



WOKINGHAM BOROUGH COUNCIL

A Meeting of the **PLANNING COMMITTEE** will be held
David Hicks 1 - Civic Offices, Shute End, Wokingham RG40
1BN on **WEDNESDAY 11 OCTOBER 2017 AT 7.00 PM**

A handwritten signature in black ink, appearing to read 'Manjeet Gill'.

Manjeet Gill
Interim Chief Executive
Published on 3 October 2017

This meeting will be filmed for inclusion on the Council's website.

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WOKINGHAM BOROUGH COUNCIL

Our Vision

A great place to live, an even better place to do business

Our Priorities

Improve educational attainment and focus on every child achieving their potential

Invest in regenerating towns and villages, support social and economic prosperity, whilst encouraging business growth

Ensure strong sustainable communities that are vibrant and supported by well designed development

Tackle traffic congestion in specific areas of the Borough

Improve the customer experience when accessing Council services

The Underpinning Principles

Offer excellent value for your Council Tax

Provide affordable homes

Look after the vulnerable

Improve health, wellbeing and quality of life

Maintain and improve the waste collection, recycling and fuel efficiency

Deliver quality in all that we do

MEMBERSHIP OF THE PLANNING COMMITTEE

Councillors

Tim Holton (Chairman)	John Kaiser (Vice-Chairman)	Philip Houldsworth
John Jarvis	Malcolm Richards	Angus Ross
Rachelle Shepherd-DuBey	Wayne Smith	Bill Soane

ITEM NO.	WARD	SUBJECT	PAGE NO.
42.		APOLOGIES To receive any apologies for absence.	
43.		MINUTES OF PREVIOUS MEETING To confirm the Minutes of the Meeting held on 13 September 2017	5 - 10
44.		DECLARATION OF INTEREST To receive any declaration of interest	
45.		APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.	
46.	Norreys	APPLICATION NO 172013 - 2 BUDGES COTTAGES, KEEPHATCH ROAD, WOKINGHAM, RG41 2YE Recommendation: Conditional Approval	11 - 34
47.	Winnersh	APPLICATION NO 171420 - 613 READING ROAD, WINNERSH, RG41 5UA Recommendation: Conditional Approval	35 - 56
48.	Bulmershe and Whitegates	APPLICATION NO 171903 - UNITS 62-67, SUTTONS BUSINESS PARK, SUTTON PARK AVENUE, EARLEY, RG6 1AZ Recommendation: Conditional Approval	57 - 82
49.	Hurst	APPLICATION NO 172385 - 21-26 TAPE LANE, HURST, READING, RG10 0DP Recommendation: Conditional Approval	83 - 118

Any other items which the Chairman decides are urgent

A Supplementary Agenda will be issued by the Chief Executive if there are any other items to consider under this heading.

GLOSSARY OF TERMS

The following abbreviations were used in the above Index and in reports.

C/A	Conditional Approval (grant planning permission)
CIL	Community Infrastructure Levy
R	Refuse (planning permission)
LB	(application for) Listed Building Consent
S106	Section 106 legal agreement between Council and applicant in accordance with the Town and Country Planning Act 1990
F	(application for) Full Planning Permission
MU	Members' Update circulated at the meeting
RM	Reserved Matters not approved when Outline Permission previously granted
VAR	Variation of a condition/conditions attached to a previous approval
PS	Performance Statistic Code for the Planning Application
Category	

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**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 13 SEPTEMBER 2017 FROM 7.00 PM TO 9.30 PM**

Committee Members Present

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

Other Councillors Present

Councillors: Laura Blumenthal, UllaKarin Clark, John Halsall, David Lee and Imogen Shepherd-DuBey

Officers Present

Connor Corrigan, Service Manager, SDL Planning Delivery
Chris Easton, Service Manager, Highways Development Management
Marcia Head, Service Manager, Regulatory Services and Compliance
Mary Severin, Borough Solicitor
Arabella Yandle, Democratic and Electoral Services Specialist

Case Officers Present

Katie Herrington, Senior Planning Officer
Daniel Ray, Senior Planning Officer
Alex Thwaites, Senior Planning Officer

33. APOLOGIES

There were no apologies for absence.

34. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 9 August 2017 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.

35. DECLARATION OF INTEREST

Councillor Angus Ross declared a personal interest in Item 37, application 171944 – Parcel Q, Nine Mile Ride, Arborfield, on the grounds that he had taken part in discussions relating to the development of the wider Arborfield Garrison site in his previous role at the Council. He had an open mind with regard to the decision.

36. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

There were no applications deferred or withdrawn

**37. APPLICATION NO 172005 - PARCEL Q, NINE MILE RIDE, ARBORFIELD
GARRISON, RG2 9LN**

(Councillor Angus Ross declared a personal interest in Item 37, application 171944 – Parcel Q, Nine Mile Ride, Arborfield, on the grounds that he had taken part in

discussions relating to the development of the wider Arborfield Garrison site in his previous role at the Council. He had an open mind with regard to the decision.)

Proposal: Reserved Matters application pursuant to Outline Planning Consent O/2014/2280 for the construction of 114 apartments with communal space, access from the Nine Mile Ride Extension (NMRE), with associated internal access roads, parking, landscaping and open space, footpaths/ cycle ways, Sustainable Urban Drainage (SuDS), and substation (Parcel Q).

Applicant: Crest Nicholson Operations Limited C/O Savills

The Committee received and reviewed a report about this application, set out in Agenda pages 11 to 44.

The Committee were advised that the Members' Update included:

- Comments from the Parish Council;
- Proposed amendments to Condition 2 and Condition 9;
- A correction to the amount of the commuted sum for affordable housing;
- A proposed Deed of Variation of Heads of Terms of Reference, and
- Clarification regarding affordable housing.

Members had visited the site in 2015.

Chris Tinker, Executive Director at Crest Nicholson, spoke in favour of the application, outlining the issues around the availability of rental properties for 2-30 year olds both nationally and locally, and the egregious state of much of the private rentals. He described the nature of the proposed development. It was suburban in nature and designed to a high specification that would weather the high turnover of tenants in this transient market, offering short to medium term lets at competitive rates.

