

**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 16 SEPTEMBER 2015 FROM 7.00 PM TO 10.05 PM**

Committee Members Present

Councillors: Simon Weeks (Chairman), Tim Holton (Vice-Chairman), Chris Bowring, John Kaiser, Bob Pitts, Rachelle Shepherd-DuBey and Wayne Smith

Other Councillors Present

Councillors: Stuart Munro and Angus Ross

Officers Present

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

Case Officers Present

Nick Chancellor, James McCabe, Ashley Smith, David Smith and Graham Vaughan

34. APOLOGIES

Apologies for absence were submitted from Councillors Malcolm Richards and Chris Singleton.

35. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 19 August 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.

36. DECLARATION OF INTEREST

Councillor Wayne Smith declared a personal interest in Item 43, application F/2015/0767 - Hill Farm, Jouldings Lane, Farley Hill on the grounds that he works for British Gas and the applicant is working with another gas company on this development.

37. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

No applications had been recommended for deferral, or withdrawn.

38. APPLICATION NO. F/2014/1561 - LAND AT OLD WOKINGHAM ROAD, CROWTHORNE

Proposal: Proposed erection of 116 dwellings with associated access, highway works, drainage works (SUDS), open space and landscaping including provision of Suitable Alternative Natural Greenspace (SANG).

Applicant: Bewley Homes PLC & Wokingham United Charities

The Committee received and considered a report about this application, set out on Agenda pages 11 to 66.

The Committee was advised that the Members' Update included:

- a recommended amendment to condition 25;
- the final plan numbers for condition 3; and
- information about parking numbers.

It was also recommended to agree that a drainage condition is required for the site and that the final wording be delegated to the Head of Development Management.

Members were advised that Bracknell Forest Council's Planning Committee will be considering the application for the access to the site on Thursday 17 September 2015 and it has been recommended for conditional approval.

Janet Rogers representing Wokingham Without Parish Council spoke in objection to the application.

Gemma Care, Agent, spoke in favour of the application.

Angus Ross, a Local Ward Member, spoke to the application and suggested that, if the Committee was minded to approve, an informative could be added to address road safety concerns in coordination with Bracknell Forest Borough Council.

It was noted that members visited the site at around 8am on Friday 14 August 2015 to assess the impact on the character of the area, relationship with adjacent land uses and the highway impact.

Members asked about flooding concerns related to the TRL development on the opposite side of Old Wokingham Road, why the affordable housing will be provided elsewhere and what guarantees there are that the Suitable Alternative Natural Greenspace (SANG) will continue to be managed privately.

Confirmation was given that the drainage takes the TRL development into account, that the Council asked for a payment to provide affordable housing rather than provide the housing within the site and that a bond is lodged to guarantee the SANG with step-in rights for the Council.

RESOLVED: That application F/2014/1561 be approved, subject to the completion of a S106 Legal Agreement and conditions set out on Agenda pages 12 to 21 with conditions 3 and 25 amended as set out in the Members' Update, an additional drainage condition with the final wording delegated to the Head of Development Management and Regulatory Services and an additional informative regarding co-ordination of the construction phase with other developments in the vicinity by both Bracknell Forest and Wokingham Borough Councils.

39. APPLICATION NO. F/2015/0767 - HILL FARM, JOULDINGS LANE, FARLEY HILL

Proposal: Proposed bio-gas anaerobic digestion power generation facility, to include the erection of three digester tanks, creation of a storage lagoon, together with associated plant and equipment, engineering works and landscaping.

Applicant: Mr VJ and RJ Butler

The Committee received and considered a report about this application, set out on Agenda pages 67 to 132.

The Committee was advised that the Members' Update included:

- responses to submissions on traffic from a local residents group;
- recommended amendments to conditions 12, 13 and 24;
- a recommendation to delete informative 4; and
- a recommended additional informative related to condition 2.

It was noted that Members visited the site around 8.30am on Friday 11 September 2015 to view the site in the context of the character of the area and proximity to other land uses.

Jonathan Wheelwright representing Swallowfield Parish Council spoke in objection to the application expressing concern about the suitability of the roads in the area especially considering school traffic.

Andrew Hooper representing local residents spoke in objection to the application and said that he believed that traffic movements to and from the farm would double. Concerns were raised about the safety of the proposal in light of other incidents around the country.

Robin Bradbeer, Agent, spoke in favour of the application and said that he believed the application satisfied all planning requirements.

Stuart Munro, a Local Ward Member, spoke opposing the application and said that, while the development was a great idea, he believed that it was in the wrong place.

Members asked for clarification on traffic movements as a result of this development. The Service Manager Highway Development estimated that there would be an extra 2 to 8 vehicles per day depending on the time of year. He reminded Members that a much greater traffic volume could result if the farm simply changed agricultural use which they could do without requiring planning permission.

Members asked what improvements had been made following a previous accident with an anaerobic digestion plant. Confirmation was given that such specialised matters would be the responsibility of the Environment Agency and that other safety issues are not local planning matters but dealt with by other agencies.

The Head of Development Management and Regulatory Services also confirmed that all objections submitted had been seen by the planning officers and were taken into consideration.

RESOLVED: That application F/2015/0767 be approved, subject to the conditions set out on Agenda pages 70 to 78 with conditions 12, 13 and 24 amended, the deletion of informative 4 and a new informative as set out in the Members' Update.

