

**MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON 25 FEBRUARY 2015 FROM 7.00 PM TO 10.25 PM**

**Committee Members Present**

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

**Other Councillors Present**

Councillors: Alistair Auty and Philip Mirfin.

**Officers Present**

Tracey Coleman, Service Manager, SDL Planning Delivery, Chris Easton, Service Manager, Highways Development Management, Haroon Khan, SDL Delivery Lawyer, and Susan Coulter, Senior Democratic Services Officer.

**Case Officers Present**

Connor Corrigan.

**94. APOLOGIES**

There were no apologies received.

**95. DECLARATION OF INTEREST**

There were no declarations of interest.

**96. 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.

**97. APPLICATION NO O/2014/2435 - KEEPHATCH BEECH, LAND TO REAR AND NORTH OF 398 LONDON ROAD, WOKINGHAM**

**Proposal:** Hybrid application (North Wokingham Strategic Development Location) for Outline permission (All Matters Reserved) for a development comprising of up to 300 residential dwellings, up to 800 square metres of restaurant / public house (use class A3 and A4), public open space and landscaping, allotments, acoustic mitigation comprising an earth bund and acoustic fence, surface water drainage, foul water pumping stations, land reserved for park and ride and a Suitable Alternative Natural Greenspaces (SANGs) at Stokes Farm (7.91 ha).

Full permission for the Eastern section of the full Northern Distributor Road including proposed junctions with London Road and Binfield Road.

**Applicant:** The Keephatch Beech Consortium.

The Committee considered a report about this application set out on Agenda pages 1 to 77.

The Committee was advised that no part of the site was now in Wokingham Without (Big Wood SANG element removed) and that the Members' Update included details of:

- The development area was 30.46ha, including 7.9ha of SANG;
- Additional comments received relating to the proposed allotments and landscaping, the number of three storey dwellings;
- Protection of the gap between Wokingham and Bracknell;
- Section 106 Heads of Terms;
- Consultation responses from:
  - Planning Policy;
  - Countryside Access Officer;
  - Public Rights of Way;
  - Trees and Landscape;
- Planning History; and
- Density of the site.

Amendments to conditions 1, 10 17, 45 and 47 and an informative relating to the Code for Sustainable Homes were also recommended, together with an additional condition relating to the requirement for an assessment of the future foul flows from the restaurant / public house, prior to the commencement of the development.

Mr Francis Ryder, representing Wokingham Town Council, spoke objecting to the application.

Mr Paddy Haycocks, and Mr Stephen Baker, representing themselves and local residents, spoke objecting to the application.

Mr Michael Knott, representing the applicant, spoke in support of the application.

Councillor Alistair Auty, Ward Member for Norreys, spoke to the application.

Local concerns had been expressed via letters and e-mails about the design of the NDR, increased use of traffic lights, the lack of a play park facility, the lack of a convenience/grocery store in the proposed development, flooding, schools, loss of green space, loss of woodland, increased noise and pollution, overdevelopment of North Wokingham, site drainage, the suggested park and ride facility, the impact on neighbouring properties, inadequate parking levels an increase in crime, the number of dwellings proposed and the loss of traditional features in the area.

In response to these concerns, Officers' comments were summarised on Agenda pages 64 to 68:

**RESOLVED:** That application O/2014/2435 be approved, subject to:

- 1) the conditions set out on Agenda pages 5 to 24, with conditions 1, 10 17, 45 amended as set out on pages 1 and 2 of the Members' Update and condition 47 being deleted;
- 2) an additional condition, as set out in the Members' update relating to an assessment of the future foul flows from the restaurant / public house to be submitted and approved in writing by the Local Planning Authority in consultation with Thames Water. The unit not to be occupied until works for the disposal of foul and storm water sewage have been provided on the site; and
- 3) an amendment to Informative 13 to read "Code level 4 for all new homes"

**98. APPLICATION NO O/2014/2242 - MATTHEWSGREEN FARM,  
MATTHEWSGREEN ROAD, WOKINGHAM**

**Proposal:** Outline application (access to be considered) for a phased development of approximately up to 760 dwellings including 60 units of assisted living homes / older person accommodation a local centre (including retail) a primary school community facilities and associated areas of open space and drainage/attenuation parking etc. Accesses from Twyford Road, Matthewsgreen Road and Toutley Road. Development would also incorporate the demolition of outdoor storage buildings in employment use and 2 x dwellings (Matters reserved - layout, landscaping, scale, appearance).