In response to Member questions regarding parking, the Service Manager, Highways Development Management, stated that the proposed managed unallocated parking offered greater flexibility to the development, resulting in a more efficient use of the spaces with all spaces being available for all to use rather than spaces being left vacant as it was allocated to someone that may not own a car. There would be an on-site manager, which would aid in managing the parking. The application offered a ratio of 1.3 spaces per dwelling which is higher than set out within the guidance.

In response to Member queries regarding rents and tenure, the Service Manager, SDL Planning Delivery, indicated that the levels of rent would be dictated by the market. The development comprised a range of 1-2 bedroom flats which are likely to be occupied by transient professionals on a 1-3 year tenure.

In response to Member questions regarding access to open space, the Case Officer indicated paths would link the site with the SANGs. He stated that there would be links to bridleways and footpaths throughout Arborfield development. The Service Manager, Highways Development Management, went on to state that the access route to Bohunt School was open to vehicles and also made good provision for both foot and cycle users. The roads on the application before the Committee would not be adopted and as such not governed by Civil Parking Enforcement.

Resolved: That Application no 172005 be approved, subject to the conditions set out in Agenda pages 11 to 44 and the proposed amendments to conditions 2 and 9 and the corrections and clarifications as laid out in the Members' Update and completion of the legal agreement relating to Deed of Variation to the S106.

38. APPLICATION NO 171944 - LAND TO THE WEST OF FARINGDON ROAD, EARLEY, RG6 1HX

Proposal: Full application for the erection of temporary sales and marketing office, with associated parking and landscaping (part retrospective).

Applicant: Cala Homes

The Committee received and reviewed a report about this application, set out in Agenda pages 45 to 60.

The Committee were advised that the Members' Update included confirmation of the dates of the installation and opening of the play space.

Members had visited the site on 8 September 2017.

Viv Hill, Cala Homes, spoke in favour of the application. He referred to the ongoing issues regarding the development and offered a range of solutions that Cala Homes were planning to take to move forward. He stated that the Show Home that was the subject of the application before Committee did not infringe on the area allocated to the play area and reiterated the intention for the play area to be open for use in October. He explained the importance of a show home in maintaining sales and stated that it would be powered by mains electricity.

Laura Blumenthal, Ward Member, spoke on the application. She acknowledged the statement by Mr Hill and that the building would be of a temporary nature. She stated that residents had concerns regarding parking and safety and asked that the hours of operation be confirmed.

In response, the Service Manager, Highways Development Management, stated that there was no parking standard associated with show homes. The parking provision on the site in question, when compared with other similar sites, was adequate. The road was not currently adopted by the Local Authority and was still in the ownership and management of Cala Homes until such time as the development was complete and associated maintenance periods had been achieved.

The Case Officer went on to clarify the size of the development and the number of properties still to be sold by Cala Homes. The application included a condition which limited the length of permission to a year or until the last property was sold, whichever was sooner. There could be no breach, as the application would need to come back to Committee if they wanted to extend. The opening times would be covered by a condition, to be agreed with the Chair and Vice Chair.

Resolved: That Application no 171944 be approved, subject to the conditions set out in Agenda pages 45 to 60; the confirmation regarding the play space as laid out in the Members' Update, and a condition relating to the hours of business, with full wording to be agreed between the Case Officer and the Planning Chair and Vice Chair.

39. APPLICATION NO 170794 - LAND TO THE REAR OF 39 AND 41 LOWTHER ROAD, WOKINGHAM, RG41 1JB

Proposal: Full application for the proposed erection of 2no detached 4xbedroom two storey dwellings and new access driveway.

Applicant: Mr Francis

The Committee received and reviewed a report about this application, set out in Agenda pages 53 to 80.

The Committee were advised that the Members' Update included:

- Revisions to the street scene section plan relating to the front elevation;
- Additional comments on the plans and Officer responses to same, and
- Proposed amendments to Conditions 2, 6 and 9.

Members had visited the site on 8 September 2017.

Martin Battersby, Embrook residents Association, shared a presentation and spoke in opposition to the application, stating that the proposed development went against the Borough Design Guide due to being a backland development, its size and the degree of overlooking, and would cause harm to the amenity of the existing residents.

Frederick Randall, agent, spoke in favour of the scheme, stated that the application had been amended in response to concerns from local residents and in discussion with planning officers. The principle windows faced away from neighbouring properties and the development, as a whole was similar in size to others in the area and provide two efficient and sustainable homes.

Ulla-Karin Clark, Ward Member, spoke against the application, stating that backland developments were not supported by Members. A previous application on the site submitted in 2006 had been refused as overbearing and out of character and the proposal contravened the Borough Design Guide.

In response, the Case Officer stated that there had been two applications in 2006. One had been for three dwellings with smaller gardens. It had contravened standards and had been rejected. The second had been refused due to lack of infrastructure, namely the lack of submission of a section 106. Members discussed the wording of the Design Guide in relation to backland development at some length.

In response to Member questions regarding access to the properties, the Service Manager, Highways Development Management, stated that number 43 had a large driveway and there was no need for them to have to park on the access road.

The Committee voted against the recommendation that the application be approved.

Councillor Rachelle Shepherd-DuBey proposed that the application be refused on the grounds that the proposed backland development would result in an unacceptable degree of overlooking from windows in the new dwellings, which would be harmful to the amenity of existing residential properties adjoining the site. As such, the proposal is contrary to Policy CP3 of the Core Strategy, Policy TB06 of the Managing Development Delivery Document and Sections 4.7 and 4.10 of the Borough Design Guide

The proposal was seconded by Councillor Philip Houldsworth.

Resolved: That Application no 170794 be refused on the grounds listed above.

40. APPLICATION NO 172013 - 2 BUDGES COTTAGES, KEEPHATCH ROAD, WOKINGHAM, RG40 5PY

Proposal: Proposed erection of single storey front extension to dwelling and covered porch.

Applicant: Mr Fred War

The Committee received and reviewed a report about this application, set out in Agenda pages 95 to 100 and Supplementary Agenda pages 3 to 8.

