

**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 24 JUNE 2015 FROM 7.00 PM TO 8.26 PM**

Committee Members Present

Councillors: Simon Weeks (Chairman), Chris Bowring, John Kaiser, Bob Pitts, Malcolm Richards, Rachelle Shepherd-DuBey, Chris Singleton and Wayne Smith

Other Councillors Present

Councillors: Prue Bray and Philip Houldsworth

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

Cris Lancaster, Planning Officer
Jenny Seaman, Planning Officer

1. APOLOGIES

An apology for absence was submitted from Councillor Tim Holton.

2. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 29 April 2015 were confirmed as a correct record and signed by the Chairman.

The meeting planned for 27 May 2015 was cancelled.

3. 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.

4. DECLARATION OF INTEREST

Councillor Bob Pitts declared a personal interest in Items 5 and 6, applications F/2014/2032 and F/2012/0276 for developments at Highfield Park, Eversley Road, Arborfield Cross on the grounds that his ex-wife lives in Poperhinge Way near the site. He also declared a personal interest in Item 7, application VAR/2014/2499 for variation of condition at Plot 700 Wharfedale Road, Winnersh on the grounds that many years ago he used to work for Rockwell Collins the proposed occupiers of the site.

5. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

The Head of Development Management reported that Item 9 – F/2015/0557 for dormer extension at 48 Ratby Close, Lower Earley had been de-listed and withdrawn from the Agenda. The decision will be made by Officers under delegated powers.

6. APPLICATION NO: F/2014/2032 - LAND AT HIGHFIELD PARK, EVERSLEY ROAD, ARBORFIELD CROSS

Proposal: Material change of use of land from six existing GRT pitches to 13 GRT pitches and erection of washrooms.

Applicant: Mr James Lee

The Committee received and considered a report about this application, set out on Agenda pages 11 to 30.

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

- Clarification on the current status of the site;
- Clarification on how this proposal fits in with the 2015 Gypsy and Traveller Accommodation needs Assessment;
- Recommended amendments to conditions 3, 4, and 7

The following correction to the report was noted:

- Agenda page 26, paragraph 31 should read; '*There is no CIL requirement in this particular case.*'

It was noted that Members had visited the site on 19 June 2015 to assess the impact on the character of the area.

In answer to Member questions, confirmation was given that the proposed positioning of the caravans complied with the new regulations for spacing to prevent fire spreading, and that there was sufficient space to allow emergency vehicles to access the site.

RESOLVED: that application F/2014/2032 be approved, subject to the completion of a Legal Agreement, as set out on Agenda page 12, and to the conditions set out on Agenda pages 12 to 14, with conditions 3, 4, and 7 amended as set out in the Members' Update.

7. APPLICATION NO: F/2012/0276 - LAND ADJOINING HIGHFIELD PARK, EVERSLEY ROAD, ARBORFIELD CROSS

Proposal: Extension and redesign of gypsy site to include the stationing of caravans for 8 pitches and 3 transit pitches together with the formation of additional hardstanding and day/utility rooms ancillary to that use.

Applicant: Mr Edward Doherty

The Committee received and considered a report about this application, set out on Agenda pages 31 to 54.

The Committee was reminded that this application had previously been approved by the Committee, but the decision had not been issued because of the non-completion of the S106 agreement. Since the adoption of CIL (Community Infrastructure Levy), this development is not liable and the S106 contributions now required have reduced

The Committee was advised that this is a retrospective application, and the letters of objection referred to were received in relation to the original application. The Members' Update included details of :

- Recommended deletion of conditions 1; and 10
- Recommended amendments to conditions 3, 4, 9, and 17;
- Changes to the payments set out in the Legal Agreement.

Nat Green, agent spoke in support of the application.

It was noted that Members had visited the site on 19 June 2015 to assess the impact on the character of the area.

