

**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 4 MARCH 2015 FROM 7.00 PM TO 10.30 PM**

Committee Members Present

Councillors: Simon Weeks (Chairman), Tim Holton (Vice-Chairman), Chris Bowring, Lindsay Ferris, John Kaiser, Malcolm Richards and Chris Singleton

Other Councillors Present

Councillors: Alison Swaddle and Bob Wyatt

Officers Present

Tricia Harcourt, Senior Democratic Services Officer
Chris Easton, Service Manager, Highway Development
Clare Lawrence, Head of Development Management and Regulatory Services
Mary Severin, Borough Solicitor

Case Officers Present

Emy Circuit, David Wetherill, Nick Chancellor

99. APOLOGIES

Apologies for absence were received from Councillors Bob Pitts and Rachelle Shepherd-DuBey.

100. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 4 February 2015 were confirmed as a correct record and signed by the Chairman.

101. 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.

102. DECLARATION OF INTEREST

Tim Holton declared a personal interest in Item 107 application F/2014/2105 residential development on former Allied Bakeries site, Viscount Way, Woodley, on the grounds that owner of one of the commercial units adjoining the site to the north is the landlord of the premises where he works. He indicated that he would withdraw from the meeting for the discussion and decision making on this application.

Chris Singleton declared a personal interest in Item 108 application F/2014/2865, demolition of garage block and erection of a single storey dwelling on land at Heathlands, Heathlands Road, Wokingham, on the grounds that he was a friend of the local resident who was registered to speak in support of the application. He left the meeting for the discussion and decision making on this application

103. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

No applications had been withdrawn or recommended for deferral.

104. APPLICATION NO F/2014/2637 - LAND AT MARKET PLACE, PEACH STREET, AND ROSE STREET (REFERRED TO AS PEACH PLACE), WOKINGHAM

Proposal: part redevelopment and part retention and refurbishment of existing buildings for mixed use development for town centre users, including Class A1 shops, Class A2 financial and professional services, Class A3 restaurants and cafes, Class A4 drinking establishments, Class 5 hot food takeaways and a new public square, plus 26 Class C3 dwellings (a net gain of 21) as part of the regeneration of Wokingham Town Centre.

The proposals include:

- Demolition of 34-35 Market Place, 2-22 (even) Peach Street, 1-6 The Arcade, and wall along the Rose Street frontage; and the removal of the Rose Street Car Park;
- Retention of 24 -38 (even) Peach Street (Marks & Spencer, the Haka, and the Redan Public House);
- Retention and refurbishment of 36 Market Place (including two first-floor apartments) with external alterations; and 1-5 (odd) Rose Street (including two second floor apartments) with external alterations;
- Erection of new buildings for the uses listed above, new public toilets and associated works, including reconfiguration of part of Marks & Spencer car park.

Applicant: Wokingham Borough Council/Wilson Bowden Developments

The Committee considered a report about this application, set out on Agenda pages 11 to 110.

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

- Minor changes in land use and floor space, as set out in the Summary Information;
- Additional consultation response from Adult Social Services made in light of concerns raised about disabled access to the Bradbury Centre;
- Comment from Councillor Bob Pitts, a member of the Committee who could not attend;
- Ten further representations received, with officer comments on the points made;
- Recommended revisions to conditions 2, 3, 12, 17, 21, 22, 23, 26, 28, 29 and 30;
- Recommended additional condition removal of an on-street parking bay.

The following correction to the report was noted: on Agenda page 48 – the cross reference at the top of the page regarding the petition should be to paragraph 117 not paragraph 44.

Francis Ryder, Wokingham Town Council, spoke in support of the application.

Ian Severn, spoke to present the objections made by the Methodist Church, the Wokingham Disability Partnership and the Wokingham Traders.

Peter must spoke to present the objections made by the Wokingham Society, and Martin Gibb from Vitality Foods trading at 22 Peach Street.