There were no further updates on this item

Andrew Walters, Wokingham Town Council, spoke against the application, emphasising the unique nature of the Budes Cottages and stating that their distinctive nature had not been considered in the application. He referred to the Borough Design Guide in relation to character and the impact of the development on neighbouring properties. He suggested that the Cottages should be seen as a 'created place' and referred to the infringement of the 45° site line, implying that the small windows added to its impact.

Councillor David Lee, Ward Member, spoke against the application, reiterating the unique character of the site. He stated that the neighbouring development had a subservient extension, which did not have the same impact. The proposed extension was not in keeping with the other properties.

In response, the Case Officer stated that the site was not a conservation area and the property had no listing. The building was set back and not distinctive. He explained that the degree of shading had been calculated using the Building Research Establishment guidance, which indicated a maximum of 50% of daylight loss was acceptable. The property was set back, resulting in less visual impact. The established building line was that of the terraced houses to the north.

Councillor Bill Soane proposed that the application be deferred to permit a site visit for the purpose of examining the distinctive nature of the area, the impact of loss of light and the materials to be used.

Councillor John Kaiser seconded the proposal.

Resolved: That Application no 172013 be deferred in order to allow the Committee to undertake a site visit.

41. APPLICATION NO 171187 - 5 HATCHGATE COTTAGES, HATCHGATE LANE, COCKPOLE GREEN, RG10 8 NE

Proposal: Householder application for the proposed erection of a part single/part two storey side, rear and front extension to dwelling plus erection of an open front porch.

Applicant: Mr and Mrs C Copland

The Committee received and reviewed a report about this application, set out in Agenda pages 101 to 108 and Supplementary Agenda pages 9 to 14.

The Committee were advised that the Members' Update included a response to an objection received from the Wokingham Town Council.

Members had visited the site on 8 September 2017.

David Bates, agent, spoke in favour of the application. He outlined the history of the site, stating that a number of the properties had been extended, all within their gardens. The street scene maintained the rural outlook. The development would offer improved accommodation for a local family. The objections that had been raised had been addressed and unsightly buildings removed. The development was in keeping with neighbouring properties and was permissible.

Councillor John Halsall, Ward Member, spoke in favour of the application, referring to the fact that new dwellings in a greenbelt area should be avoided but the extension of existing buildings was acceptable. The 35 % rule referred to in the Officer's report was a guideline. This was the only building of the group that had not been extended. There would be no harm to the greenbelt as the extension was within a garden.

In response, the Case Officer stated that the National Planning Policy Framework was clear in safeguarding the countryside from encroachment. An extension was acceptable if not disproportionate. Any extension over 35% was unacceptable. There had been several other applications made historically that had been refused on that basis. Other properties had been extended more than 35% but that had occurred before the regulations had been introduced.

In response to Member questions, the Service Manager, Regulatory Services and Compliance, stated that policy TB01 of the Managing Development Delivery was adopted policy. The Case Officer went on to state that the property could be extended under the rule on permitted development rights, which would amount to more than 35%, but that the applicant did not want to follow this route.

Resolved: That Application no 171187 be refused on the grounds listed above.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
172013	15/8	Wokingham Town Council	Norreys	Cllr Lee

Applicant: Mr Fred Warren

Location: 2 Budes Cottages, Keephatch Road, Wokingham, RG40 5PY

Proposal: proposed erection of single storey front extension to dwelling and covered porch

Type: Householder

PS Category: 21

Officer: Dariusz Kusyk

FOR CONSIDERATION BY Planning Committee on 11th October 2017
REPORT PREPARED BY Head of Development Management and Regulatory Services

ADDENDUM REPORT

The application was deferred from Committee in September to allow for a site visit. The site visit has been scheduled for a date prior to the October committee date.

A number of matters were discussed at the September committee and these are addressed below.

Distinctive character of the application property

1. The Council's Conservation Officer has considered the scheme and raises no objection to the proposal. The officer's comments are reported below:

I'd normally raise concerns over the loss of symmetry when unaltered semidetached cottages are extended. However, this existing side addition has already marred the balance of this pair and the porch addition isn't likely to result in further material harm in this respect. I note the doors and windows are proposed to be painted timber to match the existing. This is welcome. My only comment on this would be to suggest the casements are traditional 'flush fitting' design rather than the modern design where the opening casement stands proud of the frame when closed.

2. Given the character of the original dwelling, it is considered that the proposed materials are especially important and it is therefore suggested that Condition 2 (matching materials) be amended to require that samples of materials are submitted and approved prior to the commencement of development.
3. A query was also raised regarding the detached garage in the front garden of No. 1 Budes Cottages, which sits well forward of the front building line of Nos. 1 and 2. There is no record of planning permission for the garage; however, it is evident in aerial photography from the 1990's, and a structure is evident in Ordnance Survey mapping going back as far as the 1960's (earlier mapping is not clear enough to see if there is a building in place). Although the current garage appears modern, it may have been repaired and refurbished, and there has been a large structure sat

forward of the building line for at least 50 years.

Permitted Development Rights in front of the application property

4. A query was raised regarding permitted development rights for extensions and structures in front of the building line. There are limited rights for development to the front of dwellings as described below:

Class D of The Town and Country Planning (General Permitted Development) (England) Order 2015 would permit a front porch extension of up to 3 square metres as permitted development.