RESOLVED: That application F/2012/0276 be approved, subject to:

- 1) the completion of a Legal Agreement, as set out on Agenda pages 32, amended as set out in the Members' Update;
- 2) the conditions set out on Agenda pages 32 to 35, with conditions 3, 4, 9, and 17 amended as set out in the Members Update, and conditions 1 and 10 deleted.

**8. APPLICATION NO: VAR/2014/2499 - ROCKWELL COLLINS, PLOT 700
WHARFEDALE ROAD, WINNERSH**

Proposal: Application to vary condition 12 of planning consent RM/2014/0366 to allow movement of goods 24 hours per day every day.

Applicant : Winnersh Midco Sarl

The Committee received and considered a report about this application, set out on Agenda pages 55 to 106.

The Committee was advised that the Members' Update included information from the applicant and agent giving details of their objections to additional conditions which had been suggested by Officers. Those conditions have not been recommended to be included.

Richard Bungay, representing local residents, spoke objecting to the application.

Robin Meakins, agent and Graham Crook, representing Rockwell Collins both spoke in support of the application.

Councillor Prue Bray, a Local Ward Member, spoke raising some concerns about the application. Councillor Philip Houldsworth, a Local Ward Member, spoke in support of the application. Both suggested that residents had not really understood what the site would be used for.

Following local concerns, the applicant had submitted a Delivery Management Plan which would be used by Rockwell Collins to control the few night time deliveries/or goods outgoing in light vans or cars, that they would expect to occur. Members were concerned to ensure that if the occupiers of the site were to change in the future, that the Delivery Management Plan would apply to the new occupiers who may have more night time deliveries than Rockwell Collins, and may want to use HGVs, and suggested that future clarification was needed.

Comment was made that the noise assessment was not relevant unless the Delivery Management Plan is implemented.

RESOLVED: That consideration of application VAR/2015/2499 be deferred so that the Delivery Management Plan condition can be reworded.

**9. APPLICATION NO: F/2015/0060 - LAND ADJACENT TO 13 BARRETT
CRESCENT, WOKINGHAM**

Proposal: Erection of two storey block of 2 x two bedroom flats together with parking and bin/cycle storage. Demolition of existing single storey garage block.

Applicant: Wokingham Housing Limited

The Committee received and considered a report about this application, set out on Agenda pages 107 to 118.

The Committee was advised that the Members' Update gave clarification that on-street parking was prevented in the vicinity of the site, so none would be lost as a result of the development.

It was noted that members had visited the site on 19 June 2015 to assess the impact on the character of the area, and the neighbouring properties.

John Kaiser, declared an interest in this item, on the grounds that he is the Executive Member responsible for tenant services, and that he would not take part in the discussion or vote on this application.

In responding to Members' questions, it was confirmed that the garages had not been used for a number of years; and that the forecourt had been used for informal parking. However, since it had been cordoned off, no complaints about loss of parking space had been received.

RESOLVED: That application F/2015/0060 be approved, subject to the conditions set out on Agenda pages 107 to 112.

10. PRE COMMITTEE SITE VISITS

The Head of Development Management and Regulatory Services had recommended that a pre-Committee site visit be undertaken in respect of the following application:

- O/2014/1944 – Balcombe Nurseries, Basingstoke Road, Swallowfield, for the erection of 3 dwellings with garages. The site visit would enable Members to view the site in the context of the street scene and wider character of the area and the existing situation on site.

RESOLVED: That pre-Committee site visits be undertaken on Friday 17 July 2015 in respect of the following application:

- O/2014/1944 – Balcombe Nurseries, Basingstoke Road, Swallowfield, for the erection of 3 dwellings with garages, to view the site in the context of the street scene and wider character of the area and the existing situation on site.

Site visits agreed at the 4 March and 29 April meetings in respect of:
F/2014/1561 – Land west of Old Wokingham Road (Pinewood), Crowthorne
F/2015/0430 – Pine Platt, Heath Ride, Finchampstead
which were not carried out, will now be undertaken on 17 July 2015.