Philip Mirfin and Bernie Pich, representing the applicant and Mark Watson, representing the Wokingham Chamber of Commerce, each spoke in support of the application.

Bob Wyatt, a Local Ward Member, spoke in support of the application.

Concerns were expressed regarding the loss of parking in this Town Centre location and where the alternative parking would be provided for the occupiers of the new dwellings, and the increased number of shoppers who are hoped to be attracted to the new development. There were also concerns about the loss of the disabled access to the Bradbury Centre/Methodist Church which hosts many community events.

The Highways Officer indicated that purchasers of the new dwelling will be aware that no parking is provided. Surveys have identified that there is capacity in town car parks to accommodate this development and in future, with taking into account of future regeneration of the Town Centre. Public car parks with capacity are within 250m distance from the site, eg Elms Road multi-storey and Easthampstead Road. Residents will be able to buy a pass/season ticket to park in any of the Council's car park, if they wish. The parking adjacent to Marks & Spencer off Rose Street will remain, and it is planned to increase parking at the Carnival Pool as part of the wider Town Centre Regeneration. Concern was expressed that Waitrose car park had been mentioned as an option, but it was pointed out that this is a car park limited to shoppers in Waitrose only, so was not normally available for general parking, although linked trips do and will continue to take place by users of Waitrose's car park.

Officers confirmed that 3 disabled parking spaces will now be provided in Rose Street immediately outside the Methodist Church and the Bradbury Centre, subject to a successful Traffic Regulation Order application.

Officers responded to other queries from Members as follows:

- There is a condition to require the management of the access for service and delivery vehicles;
- Special areas will be provided for the storage and collection of domestic and commercial waste;
- The viability of the scheme has been assessed by an independent person, and the significant benefits of delivering this redevelopment on a brown field site are mitigation for there being no provision of affordable housing;
- The reduced separation distances between some flats and a retail unit at first and second floor level are for secondary windows, so are acceptable in this town centre location.
- Traffic in Rose Street will be reduced, when the Rose Street existing public car park is removed.

RESOLVED: That application F/2014/2637 be approved subject to:

- 1) the completion of a Legal Agreement, as set out on Agenda page 13;
- 2) to the conditions set out on Agenda pages 13 to 33, with and additional condition and amendments to conditions 2, 3, 12, 17, 21, 22, 23, 26, 28, 29, and 30, as set out in the Members' Update.

105. APPLICATION NO: F/2014/2105 - FORMER ALLIED BAKERIES SITE, VISCOUNT WAY, WOODLEY

Proposal: Erection of 68 dwellings with associated roads, parking, amenity space, landscaping and creation of new access onto Loddon Bridge Road

Applicant: Bloor Homes Ltd and ABF Grain Products Ltd

The Committee considered a report about this application set out on Agenda pages 111 to 150.

Having declared an interest in this application, Tim Holton, and was not present during the discussion or decision making.

The Committee was advised that the site was had been allocated for residential development in the Managing Development Delivery Local Plan for around 57 units, with an access off Loddon Bridge Road. It was confirmed that all units meet the Council's minimum standards for separation, internal spaces, parking and garden depth, except three corner plots which are shorter than the standard, but are wider than other plots. Also that the Members' Update included details of:

- Recommended amendment to condition 11
- An update to the S106 legal agreement
- Clarification on the additional units proposed
- Reference to an additional application for development on this site
- Implications of the revised scheme for development on the site to the south

A correction to the report was noted on Agenda page 123 in the Representations section, the representations detailed should refer to Woodley Town Council, not Winnersh Parish Council.

Jenny Cheng, representing Woodley Town Council, spoke objecting to the application.

Jeff Carhill, the owner of one the haulage businesses on the adjoining site to the north, spoke objecting to the application. and raising the issue of the potential

Alison Swaddle, a Local Ward Member, spoke objecting to the application.