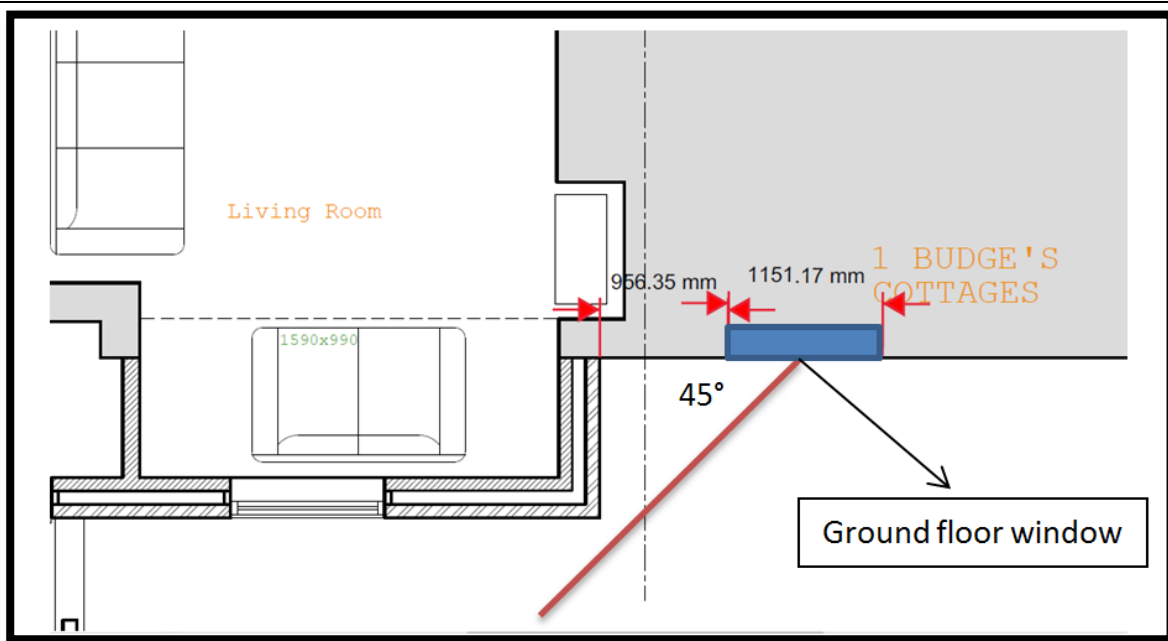
Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015 permits outbuildings, but includes the restriction that the structure cannot be forward of the principal elevation of the dwelling.

Class F of The Town and Country Planning (General Permitted Development) (England) Order 2015 permits hard surfacing, subject to restrictions including the use of porous materials.

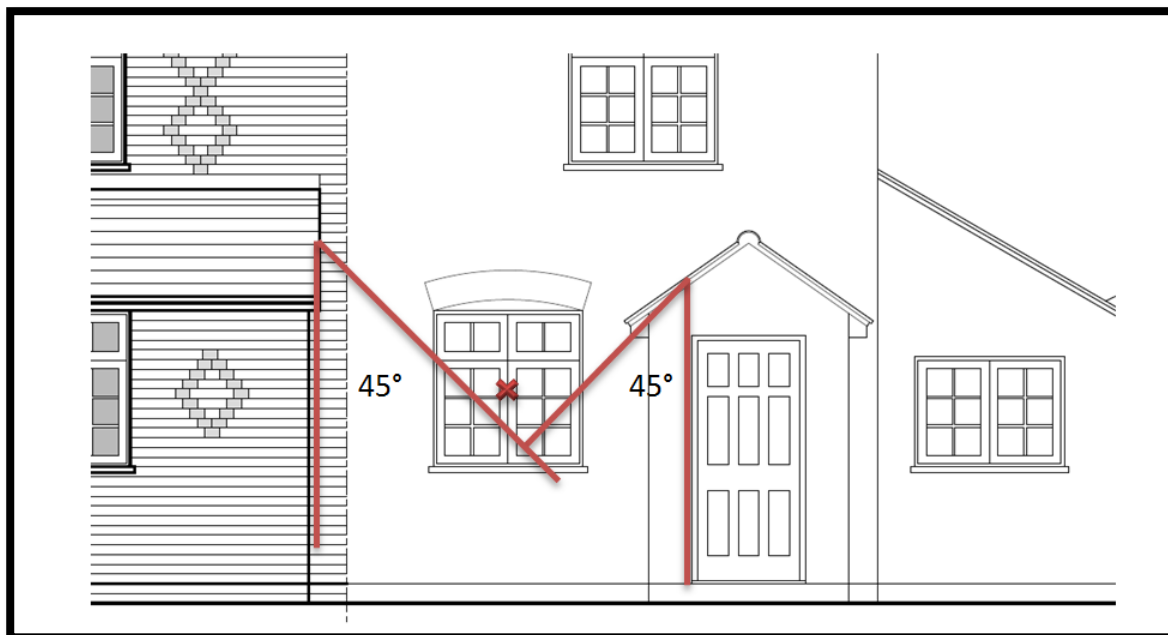
5. As such, an extension of the type proposed requires an application to be submitted to the Council for approval. The garage in front of No 1 would also require an application for planning permission were it proposed today.

Impact on Neighbours

6. The Building Research Establishment (BRE) Report Site Layout for Daylight and Sunlight: A Guide to Good Practice is used to assess the impact upon the current levels of sunlight/daylight enjoyed by adjoining properties where an extension is proposed. Effectively it contains a two stage approach to measure impact. In the first instance, a 45-degree test is used, where a 45 degree line of sight is taken from the centre of the neighbour's window towards the extension. If the line does not cut the extension, then the extension is considered to be acceptable in terms of daylight/sunlight. If the line is cut by the extension, then a second stage is required, involving measuring the vertical sky component. The Borough Design Guide follows the 45-degree test approach to neighbour amenity. .
7. The original report from the September Committee stated that the proposal would "marginally infringe a 45° sightline from the habitable ground floor window". However, this has now been properly measured out on plan (below) and it can be seen that the extension would not cut the 45-degree line of sight. It is not therefore unacceptable in terms of daylight/sunlight impact upon the neighbour using established BRE guidance.



A less commonly used test is to measure a 45-degree line downwards from the centre of the roof of the extension. At the centre of the neighbours window if the line sits below halfway down the window it is not considered to be overbearing, if it sits above then further tests are required. As the elevation below demonstrates, the 45-degree line would sit below midway up the window (marked with an 'X') and is therefore acceptable in daylight/sunlight terms.



It must also be noted that the proposed extension is directly to the north of the neighbouring property, which further limits impact on daylight/sunlight as a result of the extension.

The proposal would not lead to an unacceptable level of overshadowing, either horizontally or vertically, measured against established guidance.

RECOMMENDATION

That the Committee grant planning permission subject to the following conditions:

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 location plan and plans and drawings numbered '02-00', '02-01', '02-02', '01-00', '04-01', '04-02' and 'SKV1' received by the local planning authority on 07/07/2017. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by 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 associated details hereby approved.

