

**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 22 JULY 2015 FROM 7.00 PM TO 9.50 PM**

Committee Members Present

Councillors: Simon Weeks (Chairman), Tim Holton (Vice-Chairman), John Kaiser, Bob Pitts, Malcolm Richards, Rachele Shepherd-DuBey, Chris Singleton and Wayne Smith

Other Councillors Present

Councillors: Prue Bray, Philip Houldsworth, Julian McGhee-Sumner and Stuart Munro

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
Mark Cupit, Head of SDL Delivery

Case Officers Present

Cris Lancaster, Jenny Seaman, Laura Ashton, David Smith, Pooja Kumar

11. APOLOGIES

An apology for absence was submitted from Councillor Chris Bowring.

12. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 24 June 2015 were confirmed as a correct record and signed by the Chairman.

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.

13. DECLARATION OF INTEREST

Councillor Bob Pitts declared a personal interest in Item 18, application VAR/2015/1038 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 25, 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.

14. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

No applications had been recommended for deferral, or withdrawn.

**15. 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 the 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 in Supplementary Agenda pages 3 to 27 circulated separately.

The Committee was advised following deferral from the June Committee, the Delivery Management Plan had been revised in light of residents' concerns to provide a package of measure to further ensure that disturbance by night time activities on the site will be reduced. The number of potential night time visits by HGVs has been limited to 10 per month.

Details of a recommended revised replacement condition are set out in the Members' Update, with a new informative to require the submission of a new Delivery Management Plan by any future occupier, if the approved one does not meet their requirements.

Richard Bungay, representing himself and other local residents, spoke to raise objection to the 24 hour access.

Daniel Osborne, agent and Graham Crook from Rockwell Collins, both spoke in support of the application.

Councillor Prue Bray, a Local Ward Member, spoke to welcome the revised Delivery Management Plan.

Members agreed that the revised Delivery Management Plan was an improvement, and noted that improvements to the acoustic fence had also been agreed with residents.

RESOLVED: That application VAR/2014/2499 be approved, subject to the conditions and informative set out in the Members' Update.

16. APPLICATION NO: F/2014/2611 - GROVELANDS AVENUE/GROVELANDS PARK, WINNERSH

Proposal: Erection of residential development of 6 no. two bedroom dwellings with associated external works

Applicant: Wokingham Housing Limited

The Committee received and considered a report about this application, set out in Agenda pages 9 to 34.

The Committee was advised that the applicant had provided details of the anticipated vehicle movements and type of vehicles that would be used during the construction phase, a copy of this information is included in the Members' Update. In light of this, amendments to Condition 12 had been recommended, details of which were set out in the Members' Update.

Councillor Prue Bray, a Local Ward Member, spoke objecting to the aspect of the application relating to the movement of construction vehicles.

Councillor Philip Houldsworth, spoke in support of the work done to reassure residents

It was noted that Members had visited the site previously.

Members acknowledged, and agreed with the local concerns about the use of the road through the mobile home site for construction vehicles and were concerned to be told that

the alternative access for construction vehicles could not be used. The Head of Development Management and Regulation advised Members that problems arising during the construction phase of a development were not a material consideration and not a valid planning reason for refusing the development.

Members felt that the applicant, Wokingham Housing Ltd should be encouraged not to bring forward applications before problems have been resolved.

RESOLVED: That application F/2014/2611 be approved, subject to the conditions set out on Agenda pages 18 to 23, with condition 12 amended as set out in the Members' Update.

17. APPLICATION NO: O/2015/1056 - CARNIVAL POOL, SOUTHGATE HOUSE, THE BIG APPLE, WELLINGTON ROAD, WOKINGHAM

Proposal: Part redevelopment and part retention and refurbishment of existing buildings to provide a mixed use leisure led development at the Carnival Pool facility and adjoining land, including Class D2 Assembly and Leisure, Class B1(a) Office) B1(b) Research and Development, C3 Residential and complimentary Retail (Class A1, A2, A3, A4, A5), and construction of a new multi-storey car park and new public spaces, as part of the regeneration of Wokingham Town Centre.

Applicant: Wokingham Borough Council

The Committee received and considered a report about this application, set out in Agenda pages 35 to 120.

The Committee was advised that following concerns raised, a revised plan had been received showing the retention of some of the group of trees along the boundary with the railway, and that the Members' Update included details of:

- Recommended amendments to conditions 4, 12 and 36;
- Additional representations;
- Notification from Network Rail of their intention to provided additional capacity in the station carpark.

Andrew Waters, representing Wokingham Town Council spoke in general support of the application, but objecting to the size of the multi-storey car park.

