

**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 6 JANUARY 2016 FROM 7.00 PM TO 8.15 PM**

Committee Members Present

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

Other Councillors Present

Councillors: David Chopping and Ken Miall

Officers Present

Chris Easton, Service Manager, Highways Development Management
Mary Severin, Borough Solicitor
Colm Ó Caomhánaigh, Democratic Services Officer
Ian Bailey, Service Manager, Operational Development Management

Case Officers Present

Pooja Kumar and Daniel Ray

76. APOLOGIES

There were no apologies for absence.

77. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 9 December 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.

78. DECLARATION OF INTEREST

Councillor Simon Weeks declared that, although he had listed Item 88, application 152130 – Lambda Cottage, Wick Hill Lane, Finchampstead, he still had an open mind with regard to the decision.

79. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

No applications had been recommended for deferral, or withdrawn.

80. APPLICATION NO. 152661 -THE MAIDENOVER, SILVERDALE ROAD, EARLEY

Proposal: Full application for the proposed change of use from public house (Use Class A4) to retail (Use Class A1).

Applicant: Tesco Stores Ltd.

The Committee received and reviewed a report about this application, set out in Agenda pages 11 to 34.

The Committee was advised that the Members' Update included:

- a recommended rewording of condition 5;

- a recommended addition of a new condition 8;
- a recommended addition of Informatives 1 and 2;
- a clarification on parking;
- an update to the Officer's report;
- further information on the planning history.

It was noted that Members visited the site on Monday 4 January 2016.

David Chopping, representing Earley Town Council, spoke to the application.

Chris Elliot and David Hare, spoke in objection to the application.

James Dempster, Agent, spoke in favour of the application.

Ken Miall, Local Ward Member, spoke to the application.

Members expressed concern about traffic conditions in the area especially during school drop-off and pick-up times. They asked about the related restrictions on delivery times and types of vehicles used and if the restrictions were enforceable. Planning Officers confirmed that they seek to impose conditions that are reasonable and enforceable. Residents can assist by reporting any infringements of the conditions should they occur.

John Kaiser asked if a review of the Traffic Regulation Orders (TROs) could be carried out within the vicinity of the site to ensure all was correct and appropriately in place. Chris Easton, Service Manager, Highways Development Management, confirmed that this was possible.

In response to questions about the parking provision and accessibility of parking during deliveries, Officers confirmed that the parking provision and access was deemed appropriate and was typical for this type of store.

RESOLVED: That application No. 152661 be approved, subject to the conditions set out on Agenda pages 11 to 13 with condition 5 amended, a new condition 8 added and new Informatives 1 and 2 added as set out in the Members' Update.

81. APPLICATION NO. 152130 - LAMBDA COTTAGE, WICK HILL LANE, FINCHAMPSTEAD

Proposal: Full application for the proposed erection of a replacement detached four bedroom house and double garage.

Applicant: Mr. Colin Singer

The Committee received and reviewed a report about this application, set out in Agenda pages 35 to 52.

The Committee was advised that the Members' Update included:

- clarification on the location of the dwelling;
- an amendment to the 'Representations' section of the report;
- clarification on protected species;
- clarification on the plans in the report.

Colin Singer, Applicant, spoke in favour of the application.

The Chairman, who was also the Local Ward Member, noted that the nearest neighbours preferred this application whereas the planning concern was about encroachment into the countryside.

Members asked if it was possible to put a time limit on the demolition of the cottage which was proposed to be replaced. The Planning Officer suggested that, if they were minded to approve the application, a condition could be added that the cottage must be demolished before the new dwelling may be occupied.

Members sought clarification on the status of the existing permission on the site should they approve the new application. Mary Severin, Borough Solicitor, suggested that any approval should include a legal agreement to revoke the previous permission otherwise both dwellings could be built.

Members asked for clarification on the second reason for the recommendation of refusal with regard to the absence of a detailed mitigation and/or compensation strategy relating to Bats which were a protected species. Ian Bailey, Service Manager, Development Management, told the meeting that a strategy would need to be submitted and agreed before the application could be approved.

RESOLVED: That application No. 152130 be approved, subject to:

- the completion of a Legal Agreement to revoke planning consent F/2014/0300 in the event 152130 is implemented;
- the submission and agreement (in consultation with the Council's Ecology Officer) of a detailed Bat Mitigation and/or Compensation strategy;
- conditions relating to the demolition of the existing cottage, to manage and control delivery and construction practices, and other standard conditions.

The above to be agreed by the Head of Development Management and Regulatory Services in conjunction with the Vice-Chairman of the Committee.

82. 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:

- 153171 and 153172 - Star Works, Star Lane, Knowl Hill, to view the relationship of the landfill operations to nearby residential properties.
- 152359 - Land At Hatch Farm Dairies including 42 and 44 King Street Lane, Winnersh, to assess the relationship of the major development with adjoining land uses and nearby residential properties.

RESOLVED: That pre-Committee sites visit be undertaken on Friday 29 January 2016 in respect of the following applications:

- 153171 and 153172 - Star Works, Star Lane, Knowl Hill, to view the relationship of the landfill operations to nearby residential properties.
- 152359 - Land At Hatch Farm Dairies including 42 and 44 King Street Lane, Winnersh, to assess the relationship of the major development with adjoining land uses and nearby residential properties.

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