3. External materials to be agreed

Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

4. Protection of trees etc.

- a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).
- b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
- c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being

carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and [Managing Development Delivery Local Plan policies CC03 and TB21.

CONTACT DETAILS		
Service	Telephone	Email
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk

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Development Management Ref No 172013	No weeks on day of committee 11/8	Parish Wokingham Town Council	Ward Norreys	Listed by: Cllr Lee
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Applicant: Mr Fred Warren

Location: 2 Budes Cottages, Keephatch Road, Wokingham, RG40 5PY

Proposal: proposed erection of single storey front extension to dwelling and covered porch

Type: Householder

PS Category: 21

Officer: Dariusz Kusyk

FOR CONSIDERATION BY	Planning Committee on 13 th September 2017
REPORT PREPARED BY	Head of Development Management and Regulatory Services

SUMMARY

The application site is an attractive two storey semi-detached dwelling located along Keephatch Road and is located on a corner plot. The application site is within a Major Development Location. It differs in style from the group of houses to the north and west.

The proposal is for the erection of a single storey front extension to form a new entrance porch to the dwelling with a pitched roof. This would measure approximately 1.5m deep, 6.4m wide and with an eaves height of approximately 2.3 metres. There would be a new front door and front window, following the removal of one of the existing windows. In addition, the gabled porch would be relocated and made wider by 0.4m, up to 1.95m.

The report concludes that the proposed extension would not have a detrimental impact on the character of the area or the residential amenity of neighbouring properties.

PLANNING STATUS

- Major Development Location: Wokingham
- Great Crested Newt Consultation Zone
- Thames Basin Heath SPA 5 & 7km Zone
- TPO 189/1980

RECOMMENDATION

That planning permission be granted, subject to the following conditions:

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 location plan and plans and drawings numbered '02-00', '02-01', '02-02', '01-00', '04-01', '04-02' and 'SKV1' received by the local planning authority on 07/07/2017. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by 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 associated details hereby approved.

3. External materials

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a similar appearance to those used in the existing building unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

4. Protection of trees etc.

- a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).
- b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
- c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence. Relevant policy: Core Strategy policy CP3 and [Managing Development Delivery Local Plan policies CC03 and TB21.

PLANNING HISTORY

Application 35005 for a two storey extension. Approved 29/01/1990, subject to conditions.

Application F/2005/3902 for a single storey side extension. Approved 18/03/2005, subject to conditions.

Application F/2014/1102 for a first floor side extension to provide new staircase to first floor and storage area. Approved 10/12/2014, subject to conditions.

SUMMARY INFORMATION

Site Area: 0.03 ha

Existing bedrooms: 3

Proposed bedrooms: No change

Existing parking spaces: Parking area for 2 vehicles and an associated detached garage

Proposed parking spaces: No change

CONSULTATION RESPONSES

Trees and Landscape Officer: Approval recommended, subject to condition (4).

Highways Officer – Approval recommended.

REPRESENTATIONS

Parish/Town Council: No comment received.

Local Members: Cllr David Lee raised following concerns:

- The proposal is not in line with Policy CP3 a, c, d and f;
- The proposed front extension does not follow the built line;
- The proposal does not fit the character of the area;
- Does not comply with the Design Guide 4.2 Character and context.

Local Residents: 3x letters with following concerns raised:

- Overshadowing to No. 1;
- Adverse impact of heavy duty vehicles access on the private road;
- Proposed materials should be the same as original;
- Out of keeping with the character of the area and the appearance of the application dwelling;
- Overdevelopment of no. 2 Budges Cottages.

APPLICANTS POINTS

The proposed single storey front extension is considered to be sympathetic and in keeping in its design with the character of the surrounding area and appearance of the host dwelling. Given a single storey scale and insignificant projection beyond the front elevation of the proposal would be considered cohesive, well-balanced which would not cause any unacceptable overbearing or overshadowing impact. The existing TPO in the

front garden, biodiversity, highways and parking arrangements would not be detrimentally affected by the proposed development.

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1 CP3	Sustainable Development General Principles for Development
Managing Development Delivery Local Plan	CC01 CC02 CC04 CC07	Presumption in Favour of Sustainable Development Development Limits Sustainable Design and Construction Parking
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide SPD

PLANNING ISSUES

Principle of Development

1. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the Local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
2. The site is located within the Major Development Location of Wokingham, and as such development is acceptable providing that it complies with the principles stated in the Local Development Plan. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.
3. The application is before the committee due to request of Councillor Lee.

Description of Development

4. The proposal consists of a single storey front extension which projects 1.5 metres from the front wall of the host dwelling and it would be 6.4 metres wide, with a new front door and a window to match the existing windows. The total height of the extension would be 3.2 metres and the eaves height would be approximately 2.3 metres, with the roof being pitched.

Impact on the Character of the Area and the Host Dwelling

5. The application site is in an area on the outskirts of Wokingham, which consists of dwellings and other buildings of a mixed style and form. The host dwelling is located on a corner plot and does not match any of the design patterns, when compared to the existing buildings in the surrounding area. The application site has been extended with a part single part two storey side extensions over the years. The development would be visible from Keephatch Road, however it is considered that it would have an acceptable impact on the street scene. According with the Borough Design Guide advice front extensions would be “*generally only acceptable where the building is set well back from the street frontage in a large plot or where the building is set further back from the street than the prevailing building line*” and that “*front extensions should generally be no more than single storey in height and should not project significantly forward of the building line*”. The proposal is modest in its scale and conforms to the advice contained in the Borough Design Guide in that the building is set well back from the street frontage and the extension would not project more than 2 metres from the front of the building. There are several examples of front porches covered with pitched roof in the surrounding area in various scales. Given the non-uniform appearance of the main dwelling, retention of the gable roof above the entrance and a minor character and scale of the proposed front extension, the proposal does not have an unacceptable detrimental impact on the character of the area or the appearance of the streetscene. Although full width front extensions would generally be discouraged, by virtue of a set back positioning from the neighbour to the north and the adjoining neighbour’s front garage, which projects well beyond this proposal and the site is well back from the street and screened, there would be no detrimental impact upon the streetscene and local character.
6. The application property is one of a pair of semi-detached dwellings, which has been enlarged with a part single part two storey side extension, previously constructed in materials in keeping with the host dwelling. The proposed single storey front extension would also retain the appearance of the existing dwelling through use of matching materials and would be considered as cohesive and in keeping with the appearance of the host dwelling.
7. It is considered that the proposal, in terms of its design and appearance would not significantly impact upon the character or appearance of the host property or the local area and is therefore in accordance with Core Strategy Policy CP3 and the Borough Design Guide.

