

**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 2 MARCH 2016 FROM 7.00 PM TO 8.00 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

Officers Present

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

Case Officers Present

Justin Turvey, Graham Vaughan and Daniel Ray

91. APOLOGIES

There were no apologies for absence.

92. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 3 February 2016 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.

93. DECLARATION OF INTEREST

Councillor Simon Weeks declared a personal interest in Item 105, application 153434 Manor Farm, Dell Road, Finchampstead on the grounds that he has worked with local residents and the owners of the farm over the last four years to try to minimise the impact of the intensified agricultural use. (He left the meeting during consideration of the matter and did not take part in the vote.)

94. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

No applications had been recommended for deferral, or withdrawn.

95. APPLICATION NO. 153433 - LAND TO RO RUSTLINGS, THE SPRING & CUSHENDALL, SHINFIELD RD, SHINFIELD

Proposal: Full application for the proposed erection of 10no dwellings with associated access, drainage, landscaping, car parking following the demolition of all the existing buildings.

Applicant: Abava Developments Ltd

The Committee received and reviewed a report about this application, set out in Agenda pages 9 to 44.

The Committee was advised that the Members' Update included

- an amendment to condition 17;
- a correction in the report to the proposed number of parking spaces;
- additional information on the density of dwellings in the area;
- various clarifications.

It was noted that Members visited the site on Friday 26 February 2016.

Ellen Kendrick, Agent, spoke in favour of the application.

In response to requests for information on the ridge heights of the new buildings, the Planning Officer stated that most were around 9m.

Members asked for clarification regarding which developments in the area were allowed on appeal and if the date of the appeal decisions preceded the changes to PPS3 on backland development. The Planning Officer indicated on aerial photographs which developments were allowed on appeal and confirmed that the decisions preceded the changes to PPS3.

Asked if the proposed Construction Method Statement condition was the best way to deal with construction-related parking, Clare Lawrence, Head of Development Management and Regulatory Services, stated that through this approach, there can be more effective enforcement of any non-compliance relative to a condition simply requiring parking on site to be provided.

Members raised questions regarding drainage and asked if the proposed pumping station would be registered as an asset on the Borough's Flood Risk Asset Register. The Planning Officers stated that they would clarify this with the flood risk/drainage team.

Tim Holton referred to a section of the Borough Design Guide which he said indicated that backland development on a site of this size was unlikely to provide satisfactory privacy and amenity.

RESOLVED: That application No. 153433 be approved, subject to the completion of a Legal Agreement and conditions set out on Agenda pages 9 to 16 with condition 17 amended as set out in the Members' Update.

96. APPLICATION NO. 153434 - MANOR FARM, DELL ROAD, FINCHAMPSTEAD
Councillor Weeks declared a personal interest in this item and left the room during consideration of the matter and did not take part in the vote. Councillor Holton took the Chair.

Proposal: Full application for the proposed erection of 3no agricultural cold store buildings.

Applicant: Mr and Mrs S Slavchev – EU Plants

The Committee received and reviewed a report about this application, set out in Agenda pages 45 to 64.

The Committee was advised that the Members' Update included

- an additional condition;

- clarifications in response to queries; and
- comments from Finchampstead Parish Council and the Planning Officer's response.

Bob Pitts asked if there was an ability to ensure that the new buildings were painted the same colour as existing buildings to blend in with the countryside. The Planning Officer referred to condition 3 and agreed to reword it to ensure that.

RESOLVED: That application No. 153434 be approved, subject conditions set out on Agenda pages 46 to 47 with a new condition 7 as set out in the Members' Update and an amendment to condition 3 to be agreed by the Head of Development Management and Regulatory Services.

Councillor Weeks resumed the Chair after the vote on this item.

97. APPLICATION NO. 152726 - CEDAR HALL FARM, CHURCH LANE, ARBORFIELD

Proposal: Full application for the proposed construction of a new slurry tank and dry cow shed at CEDAR unit at Hall Farm.

