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BOROUGH COUNCIL**

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To:- All Committee Members

PLANNING COMMITTEE - WEDNESDAY, 9TH AUGUST, 2023

In order to allow the public as much opportunity to read and consider information provided to Members, the attached Supplementary Planning Agenda is to be published ahead of the meeting of the Planning Committee.

Yours sincerely

Susan Parsonage
Chief Executive

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SUPPLEMENTARY UPDATE AGENDA Planning Committee – 9 Aug 2023

Planning Applications

Agenda Item: 20

Site Address: Sonning Golf Club, Duffield Road, Sonning

Application No: 223458

Pages: 15 - 60

1. In addition to the Location Sustainability section of the report on page 38, further clarification and information is provided regarding walking distances.

The Council's highway guidance 'Living Streets' states that developments are expected to fall within the *high* to *medium* categories of accessibility for a site to be sustainable. It then identifies that for a secondary school, core employment and railway station to have medium accessibility, it should be within 2km of the site and for high accessibility 1km. Community facilities, local shops and primary schools should be within 1.2km of the site to have medium levels of accessibility and 800m to be considered highly accessibly.

The Borough Design Guide SPD states *'if places are to be sustainable then the aim should be to create: Walkable neighbourhoods, with a range of facilities within 10 minutes walking distance of residential areas, which encourage people to travel on foot or by bicycle.'* A 10-minute walk is approximately 800m. Overall, both pieces of guidance aim for facilities and services to be with an approximate 1.2km – 800m walk to achieve medium to high levels of accessibility.

The below table provides a summary of the walking distances to nearby facilities and services.

Facility / Service	Distance	Use	Accessibility
Sonning Golf Club	N/A	Sports and recreation	High
Rugby Club	800	Sports and recreation	High
Waingels College	1.28km	Secondary School	Medium
Willow Bank Infant & Junior School and Nursery	850m	Primary School and Nursery	Medium
Sonning Primary School	950m	Primary School	Medium
Brecon Road Parade (4x shops)	1.2km	Shops	Medium
Sonning Scout Group	950m	Sports and recreation	Medium
Sonning Play Area	900m	Sports and recreation	Medium

Sonning Cricket Club, Skate Park and Tennis Club	1km	Sports and recreation	Medium
JJ Medics	850m	Training Centre	Medium
Perasons Hall	1.25km	Sports and recreation	Low
Waingels Nursery	1.28km	Nursery	Low

2. Further clarification is provided confirming there would be no loss of public amenity space and the development would not compromise the future viability and useability of the Golf Course.

3. Reemphasising the Flooding and Drainage section of page 41, the application site is in Flood Zone 1 where the risk of flooding is low and where residential development is acceptable in principle. The council’s Drainage Engineer raises no objection subject to recommend conditions.

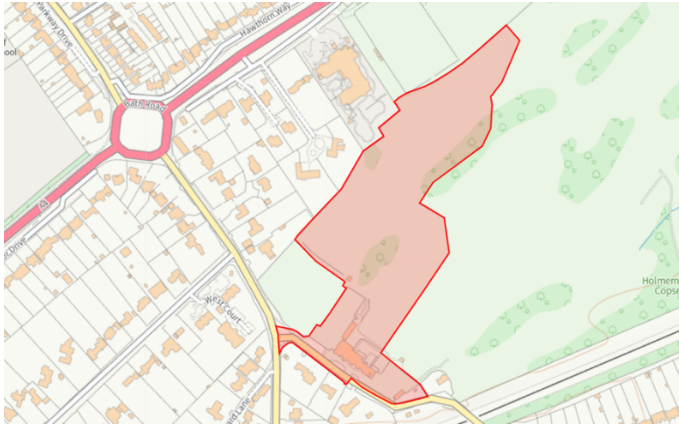
An additional condition, number 26, is recommended:

No development approved by the permission shall be commenced until a Detail Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority. The Strategy should be supported by evidence of ground conditions and modelling of the scheme to demonstrate it is technically feasible; and where applicable adheres to the NPPF, Non-statutory technical Standards for Sustainable Drainage, Building Regulation H and local policy. The drainage scheme shall be carried out in accordance with the approved details. Where surface water requires disposal off site (i.e. not infiltrated) the applicant must provide evidence of consent to discharge/connect through 3rd party land or to their network/system/watercourse.

Reason: To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality.

4. Reemphasising the Affordable Housing section of pages 35 – 37, the development proposes 40% of the units to be affordable housing, equating to 20 affordable dwellings. The proposal is for this to be delivered on site. This will be secured by a section 106 agreement.

5. Paragraph 10 on page 32 refers to the site being identified as part of the Local Plan Update. Further clarification is provided regarding the increase in the quantum of development from that set out in the Local Plan Update (24 Units). First, the 24 dwellings set out in the LPU is in addition to the 13 units that already has permission to the south-west. The plan included on page 31 of the report, and set out below, is a combination of the site 5SO005 (13 dwellings) and 5SO008 (24 dwellings). Second, the application site is larger than the site area in the LPU – see plans below.



Plan 1 - Application site.



Plan 2 – Sites submitted for LPU that includes 5SO005 and 5SO008

Agenda Item: 21

Site Address: 29 Stanton Close, Earley, Wokingham

Application No: 231453

Pages: 71-85

1. Following an additional review, the recommended condition, condition 4, which refers to limiting the number of occupants at a time, is removed from the recommendations listed on pages 72 and 79 of the Committee Agenda. This is because it is now considered to be unnecessary and would not meet the tests. There are also typographical errors within the wording. The limited number of bedrooms on site would already restrict the number of children occupying the home at one time.

The list of recommended conditions should now read as follows:

1. Timescale – The development hereby permitted shall be begun before the expiration of three years from the date of this permission. *Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).*
 2. Approved details – This permission is in respect of the submitted application plans and drawings labelled ‘Location Plan’, ‘Site Plan’ and ‘Existing Floor Plans’ received by the local planning authority on 23 June 2023. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority. *Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associate details hereby approved.*
 3. Restriction of change of use - The premises shall be used only for accommodating and caring for vulnerable children and for no other purpose, including any other purpose in Class C2 of the Schedule to the Town and Country Planning [Use Classes] Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order [with or without modification]. *Reason: In granting this permission the local planning authority has had regard to the special circumstances of this case, being the care of vulnerable children, and wishes to have the opportunity of exercising control over any subsequent alternative use in the interests of the amenities of the area. Relevant policy: Core Strategy policies CP1 & CP3.*
2. Please note, the recommendation of approval remains unchanged.

Agenda Item: 22

Site Address: Hatchgate and Kentons, Kentons Lane, Upper Culham

Application No: 213610

Pages: 87-108

No Updates

Pre-emptive site visits

None

Non-Householder Appeal Decisions

Non-Householder Appeal Decisions will be reported quarterly prior to the following meetings as part of the Supplementary Planning Agenda:

- April 2023
- July 2023
- October 2023

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