Impact on Neighbours

8. Loss of Light
The proposal would marginally infringe a 45° sightline from the habitable ground floor window, however, given its single storey scale and insignificant projection beyond the front elevation and position of the application dwelling to the north of the neighbour, it does not lead to an unacceptable level of overshadowing, either horizontally or vertically.
9. Overbearing
The proposed extension would come close to the boundary with number 1 Budges Cottages, it would comprise a pitched roof and 2.3 metre high eaves being approximately 0.8 metres from the ground floor front elevation habitable window of

the adjacent property. It would be in accordance with the BDG which emphasizes that “*the eaves height of single storey extensions should not exceed 3m within 2m of a side boundary*”. The proposed single storey front extension would project 1.46m beyond the existing frontage of the pair of semi-detached dwellings nos. 1&2. Given that the proposal would be in compliance with the Borough Design Guide it is acceptable.

The proposed development would be sited approximately 10.0m from the houses to the north and about 27.0 from the dwelling to the west. As such it will not have any adverse impact on the dwellings to the north and west.

10. Overlooking

The proposed extension would not have any windows in the side elevation and would be single storey, therefore it would not facilitate overbearing.

Highways & Parking

11. The proposal would not increase the amount of habitable space available at the dwelling and would not increase parking demand. The Highways Officer has recommended approval.

Biodiversity

12. The proposal would comprise a single storey extension, with no amendment to the existing main roofslope, therefore no unacceptable impact in terms of biodiversity would occur.

Trees and Landscape

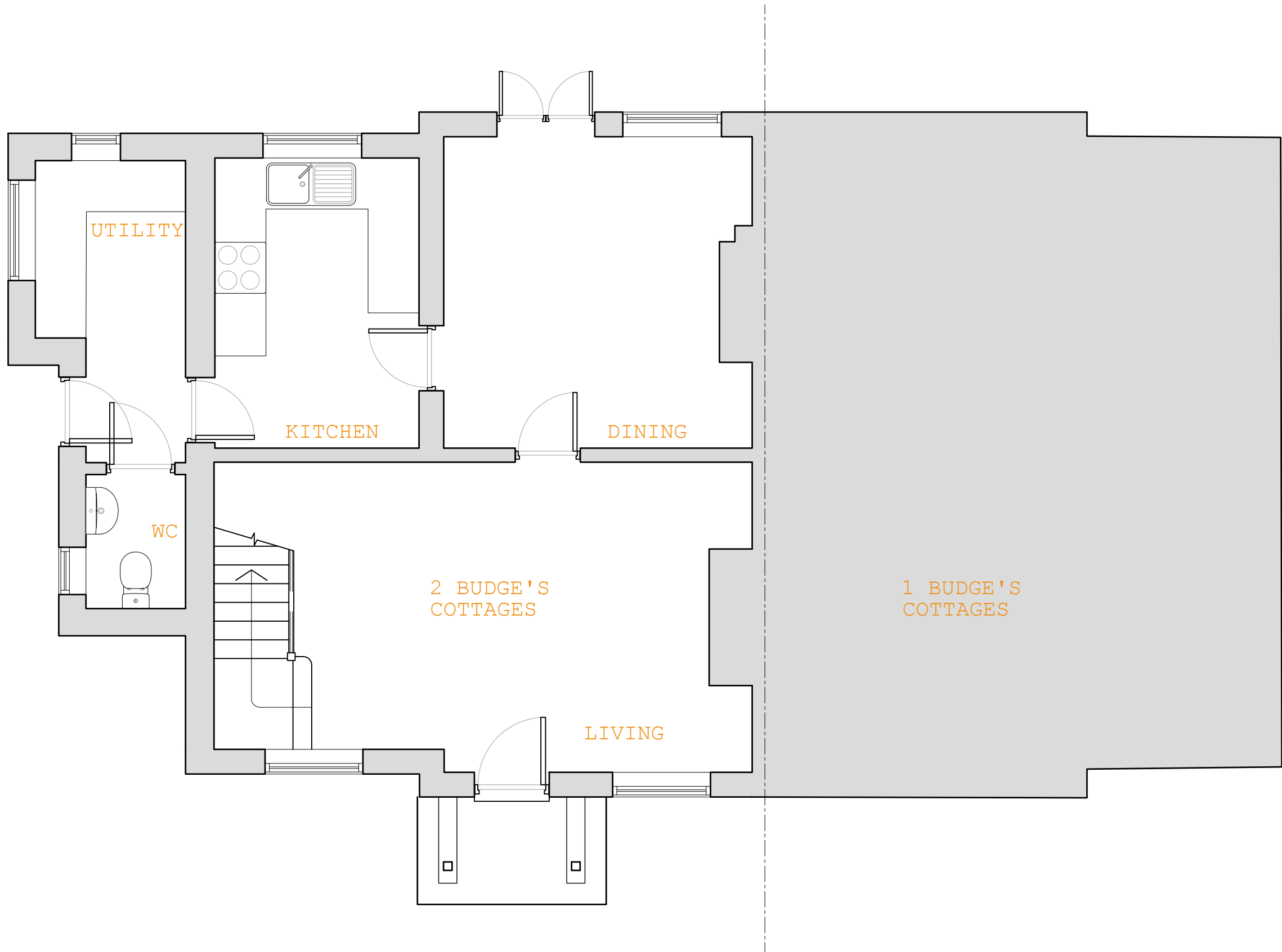
13. The Council's Trees and Landscape Officer has no objections to the proposals; however it is noted that there is 1 No. TPO Oak tree at the front / side of the application site next to the private drive. Both the rooting area and the canopy of this tree may be affected by the construction of the proposals and therefore mitigation is required.
14. Accordingly condition 4 required an 'Arboricultural Method Statement' (AMS).

