

**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 25 MAY 2016 FROM 7.00 PM TO 8.15 PM**

Committee Members Present

Councillors: Tim Holton (Chairman), Chris Singleton (Vice-Chairman), Chris Bowring, Philip Houldsworth, John Kaiser, Malcolm Richards, Rachelle Shepherd-DuBey, Wayne Smith and Bill Soane

Officers Present

Mark Cupit, Head of SDL Delivery
Chris Easton, Service Manager, Highways Development Management
Mary Severin, Borough Solicitor
Madeleine Shopland, Principal Democratic Services Officer

Case Officers Present

Katie Herrington
Christopher Howard
Stephen Thwaites
Graham Vaughan

1. APOLOGIES

There were no apologies for absence received.

2. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 27 April 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.

3. DECLARATION OF INTEREST

There were no declarations of interest received.

4. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

No applications had been recommended for deferral, or withdrawn.

5. APPLICATION NO 160516, 160517, 160518 - HATCH GATE FARM, LINES ROAD, HURST

Proposal: Full application for the proposed erection of cattle sheds number 2, 3 and 4.

Applicant: Mr Belcher

The Committee received and reviewed a report about this application, set out in Agenda pages 11 to 52.

Wayne Smith, who was Ward Member for Hurst commented that he was encouraged by the rural farming in the Ward.

RESOLVED: That:

1) application No. 160516 be approved, subject to the conditions set out on Agenda pages 12 to 14;

2) application No. 160517 be approved, subject to the conditions set out on Agenda pages 22 to 24;

3) application No. 160518 be approved, subject to the conditions set out on Agenda pages 32 to 34;

6. APPLICATION NO 160777 - THE EMMBROOK SCHOOL

Proposal: Full planning application for the proposed erection of new two storey building to replace existing single storey temporary accommodation unit.

Applicant: Mr Arnab Mukherjee (Wokingham Borough Council)

The Committee received and reviewed a report about this application, set out in Agenda pages 53 to 74.

The Committee was advised that the Members' Update included:

- Five new representations;
- Amended plans (position of 9 Village Close altered on the elevation and section plans so that it is as demonstrated on the site plans and additional obscure glazing added to the west and southern elevation);
- Clarification of community use of the building;
- A proposed amendment to condition 1 (revised plans);
- A proposed amendment to condition 4 (Construction Method Statement);
- A proposed additional condition regarding obscure glazing.

It was noted that Members visited the site on Friday 20 May 2016.

Ian Milne, resident, spoke in objection to the application. He stated that the proposed new two storey building represented an unneighbourly form of development and would be located too close to residential properties. Mr Milne also commented that there would be a loss of privacy and screening for residents and increased noise disturbance. He questioned whether the surface water tank situated between 9 and 10 Village Close would be undermined. He suggested that the two storey building would be higher than nearby residential properties and would be overbearing.

Russell Bond, Deputy Headteacher of The Emmbrook School, spoke in favour of the application and commented that the school wanted to work with the community. He commented that the current one storey structure had been erected some time ago and had always been intended to be temporary.

In response to a question from Members, the Planning Officer clarified the distance between the boundary and the proposed structure. Members also asked about increased screening. The Planning Officer indicated that the ridge height of the two storey building would be lower than nearby residential properties.

In response to questions regarding the lowering of the water table with the excavation and the possible impact on the foundations and trees on the boundary, officers confirmed that it was considered that these would not be issues.

A Member asked about the safety of the students during the construction and was informed that this would be covered in the Construction Management Plan.

Members asked about the route to be taken by construction traffic and where contractors would park during the construction. Members were advised that these issues would be detailed in the Construction Management Plan. A Member questioned whether work on the path between Toutley Road and Ashton Road would be completed prior to any construction commencing. It was confirmed that it would be.

RESOLVED: That application No. 160777 be approved, subject to the conditions set out on Agenda pages 54 to 56 with conditions 1 and 4 amended and an additional condition as set out in the Members' Update.