It was noted that Members has visited the site on 27 February 2015 to assess the impact on the character of the area, relationship with adjacent land uses, highway impact, and highway safety of the new access.

In response to local concerns in relation to highway safety around the creation of a new access onto Loddon Bridge Road, the Highways Officer confirmed that from its location on the outside of the slight bend, there was clear visibility in both directions along Loddon Bridge Road. The style of the access was similar to those along the length of the road; many of which were accesses to through roads, whereas the proposed access would only give access to the new closed housing development. The existing access to Viscount Way was on to a private unadopted road, heavily used by HGVs going to and from the commercial uses to the north of the site.

The owner of one of the haulage companies that operate out of the site immediately to the north of the development raised serious concerns about the potential for complaints from new residents about disturbance from the adjoining commercial uses which could detrimentally affect the company's ability to renew their operating licenses. Complaints to the Traffic Commissioner could mean unrealistic conditions would be attached to their operating licenses which could make the continuation of their business unviable. The haulage businesses operate 24 hours 7 days per week. There is a requirement that a check is carried out on each vehicle each time it is sent out, at any time throughout the 24 hour operation, which has to include testing the reversing warning sirens and the new left turning warning recording which has to be at 80 decibels. There were also concerns about overlooking/privacy from the windows at high level in commercial buildings and from their CCTV cameras.

Officers indicated that measures were being put in place to mitigate any noise disturbance in the adjoining dwellings and to reduce the internal noise levels to 45-30 decibels, such as high specification double glazing where appropriate, with extra thick glass and relying on windows being kept shut, with alternative ventilation via air conditioning. A 3m high fence

with possible higher planting was also proposed at the boundary between the two sites. They confirmed that the Environmental Health Officer had looked at the noise report submitted by the applicant and visited the commercial site to understand the conditions on site and had concluded that the proposed mitigation measures to reduce internal noise levels were acceptable.

Members acknowledged the concerns about the relationship of the commercial site with the proposed dwellings and suggested that more information was needed to understand the impact of any potential complaints from the occupiers of the development site on the granting of any future Goods Vehicle Operating Licence.

RESOLVED: That the determination of application F/2014/2105 be deferred to the meeting of the Committee on 1 April, so that information and guidance can be obtained to allow Members to understand the impact of any potential complaints from the occupiers of the development site on the granting of any future Goods Vehicle Operating Licence. Since other issues have been fully discussed and considered, only that issue will be revisited before the application is determined.

106. APPLICATION NO: F/2014/2865 - LAND AT HEATHLANDS, HEATHLANDS ROAD, WOKINGHAM

Proposal: Erection of a two bedroom single storey dwelling to include the construction of a new roof on existing garage, following demolition and removal of existing garage block.

Applicant: Mr Jason Brand

The Committee considered a report about this application set out on Agenda pages 151 to 171.

The Committee was reminded that this site was in designated countryside, and that it was a material consideration that over the years, several applications for similar proposals on this site had been refused and some of these refusals had been upheld at appeal. There was much support locally for the proposal. The site had been well treed and covered by a blanket Tree Preservation Order, but in 1998, many of the protected trees were cut down, making the site more open. Any development would require replacement planting of the trees previously removed.

At this point in the meeting, Chris Singleton declared a personal interest in this application on the grounds that he was a personal friend of the local resident who was registered to speak in support of the application. He left the meeting and was not present during the discussion or decision making.

It was noted that Members had visited the site on 27 February 2015 to assess the impact on the character of the area/countryside and relationships with adjacent land uses.

Although there was local support for this proposal which was perceived as an opportunity to tidy up the unused site, Officers indicated that building a new dwelling on this site in the Countryside would be against policy and would set a precedent.

RESOLVED: That application F/2014/2865 be refused for the reasons set out on Agenda page 152.