Peter Must, representing the Wokingham Society and Barbara Young, a local resident, both spoke objecting to the application, particularly in relation to the bulk and design of the car park building.

Councillor Mark Ashwell, Deputy Executive Member for Regeneration and Communities, Sarah Morgan, representing the Regeneration Team and Gwynneth Hewetson, past Chair of More Arts, all spoke in support of the application.

Councillor Julian McGhee-Sumner, a Local Ward Member and Executive Member for Health and Wellbeing, spoke in support of the application.

It was noted the Members had visited the site on 20 July 2015 to familiarise themselves with the application site and surrounding area.

Members commented on various issues that did not form part of this application, but would be resolved in the reserved matters application, yet to be submitted.

Concerns were expressed that the existing trees along the boundary with the railway should be retained as far as possible and strengthened to provide screening of the bulk of the car park building to mitigate the impact on the occupiers of the houses in Oxford Road. In response to further concerns, Officers confirmed that an alternative will be provided for the Cadets venue facility.

Members acknowledged that the carpark building was large and bulky, but felt that the level of parking spaces being provided was needed to replace those lost elsewhere in the town and to provide for the increased uses on the site, and that this was an appropriate location.

RESOLVED: That application O/2015/1056 be approved, subject to the conditions set out on Agenda pages 37 to 54, with conditions 4, 12 and 36 amended as set out in the Members' Update.

18. APPLICATION NO; VAR/2015/1038 - LAND AT HIGHFIELD PARK, EVERSLEY ROAD, ARBORFIELD CROSS

Proposal: Application to vary condition 3 of appeal planning consent 97/66796/T (There shall be no more than one mobile home and one caravan stationed on any of the plots) to be changed to "There shall be no more than two mobile homes and two touring caravan stationed on each of Plots 8 and 9".

Applicant: Mr J and D Rooney

The Committee received and considered a report about this application, set out in Agenda pages 121 to 146.

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

- Recommended amendments to conditions 3, 4, and 6;
- An additional informative;
- The reasons for listing by the local Councillor;
- Clarification that, although detailed drawings have not yet been provided, it would be possible to provide four pitches on plots 8 and 9;
- A plan of the approved layout of the 4 pitches, (each comprising one mobile home, one touring caravan and associated amenity buildings) on the adjoining plot 10 which is of similar in size to plots 8 and 9

The following correction to the report was noted:

Paragraph 6 on Agenda page 134 in the Principle of Development section should read – *'The proposal is to vary the condition on the original planning permission, to allow 2 mobile homes and 2 touring caravans on each of plots 8 and 9 Highfield Park.'*

It was noted that Members had visited the site in relation to a previous application.

Confirmation was given that the compliance with fire regulations would be part of the site licence requirements, and that occupation by Gypsy and Travellers has been conditioned. The site will be regularly visited by Council Officers for compliance with the site license, so

the occupancy can be monitored. There are currently discussions with the owners of the site to improve facilities overall including connection to mains drainage.

Members were reminded that the application is for an intensification of use on the site within existing boundaries which will contribute to the total number of GRT (Gypsy, Romany, Traveller) pitches in the Borough.

RESOLVED: That application VAR/2015/1038 be approved subject to:

- 1) the completion of Legal Agreements, as set out on Agenda page 122;
- 2) the conditions set out on Agenda pages 122 to 124, with conditions 3, 4, and 6 amended and the additional informative as set out in the Members' Update.

19. APPLICATION NO: O/2014/1994 - BALCOMBE NURSERIES, BASINGSTOKE ROAD, SWALLOWFIELD

Proposal: Outline application for the erection of 3 dwellings with garages and a balancing pond (means of access to be considered).

Applicant: Mr D. Evans

The Committee received and considered a report about this application, set out in Agenda pages 147 to 184.

The Committee was advised that the recommendation had been changed to include a requirement for a S106 Legal Agreement to secure the permanent use of the land to the rear of the proposed dwellings as open land, details of which were set out in the Members' Update. The Update also included clarification on proposed house sizes; and whether the land could be considered as previously developed land.

John Anderson, representing Swallowfield Parish Council, spoke in support of the application.

Garth Pearce, local resident, spoke in support of the application.

Councillor Stuart Munro, Local Ward Member, expressed his agreement with the Parish Council's and resident's comments.

It was noted that Members had visited the site on Friday 17 July 2015, to view the site in the context of the street scene and wider character of the area.

Members were reminded that the application was in outline with only the means of access to be considered. All other details would be subject to a reserved matters application; although an illustrative layout has been provided and ecological improvements suggested, such as the balancing pond and the large open area.