40. APPLICATION NO. RM/2014/2062 - LAND AT THE MANOR, BORDERED BY BROOKERS HILL, HOLLOW LANE AND CHURCH LANE, SHINFIELD

Proposal: Reserved Matters application pursuant to planning consent VAR/2013/0602 for a development of 126 dwellings, a sports pavilion, public open space, landscaping and associated works. This application comprises details of appearance, landscaping, layout and scale.

Applicant: Persimmon Homes

The Committee received and considered a report about this application, set out on Agenda pages 133 to 166.

The Committee was advised that the Members' Update included:

- recommended amendments to condition 2 plan numbers;
- the proposed deletion of condition 8 and informative 14;
- clarification regarding paragraph 39 – movement layout;
- clarification regarding outline application planning conditions;
- an update on the S106 legal agreement; and
- corrections to the report.

The Planning Officer described the mix of housing densities on the site and measures taken to preserve important trees. It was noted that a diversion order will be required for a Right of Way through the site but no objections to this have been received.

Members asked if a time limit should be set to finalise the S106 agreement. The Highways Department Service Manager said that it was dependent on the Right of Way diversion which could take a long time.

RESOLVED: That application RM/2014/2062 be approved, subject to the completion of a S106 Legal Agreement and the conditions set out on Agenda pages 135 to 140 with condition 2 amended and the deletion of condition 8 and informative 14 as set out in the Members' Update.

41. APPLICATION NO. RM/2015/1019 - LAND EAST OF BASINGSTOKE ROAD

Proposal: Reserved Matters application pursuant to Outline Planning consent O/2013/0565 for the erection of 100 dwellings - matters of appearance, landscaping, layout and scale to be considered.

Applicant: Crest Nicholson (South)

The Committee received and considered a report about this application, set out on Agenda pages 167 to 218.

The Committee was advised that the Members' Update included a correction to condition 1.

It was noted that Members had previously visited the site.

Members were reminded that the site is within a designated Strategic Development Location (SDL).

Laura Graham, Agent, spoke in favour of the application.

Members asked if the fact that a geophysical survey had been carried out indicated that there might be something of archaeological interest in the site. The Planning Officer confirmed that there is no evidence of anything of archaeological interest.

RESOLVED: That application RM/2015/1019 be approved, subject to the conditions set out on Agenda pages 168 to 175 with condition 1 amended as set out in the Members' Update.

42. APPLICATION NO. F/2015/1235 - HATCH GATE FARM, LINES ROAD, HURST

Proposal: Erection of cattle shed and farm machinery store/cattle handling shed and formation of cattle yard.

Applicant: Mr Belcher

The Committee received and considered a report about this application, set out on Agenda pages 219 to 242.

The Committee was advised that the Members' Update included a recommended amendment to condition 8 and a clarification of the phases of construction.

Members were reminded that the site is designated Countryside and that it is expected that construction would be phased over 3 years.

Robin Bradbeer, Agent, spoke in favour of the application.

Members asked for clarification on the plans for buildings that will no longer be required and if there should be a condition requiring their removal. Clarification was given that they did not fall within the scope of the application and that any major change of use of those buildings would require a separate application.

RESOLVED: That application F/2015/1235 be approved, subject to the conditions set out on Agenda pages 219 to 223 with condition 8 amended as set out in the Members' Update.

43. APPLICATION NO. F/2015/0430 - PINE PLATT, HEATH RIDE, FINCHAMPSTEAD

Proposal: Proposed erection of 5 bedroom dwelling with associated car parking and landscaping following the demolition of existing dwelling

Applicant: Mr and Mrs Lesner

The Committee received and considered a report about this application, set out on Agenda pages 243 to 274.

The Committee was advised that the Members' Update included a recommended additional condition and amendments to the report.

The Planning Officer described the dimensions and footprint of the new building and how it related to the neighbouring houses and the surrounding area.

Cheryl Adams spoke objecting to the application on behalf of the owners of the two neighbouring properties.

Roger Marshallsay representing Finchampstead Parish Council said that he was not opposed to the site being redeveloped but that this proposal was of disproportionate size compared to the other houses on the road.

The Chairman read a statement opposing the application from Rob Stanton, Local Ward Member who was unable to attend due to ill-health.

It was noted that Members visited the site on Friday 11 September 2015 to view the site in context of the street scene and wider character of the area.

It was confirmed to Members that the plot was 2m wider than the adjoining properties and that the 2.5m separation to the nearest house complied with the Borough design guide.

RESOLVED: That application F/2015/0430 be approved, subject to the conditions set out on Agenda pages 243 to 247 with the additional condition as set out in the Members' Update.

44. 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:

- 150066 - Land adjacent to Norton Road, Wokingham – proposal for the erection of 9 residential units following demolition of existing industrial unit, to view the site in the context of the character of the area.

Resolved: That a pre-Committee site visit be undertaken on Friday 9 October 2015 in respect of the following application:

- 150066 - Land adjacent to Norton Road, Wokingham – proposal for the erection of 9 residential units following demolition of existing industrial unit, to view the site in the context of the character of the area.

A site visit agreed at the 19 August meeting in respect of:

F/2015/1336 - Land adjacent to Remenham Place (Arcadian Waters), Remenham Hill, Remenham which was not carried out, will now be undertaken on 9 October 2015.

It was also noted that a site visit and briefing will take place on Monday 28 September 2015 in respect of 0/2014/2179 – Hogwood Farm, Sheerlands Road, Finchampstead which will be on the agenda of the Extraordinary Planning Committee meeting on 30 September 2015.