Applicant: Mr James Lamburn, University of Reading

The Committee received and reviewed a report about this application, set out in Agenda pages 65 to 82.

Members asked for clarification on the definition of a 'dry cow shed'. The Planning Officer responded that this was essentially an open-sided shed with just a roof.

RESOLVED: That application No. 152726 be approved, subject to conditions set out on Agenda pages 65 to 66 with condition 2 amended to include the drawing numbered '8012 rev E'.

98. APPLICATION NO. 152725 - WILLOW TREE WORKS, SWALLOWFIELD STREET, SWALLOWFIELD

Proposal: Application for submission of details to comply with the following conditions of planning consent F/2014/0940 (2/4/2015):

25. Details of disposal of sewage.

Applicant: Bellway Homes Ltd

The Committee received and reviewed a report about this application, set out in Agenda pages 83 to 94.

The Planning Officer summarized the reports on this application and the related application No. 152659, item 108 on the Agenda. The development was given permission in April 2015 but it was exceptionally agreed that the unresolved drainage provisions should be brought back to the Committee for approval.

Members asked for clarification on the responsibility for SUDS maintenance, the strength of the covenant and the meaning of the term 'lifetime of the development'. The Planning Officer stated that the Management Company would be responsible for some of the SUDS while other parts of this would be adopted by the Council and that 'lifetime' in this context meant in perpetuity or until the development is removed.

Members welcomed the cooperation between the property owner and local residents to reach agreement on any difficulties with the development.

Clare Lawrence, Head of Development Management and Regulatory Services, added that for those who purchase a property that contains drainage infrastructure it will be stated clearly in the deeds.

RESOLVED: That application No. 152725 be approved in accordance with the relevant submissions.

99. APPLICATION NO. 152659 - WILLOW TREE WORKS, SWALLOWFIELD STREET, SWALLOWFIELD

Proposal: Application for submission of details to comply with the following conditions of planning consent F/2014/0940 (2/4/2015):

22. Construction programme for any SUDS measures.
23. Details of the Drainage System.
24. Details of the implementation, maintenance and management of the sustainable drainage scheme.
26. Travel Plan.

Applicant: Bellway Homes Ltd

The Committee received and reviewed a report about this application, set out in Agenda pages 95 to 122.

It was agreed that this application had been discussed sufficiently under the previous item.

RESOLVED: That application No. 152659 be approved in accordance with the relevant submissions.

100. QUARTERLY ENFORCEMENT MONITORING REPORT

The Committee received and considered the Quarterly Enforcement Monitoring Report.

Clare Lawrence, Head of Development Management and Regulatory Services, noted that the Council had a good success rate on appeals. She stated that appeals were being delayed due to a backlog at the Planning Inspectorate especially for those requiring public inquiries.

RESOLVED: That the Quarterly Enforcement Monitoring Report be noted.

101. 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:

- 152359 - Land At Hatch Farm Dairies Including 42 & 44 King Street Lane, Winnersh – to assess the relationship of the major development with adjoining land uses and nearby residential properties.
- 153258 - Marlborough House, Basingstoke Road, Spencers Road – to assess the relationship of the major development with adjoining residential properties.

RESOLVED: That pre-Committee site visits be undertaken on Friday 11 March 2016 in respect of the following applications:

- 152359 - Land At Hatch Farm Dairies Including 42 & 44 King Street Lane, Winnersh – to assess the relationship of the major development with adjoining land uses and nearby residential properties.
- 153258 - Marlborough House, Basingstoke Road, Spencers Road – to assess the relationship of the major development with adjoining residential properties.

A site visit agreed at the 3 February 2016 Meeting in respect of 153382 - Emmbrook Sports Pavillion, Lowther Road, Wokingham, which was not carried out, will now be undertaken on 11 March 2016.

A site visit agreed at the 3 February 2016 Meeting in respect of 153125 - Land between Wellington Road and Shute End (Elms Field and Paddocks Car Par), Wokingham, which was not carried out, will now be undertaken on 23 March 2016.

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