**Applicant:** Bovis Homes and Gleeson Developments.

The Committee considered a report about this application set out on Agenda pages 78 to 167.

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

- Additional comments from Emmbrook Residents' Association;
- An additional letter relating to the positioning of the school, car parking and the location of the road.
- Amendments to conditions 1 and 10;
- Section 106 Heads of Terms;
- An updated plan list;
- An amendment to construction times;
- Applicant's suggested amendments to conditions 3, 6, 11, 12,, 17, 18, 21, 22, 23, 27-29, 31-37, 39-44, 50, 53-56, 61, 63-65, 67, 68 and 70;
- Consultation responses from:
  - Planning Policy;
  - Countryside Access Officer;
  - Public Rights of Way;
- Planning History; and
- Density of the site.

An additional condition regarding none of the dwellings directly abutting the existing employment uses on the development site, indicated as Phase 7 on the Illustrative Phasing Plan (Drg. Ref: 2197-A-1023-A), shall be occupied until the existing employment uses have ceased unless otherwise agreed in writing with the Local Planning Authority.

Mr Paul Gallagher, representing Emmbrook Residents Association and the Joel Park Residents Association, spoke objecting to the application.

Mr Charles Collins and Mr Terry Tedder, representing the Applicant, spoke in support of the application.

Councillor Philip Mirfin, Ward Member for Emmbrook, spoke to the application.

Local concerns had been expressed about the accesses onto Matthewsgreen Road and Toutley Road, two of which link with the NDR, will result in congestion, rat-runs and additional safety issues along local routes.

Concern was also expressed regarding the impact that the scale of the proposals would have on the local highway network.

In response to the above concerns, Officers' comments were summarised on Agenda pages 80 and 81.

On being put to the vote, the Officer's recommendation that the Committee authorise the Head of Development Management to grant planning permission, subject to conditions and completion of the legal agreement, including:

- Affordable Housing - 35%;
- Education - Primary, Secondary, Post 16 and SEN;
- Healthcare;
- Community Facilities;
- Sports Hub Contribution;
- Sports Halls;
- Swimming Pools;
- SANG and Strategic Access Monitoring and Maintenance;
- Country Park and Countryside Access;
- Amenity Open Space / Children's Play Maintenance Commuted Sums;
- Biodiversity;
- Children's Play;
- Highways including contribution towards the Strategic Highway Improvements (e.g. FNDR and Coppid Beech roundabout improvements);
- Railway Station Improvements;
- Station Link Road;
- Coppid Beech Park and Ride;
- Travel Plan;
- Off-site highway works;
- Sustainable links to the town centre and wider area;
- Libraries;
- Allotments (off-site);
- Burial;
- Communities Provision; and
- Legal and Monitoring fees,

and subject to conditions, was approved.

**RESOLVED:** That application O/2014/2242 be approved, subject to:

- 1) the conditions set out on Agenda pages 83 to 102, with conditions 3, 6, 11, 12,, 17, 18, 21, 22, 23, 27-29, 31-37, 39-44, 50, 53-56, 61, 63-65, 67, 68 and 70, amended as set out on pages 7 to 9 of the Members' Update;
- 2) an additional condition, as set out in the Members' update relating to none of the dwellings directly abutting the existing employment uses on the development site, indicated as Phase 7 on the Illustrative Phasing Plan (Drg. Ref: 2197-A-1023-A), shall be occupied until the existing employment uses have ceased unless otherwise agreed in writing with the Local Planning Authority; and
- 3) an amendment to Informative 13 to read "Code level 4 for all new homes"