

**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 27 APRIL 2016 FROM 7.00 PM TO 9.00 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

Other Councillors Present

Councillors: Lindsay Ferris, Mike Haines and David Lee

Officers Present

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

Case Officers Present

Daniel Ray and Nick Chancellor

117. APOLOGIES

There were no apologies for absence.

118. MINUTES OF PREVIOUS MEETINGS

The Minutes of the meeting of the Committee held on 15 March 2016 were confirmed as a correct record and signed by the Chairman.

The Minutes of the meeting of the Committee held on 30 March 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.

119. DECLARATION OF INTEREST

Councillor Tim Holton declared a personal interest in Item 125, application 153301 - Pavilion, Holme Park Sports Ground Sonning Lane Sonning, on the grounds that he was a friend of one of the speakers. (He left the meeting during consideration of the matter and did not take part in the vote).

120. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

No applications had been recommended for deferral, or withdrawn.

121. APPLICATION NO. 150664 - SITE D ELIZABETH ROAD, WOKINGHAM

Proposal: Proposed erection of 2 x no. 3-bedroom dwellings with associated parking and landscaping, following the demolition of existing garage blocks.

Applicant: Wokingham Housing Limited, Shute End

The Committee received and reviewed a report about this application, set out in Agenda pages 15 to 36.

The Committee was advised that the Members' Update included:

- a proposed amendment to condition 3 (Plans);
- a proposed additional condition 14 (Hours of construction); and
- responses to queries about the Site Plan and outbuildings/garages.

It was noted that Members visited the site on Friday 22 April 2016.

Members asked about the route to be taken by construction traffic and whether traffic from other nearby developments was taken into account. Chris Easton, Service Manager, Highways Development Management, stated that construction traffic was dealt with under condition 8 and confirmed that other construction traffic was taken into account.

RESOLVED: That application No. 150664 be approved, subject to the conditions set out on Agenda pages 16 to 20 with condition 3 amended and an additional condition 14 as set out in the Members' Update.

122. APPLICATION NO. 153263 - PHASE 7, MONTAGUE PARK, SOUTH WOKINGHAM SDL

Proposal: Reserved matters pursuant to outline planning permission O/2010/1712 as varied by VAR/2015/0342 for a development of up to 650 dwellings and associated infrastructure. The reserve matters comprise details of 100 dwellings and associated internal access road, footways, parking, landscaping, play area and allotments. Details of appearance, landscaping, layout and scale to be determined.

Applicant: David Wilson Homes

The Committee received and reviewed a report about this application, set out in Agenda pages 37 to 72.

The Committee was advised that the Members' Update included a proposed amendment to condition 2 (Plans) and a clarification on the number of unallocated parking spaces.

Councillor David Lee, representing Wokingham Town Council, spoke to the application. He thanked the applicants for their cooperation with the planning officers in dealing with points raised by the Town Council. He asked that the Town Council's suggestion on altering the number of allotments and parking spaces be taken into consideration.

Anna Gillings, Agent, spoke in favour of the application and confirmed that the applicant was happy to work with officers on the question of allotments and parking spaces.

Members asked when the nearby school would be opened and if it would be phased in year-by-year. Officers confirmed that the school was due to open in September 2016 and that it would be expanded year-by-year.

In response to questions relating to the density of units in this phase and in the overall scheme, the Planning Officer confirmed that there was no need to seek higher density in this phase and that there would be no difficulty in meeting the average density set out in the outline planning permission for the whole strategic site in the final reserved matters phase.

In response to questions about the provision of affordable housing, Clare Lawrence, Head of Development Management and Regulatory Services, stated that 8% of the affordable housing would be provided off-site and the related financial contribution for this has been secured at the normal financial rate.

Members expressed concern that it appeared that some three storey buildings faced open space. The Planning Officer stated that the buildings in question faced school playing fields and the ridge heights were below the limit set in the outline permission.

Asked about the reference in the report to internal space standards being generally met, the Planning Officer clarified that the national standards had changed since the outline permission was granted but the design met the Council's internal space standards that applied at the outline stage and when the details of the scheme were being negotiated with officers.

RESOLVED: That application No. 153263 be approved, subject to the conditions set out on Agenda pages 39 to 41 with condition 2 amended as set out in the Members' Update.

**123. APPLICATION NO. 153360 - LAND ADJACENT TO CARTEF FARM
ISLANDSTONE LANE READING WOKINGHAM**

Proposal: Application to remove condition 1 of appeal planning consent F/2010/2695 to allow permanent occupation of the gypsy pitch on the site.

Applicant: Mr Henry Giles C/O Green Planning Studio Ltd, Shrewsbury

The Committee received and reviewed a report about this application, set out in Agenda pages 73 to 110.

The Committee was advised that the Members' Update included clarifications on the issues of land supply for GRT pitches and flood risk.

Councillor Howard Larkin, representing Hurst Parish Council, spoke to the application and stated that the flood risk - both on the site and on the access route - remained the primary risk.

Nathaniel Green, Agent, spoke in favour of the application and stated that the applicants were happy to comply with the proposed conditions.

Members asked about the flood risk to the access road and if flooding might prevent emergency services accessing the site if needed. Clare Lawrence, Head of Development Management and Regulatory Services, stated that the application had been examined by the Council's Flood Risk Manager and that if there was any problem with flooding it would have been identified.