It was noted that there is an extant planning permission which could still be fully implemented for a garden centre, with un-restricted Class A1 use. This permission has been part implemented by the creation of the access and a large area of hard standing. The applicant indicated informally that, if approved, it is intended to go ahead with the residential development, rather than the garden centre proposal.

Members noted the strength of the local support for the proposed development of three dwellings on the site, which, coupled with the ecological/landscape and surface drainage

improvements proposed, are considered to be less harmful to the countryside than a fully developed garden centre.

RESOLVED: That application O/2014/1944 be approved, subject to the completion of a S106 Legal Agreement, as set out in the Members' Update; and to the conditions set out on Agenda pages 148 to 153.

20. APPLICATION NO: F/2015/0726 - TWYFORD ORCHARDS, LONDON ROAD, RUSCOMBE

Proposal: Erection of timber sheds on pitches 3, 4, 5, 6, 7, 8, 9, 11 and 12 and one metal shed on pitch 10

Applicant: Wokingham Borough Council

The Committee received and considered a report about this application, set out in Agenda pages 185 to 120.

The Committee was advised that the Members' Update included clarification on the size visibility and function of the proposed sheds.

Members were reminded that permission was granted in 2013 to extend the site, which is in the Green Belt, to provide an additional 10 pitches, although no additional storage facilities were included. The proposal will provide sheds of uniform design for the storage residents' personal and business equipment. This provision will prevent the erection of unauthorised structures.

RESOLVED: That application F/2015/0726 be approved, subject to the conditions set out on Agenda pages 185 and 186.

21. APPLICATION NO: F/2015/1187 - 162 OLD WOOSEHILL LANE, WOKINGHAM

Proposal: Erection of single storey side and rear extensions to dwelling, following demolition of existing conservatory

Applicant: Mr Kien Lac

The Committee received and considered a report about this application, set out in Agenda pages 203 to 230.

Members were reminded that the application was before the Committee because the applicant was a senior employee of the Council.

The Committee was advised that the Members' Update gave details of how the remaining garden area still complied with the guidance in the Borough Design Guide.

Clarification was given that although the side extension came up to the boundary wall, there would be no terracing effect because the house is detached and on a corner plot.

RESOLVED: That application F/2015/1187 be approved, subject to conditions set out on Agenda pages 203 and 204.

22. QUARTERLY ENFORCEMENT MONITORING REPORT

The Committee received and considered the Quarterly Enforcement Monitoring Report.

The Head of Development Management and Regulatory Services, reported that every time a stop notice is served, there is an appeal, which is very resource heavy for the Service to deal with

RESOLVED: That the Quarterly Enforcement Monitoring Report be noted.

23. PRE COMMITTEE SITE VISITS

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

- RM/2015/1375 - Land west of Shinfield, west of Hyde End Lane, Shinfield - reserved matters application pursuant to outline consent VAR/2014/0624 for the erection of 69 dwellings including access roads garages, parking spaces, open space and landscape treatment of Phase 1a Shinfield West (access within site, appearance, landscaping, layout and scale). The site visit would enable Members to familiarise themselves with the application site and surrounding area
- RM/2015/0630 – Proposed Thames Valley Science Park, Land north of Lane End Farm, Curbush Lane, Shinfield – reserved matters application pursuant to outline consent O/2009/1027 for the development of phase 1a pf the proposed Thames Valley Science Park comprising the construction of a gateway building and all associated landscaping and ancillary works, plus temporary car parking arrangements. (Appearance, landscaping, layout and scale to be considered). The site visit would enable Members to familiarise themselves with the application site and surrounding area

RESOLVED: That pre-Committee site visits be undertaken on Friday 14 August 2015 in respect of the following applications:

- RM/2015/1375 - Land west of Shinfield, west of Hyde End Lane, Shinfield - reserved matters application pursuant to outline consent VAR/2014/0624 for the erection of 69 dwellings including access roads garages, parking spaces, open space and landscape treatment of Phase 1a Shinfield West (access within site, appearance, landscaping, layout and scale) – to enable members to familiarise themselves with the application site and surrounding area
- RM/2015/0630 – Proposed Thames Valley Science Park, Land north of Lane End Farm, Curbush Lane, Shinfield – reserved matters application pursuant to outline consent O/2009/1027 for the development of phase 1a pf the proposed Thames Valley Science Park comprising the construction of a gateway building and all associated landscaping and ancillary works, plus temporary car parking arrangements. (Appearance, landscaping, layout and scale to be considered - – to enable members to familiarise themselves with the application site and surrounding area

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 14 August 2015.

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