CONCLUSION

15. The proposed single storey front extension would not have a harmful impact on the character of the area or the residential amenities of neighbouring properties. Although the risk of impact on the protected tree in the front garden is low, an AMS has been recommended. The development is in accordance with Wokingham Borough Council's Core Strategy Policies CP3 and CP7, MDD Local Plan Policies CC03 and CC07 and the advice contained within the Borough Design Guide. Therefore, the application is recommended for approval.

CONTACT DETAILS

Service	Telephone	Email
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk



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project
2 Budge's Cottages
Keepatch Rd, Wokingham
Raven, Bolton
Fred Warren
drawing title
Existing Ground Floor Plan

project	drawing number	revision
341	01-00	-
date June 2017	author AJR	checked EGM
scale 1:50	size A3	revision planning

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EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



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project
2 Budes Cottages
Wokingham, RG40 5PY

client
Fred Warren

drawing title
**Site Location Plan
As Existing**

project	drawing number	revision
341-	02-00	-
date	status	
Jun 2017	planning	
scale	size	author
1:1250	A4	NDE
		AR

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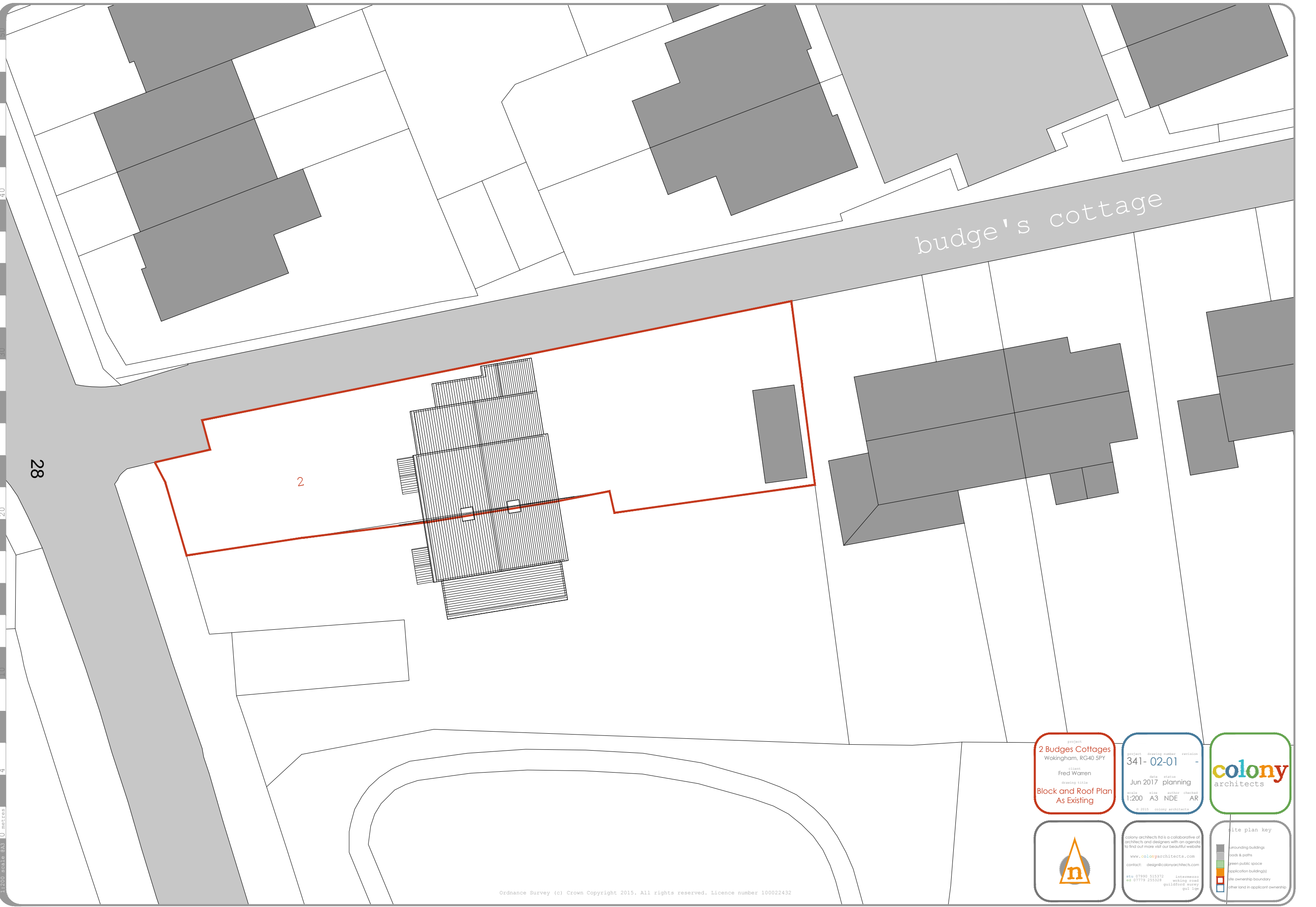
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stu 07990 515372 intermezzo
ed 07779 255328 woking road
guildford surrey
gu1 1qe

site plan key

- surrounding buildings
- roads & paths
- green public space
- application building(s)
- site ownership boundary
- other land in applicant ownership



28

budge's cottage

2

project
2 Budes Cottages
Wokingham, RG40 5PY

client
Fred Warren

drawing title
**Block and Roof Plan
As Existing**

project	drawing number	revision
341-	02-01	-
date	status	
Jun 2017	planning	
scale	size	author
1:200	A3	NDE
checked	AR	

