

MEMBERS' UPDATE Planning Committee – 14 December 2017

Site Address: Land West Of Shinfield West of Hyde End Road and Hollow Lane South of Church Lane Shinfield

Application No: 172450, Pages 11-50

Paragraph 52. Clarification in respect to garden depths, as set out in the Committee presentation: only two gardens out of the 473 units fall marginally below the 11m depth threshold. The proposed layout and relationship with the other surrounding units will however maintain the back and side to side distances for residential amenity as recommended by the Borough Design Guide.

Paragraph 65 refers to the neighbourhood loop has being of 4.8m in width, whereas it is 5.5m width.

Paragraph 78 should refer to Hyde End Road rather than Hyde End Lane.

Duplication of numbering of conditions for condition 5, all other conditions to be numbered up accordingly.

On the second condition 5, consistent with the previous phase 1 approval, replace the words "permeable and" prior to the word 'bonded' in respect to driveway surfacing.

Site Address: Land at Matthewsgreen Farm, Matthewsgreen Road, Wokingham

Application No: 172331, Pages 51-82.

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Amend condition 15 to read as follows:

15. Prior to occupation of the school and community facility, details of the proposed art feature and any proposed signage in connection with either use (both within the site and on the building hereby approved) shall have first been submitted to and approved in writing by the Council. The art feature and any signage displayed shall thereafter be in accordance with such details as approved.

Add the following condition after condition 16:

17. The parking spaces numbered 24 to 35 located within the staff car park as shown on drawing 'External General Arrangement 5147552-ATK-EXT-ZZ-DR-L-0001 Rev P08' shall not be made available or used as parking spaces until such time that the school commences occupation as a 2FE provision.

Reason: To ensure the provision of sustainable transport measures in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21.

Site Address: 37 Wilderness Road, Earley

Application No: 172366, Pages 83-102.

The original recommendation for approval was subject to receipt of an acceptable Bat Survey and no objections from the Council's Ecologist. The applicant has since submitted a Preliminary Bat Roost Assessment which confirms no presence of bats. The Council's Ecologist confirms that the survey has been carried out to an appropriate standard and

concludes that the risk of bats being affected by the proposal is minimal. The recommendation is therefore to grant the application.

Bill Luck, on behalf of Earley Town Council, has requested that the height of the privacy screen to the proposed balcony is increased from 1.8m (5'11") to 2.1m (6'9") as taller individuals may be able to view over at the lower height. Officers consider that 1.8m, which is a standard fence height, is suitable to ensure that views of the neighbour's private garden areas (directly to the rear of their properties) are protected in the vast majority of cases. Therefore, the application is still considered acceptable in its current form.

Site Address: 1 Nelsons Lane, Hurst
Application No: 173049, Pages 103-118.

The application has been withdrawn

Site Address: Eastern Gateway
Application No: N/A, Pages 119-130.

No update.

Pre-emptive site visits

172525 - Santolina Stables Daffield Farm, Doles Lane

Retrospective planning application for erection of fencing and resurfacing of the manège
Reason: to assess the impact of the development on neighbour amenity and highway safety

Non-householder appeal decisions

Address	Development	Decision	Main planning issues identified/ addressed
Silverstock Manor, Sandhurst Road, Finchampstead	Erection of 7 dwellings	Dismissed	<ul style="list-style-type: none"> - Unsuitable and unsustainable location for residential development - Harm to character and appearance of area - Lack of appropriate legal agreement for SPA
Wyvols Field, Swallowfield	Erection of up to 65 dwellings (outline)	Dismissed	<ul style="list-style-type: none"> - Council unable to demonstrate adequate housing land supply - Development out of settlement - Significant harm to landscape and character and appearance of area
Belscot, Reading Road, Finchampstead	Change of use of buildings from B1 and B8, to B1, B2, and B8	Dismissed	<ul style="list-style-type: none"> - Not demonstrated that the proposed B2 use would not lead to harm to the living conditions of residents through noise and disturbance.

Copper Beeches, Bath Road, Knowl Hill	Erection of up to 3 dwellings (outline)	Dismissed	- Impact upon openness of the Green Belt
Auto Trader House and Hartman House, Danehill, Earley	Erection of 126 dwellings	Dismissed	- No harm to character or appearance of area. - Poor outlook and level of amenity for future occupiers

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