls, fences and other means of enclosure), 10 (details of hard and soft landscape details) and 21 (details of Noise Mitigation) of Planning Permission 160011 (Shinfield Eastern Relief Road (ERR)) to

allow for amendments to details of such which were previously submitted to and approved in writing by the Local Planning Authority

**Applicant:** University of Reading

The Committee received and reviewed a report about this application, set out in Agenda pages 13 to 34.

The Committee was advised that the Members Update included:

- Clarification of reason for the listing of the application by Councillor Pollock;
- Clarification regarding wet weather and noise levels;
- Updated information regarding mature tree planting;
- Proposed additional condition that the developer monitors the operational noise impact of the road upon Oatlands Road properties within 6 months of the road opening and submit results no later than 8 months after the road opening. If the noise environments experienced were within 3dBLA10, 18h further mitigation measures be implemented in accordance with a scheme of mitigation that has first been submitted to and approved in writing by the Local Planning Authority;
- Proposed amendment to condition 2 to update plan numbers.

Nigel Boyer, Shinfield Parish Council, spoke in objection to the application. He stated that the Noise Impact Assessment was based on current traffic volumes and would not take into account any growth in traffic volume in future, in particular a possible 100 gravel truck movements per day by Cemex UK. He also expressed concern about the impact of increased noise caused by poorly maintained roads, vehicle braking and acceleration and the light pollution that might be visible at night over previously open country.

Mark Chatfield, Oatlands Road Residents Committee, spoke in objection to the application. He asked why the application had not been presented as a Material Planning Consideration when the original plan had been approved. He also questioned why acoustic fencing was not considered necessary.

Councillor Anthony Pollock, Ward Member, spoke in objection to the application. He stated that the Noise Impact Assessment did not take into account future traffic volume and that the noise increase adopted as the significance criteria in the Environmental Statement would be passed. As an adopted road, the cost of any further noise mitigation would fall on the Council, so he suggested that the original plan, including its noise mitigation measures, be adhered to.

In response to Member questions, the Service Manager, Highways Development Management stated that the question of braking and acceleration had been previously examined but was not part of the application, these matters are also addressed through the detailed design stage of the scheme and where appropriate amendments would have been made. There is also a requirement for a Stage 3 Road Safety Audit to be carried out by the developer prior to the opening of the road. The Head of Development Management and Regulatory Services advised that that the road already had planning permission and that light and the visual impact had been previously considered. In regards to the issue of light pollution, the Planning Officer outlined the relative distances of the road from residences and stated that as the road went North-South and there would be no street lighting, that the impact of light pollution would be minimal. With regards to traffic levels the Service Manager, Highways Development Management indicated that this issue had

been previously taken into account as the ERR forms mitigation in line with the Council's Core Strategy.

Members raised questions as to whether planned builds of housing stock in Shinfield West had been taken into account as part of the Noise Impact Assessment and how the completion date of the ERR might be affected should the application be refused. In response to Members' questions, the Officer indicated that the Noise Impact Assessment to support the application had taken into account the new houses. However, the proposed condition would require this position be monitored and if the noise exceeds the limits proposed, the developer would either need to implement the measures outlined in the original planning application or apply to implement alternative measures to mitigate the impact of the noise.

In regard to acoustic fencing the Head of Development Management and Regulatory Services stated that experts had indicated that acoustic fencing was not required. This had been tested by WSP who had agreed with the technical advice submitted. She indicated that refusal of the application would provide an opportunity to appeal the decision which could lead to a delay in completion of the road.

Members requested that the monitoring of noise levels should include periods of time when there were wet roads and at night.

**RESOLVED:** That application No. 162004 be approved, subject to the conditions set out on Agenda pages 14 to 21, with condition 2 amended and the additional condition as set out in the Members' Update.

#### **49. APPLICATION NO 161536 - LAND AT ARBORFIELD GARRISON, BIGGS LANE ('PARCEL T')**

**Proposal:** Application for Reserved Matters for the erection of 127 dwellings together with access from Princess Marina Drive with associated internal access roads, landscaping, open space, footpaths and sustainable urban drainage (SuDS), relating to 'Parcel T' land.

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

The Committee received and reviewed a report about this application, set out in Agenda pages 35 to 70.

The Committee were advised that the Members' Update included:

- Clarification of the number of proposed parking spaces.

A Member asked whether consideration could be given to the way the proposed right of way would join the Greenway. The Service Manager, Highways Development Management indicated that the Greenway Strategy would deliver new greenway routes within Arborfield, the first to be delivered is the proposed connection to and through California Country Park which would connect into the footpath provision running adjacent to Parcel T. The form of the crossing on Commonfield Lane between the Greenway and Parcel T would be reviewed and delivered by the Council.

A Member asked about affordable housing. The Planning Officer clarified that all the parcels in the Arborfield Garrison Development would include 25% affordable homes with the remainder of the required 35% being provided via contributions.

**RESOLVED:** That application No. 161536 be approved, subject to the conditions set out on Agenda pages 35 to 61.

**50. APPLICATION NO 161292 - LAND WEST OF FINCHAMPSTEAD ROAD & ADJ TO SAND MARTINS GOLF COURSE, FINCHAMPSTEAD, RG40 3JT**

**Proposal:** Full application for the proposed 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

**Applicant:** The Trustees of Peter Washington's 1982 Trust

The Committee received and reviewed a report about this application, set out in Agenda pages 71 to 92.

