

**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON WEDNESDAY 4 FEBRUARY 2015 FROM 7.00PM TO 8:50PM**

Present:- Simon Weeks (Chairman), Tim Holton, (Vice Chairman), Chris Bowring, Lindsay Ferris, John Kaiser, Bob Pitts, Malcolm Richards, and Rachelle Shepherd-DuBey

Also present:- Anthony Pollock

Officers:

Clare Lawrence, Head of Development and Regulatory Services

Chris Easton, Service Manager, Highway Development

Mary Severin, Borough Solicitor

Tricia Harcourt, Senior Democratic Services Officer

Case Officers: Graham Vaughan, Alex Thwaites, David Wetherill

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. It is available to view on the Council's website www.wokingham.gov.uk

94. MINUTES

The Minutes of the meeting of the Committee held on 10 December 2015 were confirmed as a correct record and signed by the Chairman.
(the meeting on 7 January 2015 had been cancelled)

95. APOLOGIES

An apology for absence was submitted from Chris Singleton.

96. DECLARATIONS OF INTEREST

Tim Holton declared a pecuniary interest in Item 94 application F/2014/2013, extensions and changes of use at Henry Street Garden Centre, Arborfield, on the grounds that the Garden Centre is a client of the company he works for. He indicated that he would withdraw from the meeting for the discussion and decision making on this application.

97. APPLICATIONS TO BE WITHDRAWN OR DEFERRED

No applications had been recommended for deferral or withdrawn.

98.	APPLICATION	O/2014/1386
	Outline proposal for the erection of 16 dwellings with redevelopment of site and associated works following demolition of existing dwelling (All matters reserved)	
at	134 -146 London Road, Ruscombe	
for	H W Hyde and Son	

The Committee considered a report about this application set out on Agenda pages 4 to 28.

The Committee was advised that the Members' Update included details of:

- Recommended additional condition to limit hours of working on site;
- Amendment to condition 10;

- Amendment to Recommendations C and E;
- Clarification of the S106 contribution for affordable housing;
- Clarification around the provision of the footpath leading from the rear of the site;
- Clarification of statutory consultees' comments on drainage issues;
- Clarification of the suggested realignment of the boundary hedge.

The Committee was reminded that the application was purely an outline application which would establish the principle that 16 dwellings could be accommodated on this site. All details of access, layout, design, and landscaping will be considered through a future Reserved Matters application.

Jeremy Hardman, representing Ruscombe Parish Council, spoke objecting to the application.

Neil Davis, representing local residents, spoke objecting to the application.

Andrew Barr, agent spoke in support of the application.

It was noted that Members had visited the site on 30 January 2015 to assess the impact on the character of the area.

Many of the concerns expressed were in relation to matters which were not to be assessed as part of this application, such as drainage, screening, layout, potential overlooking, separation distances, and access. However, there was a general feeling among Members, the Parish Council and local residents that the suggested inclusion of a footpath from the south east corner of the site into Garraway Close was not necessary, as such a connection would be of no use to residents in the existing adjoining developments. Additionally, a footpath running along the boundary of Magnolia House would be detrimental to the amenity of the occupiers of that dwelling. It was suggested if this application was approved an informative be included to indicate that the footpath should not be included in any future Reserved Matters application.

RESOLVED: That application O/2014/1386 be approved, subject to:

- 1) the completion of a S106 Legal Agreement, as set out on Agenda pages 19 and 20, by 5 April 2015;
- 2) the completion of a reptile survey, and in the event that reptiles are found a scheme for the translocation or on-site migration be achieved;
- 3) the conditions set out on Agenda pages 4 to 9, and an additional condition to limit the hours of working on the site; and with condition 10 amended, both as set out in the Members' Update.
- 4) An additional informative to indicate that the footpath connection into Garraway Close, should not be included in any future Reserved Matters submission.

99.	APPLICATION	F/2014/2323
	Construction of nine detached dwellings and associated landscaping	
at	Land north of Croft Road (rear of 89 – 95 Clares Green Road), Spencers Wood	
for	Darcliffe Homes Ltd	

The Committee considered a report about this application set out on Agenda pages 29 to 60.

The Committee was advised that the applicant had made revisions to the proposals in light of comments from local residents; and that the Members' Update included details of:

- Heights of the dwellings on the nearest adjoining properties;
- The density of development in the surrounding area;
- Additional objection letters from neighbours;
- Confirmation of consultation responses from the Parish Council; Countryside Access/Public Rights of Way Officer; Urban Design & Conservation Officer/English Heritage; Housing; Natural England; and the Highways Agency;
- Recommended removal of condition 11, and amendments to condition 25;
- Clarification on the S106 contributions;

The following corrections to the report were noted;

- Agenda page 39, in Recommendation C – delete '*North Wokingham SDL*' and replace with '*South of M4 Wokingham SDL*';
- Agenda page 54, in the Conclusion – delete '*The reserved matters are..*' and replace with '*The proposed development is ..*'

Gordon Searl, representing himself and other local residents, spoke objecting to the application.

Matthew Jeal, representing the applicant, spoke in support of the application.

Anthony Pollock, a Local Ward Member, spoke objecting to the application.

It was noted that Members had visited the site on 30 January 2015 to assess the impact on the character of the area.

The Committee was reminded that this site was within the South of M4 SDL (Strategic Development Location), and was allocated for housing, but had not been included in the outline permission for the wider development site.