RESOLVED: That application No. 153360 be approved, subject to the conditions set out on Agenda page 74.

124. APPLICATION NO. 152344 - 80 HURST ROAD, TWYFORD

Proposal: Full application for the erection of 2 semi-detached dwellings following demolition of existing dwelling.

Applicant: Mr Mark Belcher c/o Grange Farm, Nelsons Lane, Hurst

The Committee received and reviewed a report about this application, set out in Agenda pages 111 to 130.

The Committee was advised that the Members' Update included clarifications on flood risk and parking as well as a proposed Construction Management Plan condition.

Robin Bradbeer, Agent, spoke in favour of the application. He stated that the new dwellings harmonised better with other dwellings on the road and that there was no unreasonable loss of light for neighbours.

Lindsay Ferris, Local Ward Member, spoke to the application and asked that Members consider the impact of loss of light on the neighbour's whole house and not just the window facing the new building.

It was noted that Members visited the site on Friday 22 April 2016.

Members asked for clarification on the height of the proposed houses compared to the immediate neighbours. The Planning Officer stated that the height of the proposed dwellings was lower than No. 82 but higher than No. 80.

Tim Holton asked that conditions be added to deal with permitted hours of construction and to provide for hedgehog-friendly fences. The Planning Officer said that hedgehogs were not known to be common in the area but such fences could potentially be introduced.

RESOLVED: That application No. 152344 be approved, subject to the conditions set out on Agenda pages 111 to 115 with the additional condition as set out in the Members' Update and with the addition to the Construction Management Plan of limited hours of construction to be agreed by the Head of Development Management and Regulatory Services.

125. APPLICATION NO. 153301 - PAVILION, HOLME PARK SPORTS GROUND SONNING LANE SONNING

Councillor Tim Holton declared a personal interest and left the meeting after hearing the planning officer's report and did not take part in the vote.

Proposal: Full application for amendment to planning permission F/2014/2196 to approved sports and physiotherapy clinic building, involving reorientation, redesign, improved landscaping and parking provision.

Applicant: Mr John Fisher, Holme Park Sports and Leisure

The Committee received and reviewed a report about this application, set out in Agenda pages 131 to 158.

Councillor Ian Runnells, representing Sonning Parish Council, spoke in objection to the application. He described the current proposal as a leap from the previous building and expressed concern that it amounted to urbanisation of the countryside.

David Beilby, owner of a neighbouring residential property, spoke in objection to the application and presented diagrams showing how the new location for the car park went

right across the back of his garden. He also raised that there was a covenant that had restricted him objecting to previous applications.

Tony Thorpe, Agent, spoke in favour of the application. He stated that there would be a 10m buffer between the car park and the boundary of the neighbour's property.

Mike Haines, Local Ward Member, spoke to the application and stated that he had no problem with the hyperbaric chamber treatment but it was proposed in the wrong location, Sonning being a conservation area.

Members asked about the size and height of the proposed building. The Chairman stated that the area and volume of the current proposal were slightly smaller than the previous application and the height was the same as the current building.

Responding to concerns about the safety of gases and equipment on the site, Clare Lawrence, Head of Development Management and Regulatory Services, said that it would be controlled by other legislation and that this is not a planning issue. Also, the covenant referred to by the neighbour is not a planning matter and the previous planning applications will have been determined on their planning merits.

Members asked about the car park and its potential effect on neighbours. The Planning Officer stated that the 10m buffer would involve a mix of mid and high level plants and the use of lighting would be controlled by condition 13.

RESOLVED: That application No. 153301 be approved, subject to the conditions set out on Agenda pages 131 to 134.

Councillor Tim Holton rejoined the meeting after the vote on this item.

126. QUARTERLY ENFORCEMENT MONITORING REPORT

The Committee received and considered the Quarterly Enforcement Monitoring Report.

Clare Lawrence, Head of Development Management and Regulatory Services, added that there were delays waiting for the dates to be set for inquiries.

Rachelle Shepherd-DuBey welcomed the fact that the appeal on RFS/2013/00279 - 42 Danywern Drive, Winnersh had been dismissed.

RESOLVED: That the Quarterly Enforcement Monitoring Report be noted.

127. 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:

- 160421 - St Crispin's School, Wokingham – to assess the impact of the major development on the character of the surrounding area and highway network.
- 160419 - Land at The Old Rose Garden, Orchard Road, Hurst – to view the characteristics of the existing use/site and assess the impact of the development of the surrounding countryside.
- 160251 - The Old Pump House, Bath Road – to view the existing structures at the site in context and assess the impact of the proposed development on the surrounding countryside and Green Belt.

RESOLVED: That pre-Committee site visits be undertaken on Friday 20 May 2016 in respect of the following applications:

- 160421 - St Crispin's School, Wokingham – to assess the impact of the major development on the character of the surrounding area and highway network.
- 160419 - Land at The Old Rose Garden, Orchard Road, Hurst – to view the characteristics of the existing use/site and assess the impact of the development of the surrounding countryside.
- 160251 - The Old Pump House, Bath Road – to view the existing structures at the site in context and assess the impact of the proposed development on the surrounding countryside and Green Belt.