The Committee were advised that the Members' Update included:

- Information on the dimensions of the proposed stable blocks and field shelter.
- 4 additional representations from residents and one additional representation from a Ward Member.
- Additional information regarding the impact of manure.
- Additional information on the impact of the application on the badger setts in the local area.
- Proposed amendment to condition 4 that the development should not commence until the vehicular access had been surfaced with a permeable and bonded material across the entire width of the access for a distance of 10 metres.
- Proposed amendment to condition 9 that no more than three horses at any one time should be kept or allowed to graze on the application site.

Members had visited the site on Friday 9 September.

In response to a Member question the Service Manager, Highways Development Management clarified that the existing gate would be removed and a new gate located a minimum of 10 metres back from the edge of the highway to allow adequate clear pull-in area for a horse box and vehicles.

**RESOLVED:** That application No. 161292 be approved, subject to the conditions set out on Agenda pages 71 to 92, with conditions 4 and 9 amended as set out in the Members' Update.

**51. APPLICATION NO 161666 - UNIT 21, SUTTONS PARK AVENUE, EARLEY**

**Proposal:** Full application for demolition of existing industrial unit (Unit 21) and the erection of a retail supermarket (use class A1) and a drive-through coffee shop/cafe (mixed use class A3/A5) with associated car parking and landscaping

**Applicant:** Standard Life Assurance Ltd.

The Committee received and reviewed a report about this application, set out in Agenda pages 93 to 130.

The Committee was advised that the Members' Update included:

- Additional information regarding employment and traffic;
- Various amendments to the report;
- Proposed updates to plan numbers in condition 2, 14 and 15;
- Proposed amendment to condition 24 to clarify the floor space limit;
- Proposed amendment to condition 28 to reflect a change to delivery hours following discussions and negotiations with the applicant.

Tim Marsh, resident, spoke in objection to the application. He raised concerns about noise and litter and questioned the proposed delivery and opening hours and suggested that they be curtailed. He commented on the visual impact of a long white wall, requesting it be changed to brick.

Simon Handy, Strutt and Parker, Agent, spoke in favour of the application. He outlined the results of a survey they had carried out of residents and that the majority of responses had been positive about the development. He commented on the measures taken by the developers to minimise the impact of the noise of deliveries by designing that these activities take place in away from Shepherd House Lane. He stated that the existing property permitted deliveries and waste collection 24/7 and that the times referred to in the application represented a reduction of hours. He stated that staff would be trained to maintain the site in regards to bins and litter and that trees would be planted to counter the effect of those removed.

The Planning Officer stated that the Environmental Health Team was satisfied with the application. The opening hours were similar to those of comparable stores. In regards to bins, the Council would have an expectation that bins would be provided on site but bins outside the site could be controlled as part of the application. He also stated that although the white wall referred to was of a slightly different character to others in the area, it was not such as to cause harm to the visual amenity of the area.

Members raised questions as to whether it was possible to establish a distance from the outlet that would have to be kept clean and free from litter. They also questioned what type of contamination was referred to in item 36 of the planning issues.

Officers stated that establishing an area outside the outlet that would need to be kept clean and litter free was not something that could be controlled through the planning application. They stated that there was an Environmental Plan in place to deal with possible contamination. In regards to access and deliveries it was pointed out that the plan offered wider aisles in the car park than required and that having the same entry for deliveries and the public was now a common feature.

**RESOLVED:** That application No. 161666 be approved, subject to the conditions set out on Agenda pages 93 to 113, with the amendments to conditions 2, 14, 15, 24 and 28 as set out in the Members' Update.

## **52. 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 assess the impact of the development on the character of the area.

- 161452 - 1-3 Coppid Hill, Barkham Road, Barkham - outline application for the erection of 3no 4 bedroom detached dwellings and 1no 2 bedroom bungalow with additional parking for 1-3 Coppid Hill (access to be considered) - to assess the impact of the development on the character of the area.
- 162328 - Land adjacent to 9 Middlefields, Ruscombe - full application for the proposed erection of 2no two bedroom semi-detached dwellings with associated parking - to assess the impact of the development on the character of the area, neighbour amenity and parking provision.
- 161631 - Pulleyn Transport, Church Lane, Three Mile Cross - full planning application for the demolition of existing office building and erection of a cold store warehouse (B8 use class), with ancillary drivers rest accommodation with associated parking and landscaping, the closing of the existing access with formation of a new means of access - to assess the impact of the development on the character of the area and the highway.

**RESOLVED:** That pre-Committee site visits be undertaken on Friday 7 October 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 assess the impact of the development on the character of the area.
- 161452 - 1-3 Coppid Hill, Barkham Road, Barkham - outline application for the erection of 3no 4 bedroom detached dwellings and 1no 2 bedroom bungalow with additional parking for 1-3 Coppid Hill (access to be considered) - to assess the impact of the development on the character of the area.
- 162328 - Land adjacent to 9 Middlefields, Ruscombe - full application for the proposed erection of 2no two bedroom semi-detached dwellings with associated parking - to assess the impact of the development on the character of the area, neighbour amenity and parking provision.
- 161631 - Pulleyn Transport, Church Lane, Three Mile Cross - full planning application for the demolition of existing office building and erection of a cold store warehouse (B8 use class), with ancillary drivers rest accommodation with associated parking and landscaping, the closing of the existing access with formation of a new means of access - to assess the impact of the development on the character of the area and the highway.