107. 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:

- RM/2014/2561 – Land to the north of Cutbush Lane, Shinfield, for the reserved matters application pursuant to outline planning consent O/2013/0101 for residential development of up to 126 dwellings, public open space, children’s play areas, accesses to Cutbush Lane and Shinfield Eastern Relief Road, ecological buffer, ground modelling and associated infrastructure. The site visit would enable Members to view and understand the proposal within the context of the wider SDL (Strategic Development Location).
- F/2014/1561 – Land west of Old Wokingham Road (Pinewood), Crowthorne, for the erection of 116 dwellings, associated access, highway works, drainage works, open space and landscaping including a SANG (Suitable Alternative Natural Greenspace). The site visit would enable Members to assess the impact on the character of the area, relationships with adjacent land uses and highway impact.
- F/2014/2633 – Shinfield C of E Junior School, Shinfield for erection of 6 new classrooms, SEN/group room, improved library facilities, and studio hall. Change of use of agricultural land to non-residential institution use by the school for parking and additional features. The site visit would enable Members to assess the impact on the character of the area/countryside and relationships with adjacent land uses.
- F/2014/2119 – Former Bearwood Golf Course, Mole Road, Sindlesham, redevelopment of golf course to provide a new football training ground and academy facility comprising various full size and smaller pitches, and practice areas; conversion and extension of existing clubhouse; erection of single storey changing block and medical suite; refurbishment and of various buildings on the site for ancillary uses. Refurbishment and rebuilding of existing residential housing and farm/industrial buildings to provide 26 residential units (net increase of 18). The site visit would enable Members to assess the impact on the character of the area/countryside and relationships with adjacent land users, and to view the heritage assets.
- F/2015/0055 – 29 Copse Mead, Woodley for part two storey, part single storey rear extension; change of roof form; raising roof to create habitable accommodation in roof space; two storey front gable extension. Demolition of existing detached garage removal of chimneys and changes to fenestration. The site visit would enable the Members to assess relationships with neighbouring properties.

RESOLVED: That pre-Committee site visits be undertaken on Friday 27 March 2015 in respect of the following applications:

- 1) RM/2014/2561 – Land to the north of Cutbush Lane, Shinfield, for the reserved matters application pursuant to outline planning consent O/2013/0101 for residential development of up to 126 dwellings, public open space, children’s play areas, accesses to Cutbush Lane and Shinfield Eastern Relief Road, ecological buffer, ground modelling and associated infrastructure, to view and understand the proposal within the context of the wider SDL (Strategic Development Location)
- 2) F/2014/1561 – Land west of Old Wokingham Road (Pinewood), Crowthorne, for the erection of 116 dwellings, associated access, highway works, drainage works, open space and landscaping including a SANG (Suitable Alternative Natural Greenspace), to assess the impact on the character of the area, relationships with adjacent land uses and highway impact.

- 3) F/2014/2633 – Shinfield C of E Junior School, Shinfield for erection of 6 new classrooms, SEN/group room, improved library facilities, and studio hall. Change of use of agricultural land to non-residential institution use by the school for parking and additional features. The site visit would enable Members to assess the impact on the character of the area/countryside and relationships with adjacent land uses.
- 4) F/2014/2119 – Former Bearwood Golf Course, Mole Road, Sindlesham, redevelopment of golf course to provide a new football training ground and academy facility comprising various full size and smaller pitches, and practice areas; conversion and extension of existing clubhouse; erection of single storey changing block and medical suite; refurbishment and of various buildings on the site for ancillary uses; refurbishment and rebuilding of existing residential housing and farm/industrial buildings to provide 26 residential units (net increase of 18), to assess the impact on the character of the area/countryside and relationships with adjacent land users, and to view the heritage assets.
- 5) F/2015/0055 – 29 Copse Mead, Woodley for part two storey, part single storey rear extension; change of roof form; raising roof to create habitable accommodation in roof space; two storey front gable extension. Demolition of existing detached garage removal of chimneys and changes to fenestration, to assess relationships with neighbouring properties.

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