In response to concerns expressed locally, clarification was given that the density of development at 14 dwellings per hectare was considerably lower than the density expected in the wider SDL developments of between 30 and 35 dwellings per hectare. Also that revisions made in response to neighbours' concerns to reduce the height and bulk of some of the proposed dwellings, with dormer windows removed; and to move the dwelling on plot 1 away from the boundary. Now there are no three storey buildings; only plots 6, 7 and 9 are two and half storeys, the rest two storey, with plot 1 being considerably lower. The spacing of dwellings and rear garden lengths; comply with the design guidance; and parking provision exceeds the standards.

RESOLVED: That application F/2014/2323 be approved, subject to:

- 1) the completion of a S106 Legal Agreement, as set out in the Members' Update, by 31 March 2015;
- 2) the conditions set out on Agenda pages 31 to 42, with the condition 25 amended as set out in the Members' Update and condition 11 removed and subsequent conditions renumbered.

100.	APPLICATION	F/2014/2013
Extension to existing garden centre to provide relocated and extended restaurant, removal and replacement of garden centre building, additional open sided canopies, change of use		

of part of existing restaurant to retail area, change of use of part of existing retail area to restaurant use, larger outdoor sales area with fences and gates, changes to parking arrangements	
at	Henry Street Garden Centre, Swallowfield Road, Arborfield
for	Mr T Goold

Having declared a pecuniary interest in this item, Tim Holton left the meeting, before the Officer presentation and was not present during the discussion and decision making for this application.

The Committee considered a report about this application set out on Agenda pages 61 to 82.

The Committee was advised that the Members' Update include details of:

- Comparison of existing and additional floorspaces of the indoor retail, outdoor sales and restaurant areas;
- Effect of anticipated increased customer numbers;
- Peak occupancy of the car parking areas;
- Clarification of the existing retail restrictions which apply to the site.

Tim Goold, applicant spoke in support of the application.

In response to Members' questions, confirmation was given that the restriction of 49% maximum floor space for general retail use was to ensure that general retail activity is ancillary to the approved primary use as a garden centre. A garden centre is an appropriate use in a rural/countryside area, whereas unrestricted retail use is not.

RESOLVED: That application F/2014/1013 be approved, subject to the conditions set out on Agenda pages 62 to 65.

101. QUARTERLY ENFORCEMENT MONITORING REPORT

The Committee received and noted the quarterly enforcement monitoring report set out on Agenda pages 83 and 84. Comment was made that the number of enforcement notices served was increasing as Officers are becoming more pro-active in cracking down on unauthorised development.

Members were informed that formal consultation on the proposed Local Planning Enforcement Plan would start on Monday 9 February 2015 for six weeks, with details available on the Council's website.

102. PRE-COMMITTEE SITE VISITS

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

- F/2014/2637 – Land at Market Place, Peach Street and Rose Street (referred to as Peach Place), Wokingham for the redevelopment and refurbishment of existing buildings to provide mixed use development for town centre uses, as part of the regeneration of Wokingham Town Centre. A site visit and briefing is proposed on Wednesday 25 February 2015 to give Members the opportunity to gain a thorough understanding of this relatively complex proposal before it is reported to the planning Committee on 4 March 2015.

- F/2014/2105 – Former Allied Bakeries site, Viscount Way, Woodley – erection of 68 dwellings with associated roads, parking amenity space, landscaping and creation of new access onto Loddon Bridge Road. The site visit would enable Members to assess the impact on the character of the area, relationships with adjacent land uses and highways impact, and highway safety of the proposed new access.
- F/2014/2865 – land at Heathlands, Heathlands Road, Wokingham – erection of a two bedroomed single storey dwelling, including new roof on existing garage, following demolition of existing garage block. The site visit would enable Members to assess the impact on the character of the area and countryside and relationships with adjacent land uses.
- F/2014/2353 – land rear of 58 Hurst Road, Twyford – erection of 12 dwellings, including 4 affordable dwellings, with access, parking, open space and landscaping. The site visit would enable Members to assess the impact on the character of the area, neighbouring properties and potential drainage issues.
- F/2014/2784 – Green Isle, Wargrave Road, Remenham – erection of dwelling and boat house following the demolition of the existing dwelling and boathouse; plus alterations to existing footbridge. The site visit would enable Members to assess the impact on the character of the area.

RESOLVED: That pre-Committee site visits be undertaken on Wednesday 25 February 2015, and Friday 27 February 2015 in respect of the following applications:

- 1) F/2014/2637 – Land at Market Place, Peach Street and Rose Street (referred to as Peach Place), Wokingham for the redevelopment and refurbishment of existing buildings to provide mixed use development for town centre uses, as part of the regeneration of Wokingham Town Centre, visit on Wednesday 25 February 2015 to give Members the opportunity to gain a thorough understanding of this relatively complex proposal.
- 2) F/2014/2105 – Former Allied Bakeries site, Viscount Way, Woodley – erection of 68 dwellings with associated roads, parking amenity space, landscaping and creation of new access onto Loddon Bridge Road, to assess the impact on the character of the area, relationships with adjacent land uses and highways impact, and highway safety of the proposed new access.
- 3) F/2014/2865 – land at Heathlands, Heathlands Road, Wokingham – erection of a two bedroomed single storey dwelling, including new roof on existing garage, following demolition of existing garage block, to assess the impact on the character of the area and countryside and relationships with adjacent land uses.
- 4) F/2014/2353 – land rear of 58 Hurst Road, Twyford – erection of 12 dwellings, including 4 affordable dwellings, with access, parking, open space and landscaping, to assess the impact on the character of the area, neighbouring properties and potential drainage issues.
- 5) F/2014/2784 – Green Isle, Wargrave Road, Remenham – erection of dwelling and boat house following the demolition of the existing dwelling and boathouse; plus alterations to existing footbridge, to assess the impact on the character of the area.

These are the Minutes of a meeting of the Planning Committee

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