7. APPLICATION NO 153435 - LAND AT THE MANOR, SHINFIELD

Proposal: Reserved Matters application pursuant to planning consent VAR/2013/0602 for development of a sports pavilion and associated vehicle parking, public open space (including a cricket pitch and informal open space), landscaping and associated works. This application comprises details of appearance, landscaping, layout and scale.

Applicant: University of Reading

The Committee received and reviewed a report about this application, set out in Agenda pages 75 to 98.

The Committee was advised that the Members' Update included an additional condition regarding hours of operation and clarification on a condition which had been requested by Sport England.

A Member questioned whether a condition could be added which restricted the number of times per year social events could be held. The Head of Development Delivery indicated that the club room would only be 7m by 4m and that it was important that conditions were proportionate.

RESOLVED: That application No. 153435 be approved, subject to the conditions set out on Agenda pages 76 to 77 and with the additional condition as set out in the Members' Update.

8. APPLICATION NO 160421 - ST CRISPIN'S SCHOOL

Proposal: Full planning application for the erection of a 2 storey sixth form block, the creation of a new staff parking area via Rances Lane, alterations to the existing car park, provision of a new MUGA (Multi Use Games Area), and use of the existing Sixth Form as a new ASD Unit involving the erection of 2 Canopies and the provision of a drop off area.

Applicant: Mr Tim Searle (Wokingham Borough Council)

The Committee received and reviewed a report regarding the application, set out in Agenda pages 99 to 140.

The Committee was advised that the Members' Update included:

- One new objection;
- A proposed amendment to condition 17 (clarification of hours of illumination);
- A proposed amendment to condition 18 (linking of Construction Management Plan with the phasing of the development);
- Clarifications and amendments to the report;
- Additional information regarding student and staff numbers and proposed parking;
- Information regarding MUGA Noise Assessment.

It was noted that Members visited the site on Friday 20 May 2016.

Mr Kennett, resident, spoke in objection to the application. Mr Kennett stated that screening currently in place would be removed and asked that consideration be given to adding screening to reduce noise disturbance and ensure residents' privacy. He stated that the lights on the science block were left on at night, creating light pollution.

It was noted that conditions 12 and 14 related to landscaping and also acoustic fences to the boundary with 1A to 3 Chedwode Close, along the side boundary of the Westmeade Day Care Centre, and to the boundary of 'the Croft'. The Committee requested that an informative about consultation of neighbours at 3 Chetwode Close on the replacement of landscaping for lost trees put in at the time of the construction of the science block be added. Members also requested that an informative requesting cowling of the existing lights on the science block be added.

Members asked about traffic flow and staff parking. The Service Manager, Highways Development Management stated that the new parking area would not generate significant traffic flow and that staff allocated a parking space would be issued with a fob to access the parking area.

RESOVLED: That application No. 160421 be approved, subject to the conditions set out on Agenda pages 100 to 105 with conditions 17 and 18 as set out in the Members' Update.

9. APPLICATION NO 160819 - 6 DERWENT CLOSE, WOKINGHAM, RG41 3UD

Proposal: Single storey rear extension to dwelling.

Applicant: Mr Rajesh Varadarajan

The Committee received and reviewed a report about this application, set out in Agenda pages 141 to 150.

RESOLVED: That application No. 160819 be approved, subject to the conditions set out on Agenda pages 141 to 142.

10. 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:

- 161066 – Suttons Business Park, Earley – to assess the impact of development on the character of the area;

- 161189 – Land west of Hollow Lane, Shinfield – to assess the impact of the development on the character of the area.

The Chairman commented that it was unlikely that a site visit to land west of Hollow Lane, Shinfield would be required.

The Chairman paid tribute to Simon Weeks, former Chairman of the Planning Committee for his excellent work over the years.

RESOLVED: That pre-Committee, a site visit be undertaken on Friday 17 June 2016 in respect of the following application:

- 161066 – Suttons Business Park, Earley – to assess the impact of development on the character of the area;

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