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	guildford surey
	gui lge



project
2 Budes Cottages
Wokingham, RG40 5PY

client
Fred Warren

drawing title
**Block and Roof Plan
Proposed**

project	drawing number	revision
341-	02-02	-

date	status
Jun 2017	planning

scale	size	author	checked
1:200	A3	NDE	AR

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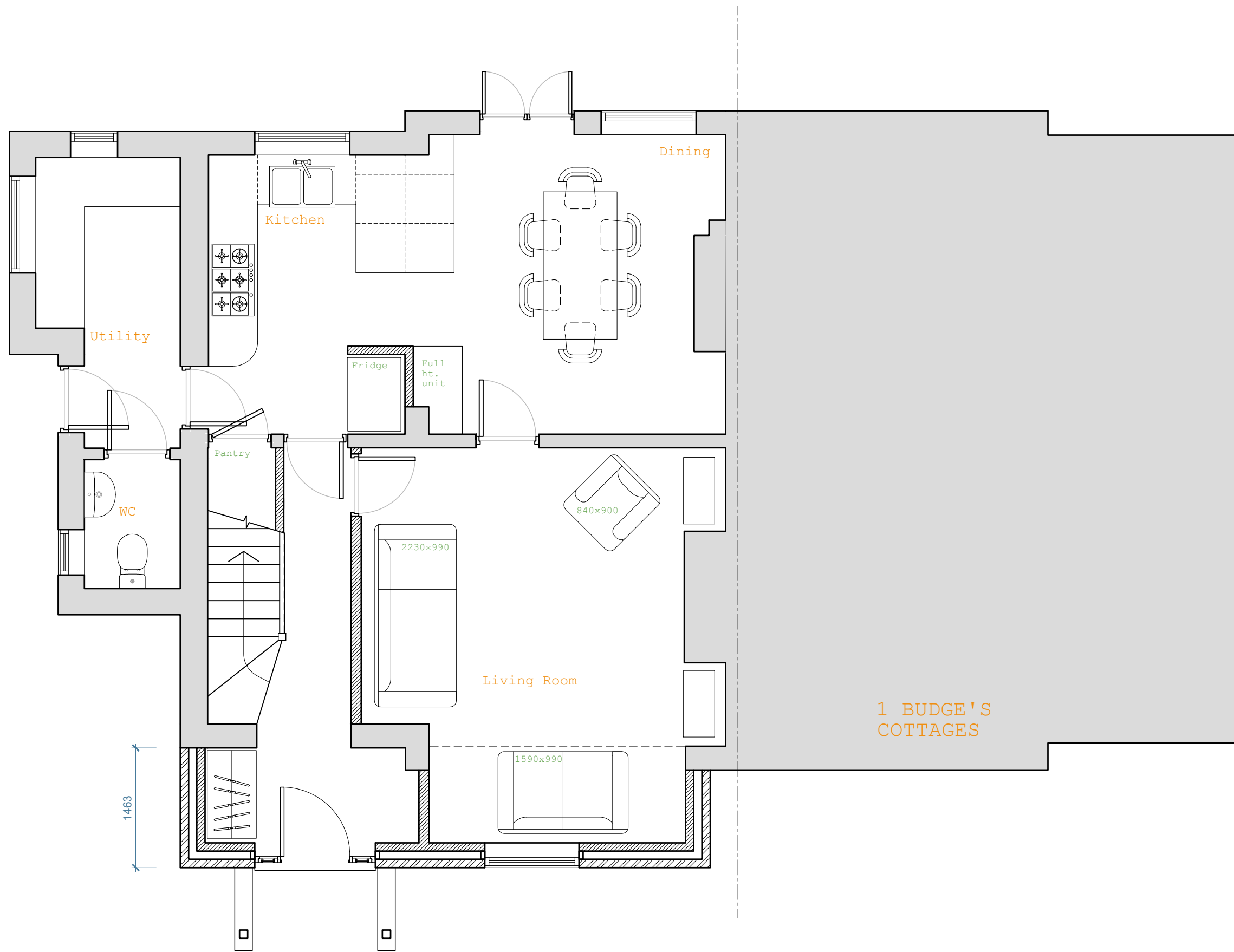
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project
2 Budes Cottages
Keepatch Rd, Wokingham

drawn by
Raven Bolton
Fred Warren

drawing title
Proposed Ground Floor Plan

project	drawing number	revision
341	01-00	-
date	status	
June 2017	planning	
scale	size	author
1:50	A3	AJR
		EGM
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PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



Agenda Item 47.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
171420	18	Winnersh	Winnersh	Scheme of delegation

Applicant Whitbread PLC

Location 613 Reading Road, Winnersh RG41 5UA. **Postcode** RG41 5UA

Proposal Full planning application for the demolition of existing building and erection of 102-bed Premier Inn hotel, with internal bar/restaurant area and Costa drive-thru, with associated parking and landscaping.

Type Major
PS Category 6
Officer Mark Croucher

FOR CONSIDERATION BY Planning Committee on 11th October 2017
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

The application site is in a Major Development Location in the defined settlement boundary of Winnersh. The principle of the demolition of the existing building and the erection of the hotel, restaurant and coffee shop drive-thru is considered to be acceptable. The scale and massing of the development is contextually appropriate for the area, as is the proposed modern vernacular. The site will maintain large areas of soft landscaping surrounding the building and this will break up the mass and scale of the building and the large parking area.

The development will have an acceptable impact on the amenity of the occupiers of the neighbouring dwellings. Sufficient parking will be accommodated into the scheme and no detrimental highway safety implications will arise. The application demonstrates that the proposal can be accommodate safely on the site and will not exacerbate existing flood pressures. The proposal will also have an acceptable impact on local ecology.

The proposed development is considered to be acceptable in all aspects and compliant with the relevant national and development plan policies. The application is accordingly recommended for approval subject to conditions.

PLANNING STATUS

- Major Development Location
- Flood Zone 3 & 2
- Green Route Enhancement Area.
- TPO Trees.

RECOMMENDATION

APPROVAL, subject to the following conditions:

Time Limit

1. 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).

Approved plans

2. This permission is in respect of the submitted application plans and drawings numbered ref: 1670 0K1; 02; 03B; 05 and 99B. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by 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 associated details hereby approved.

Material Samples/details

3. Prior to the erection of the new building hereby permitted, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3.

4. Prior to the erection of the new building hereby permitted, details of the window recess shall be submitted to and approved in writing by the local planning authority. The details thereby agreed shall be implemented in full unless otherwise agreed by the Local Planning Authority.

Reason: to ensure the building has a satisfactory appearance.

Trees & Landscaping

5. a) The development hereby approved shall be carried out wholly in accordance with the Arboricultural Impact Assessment from Ascerta revision F. unless otherwise agreed in writing by the Local Planning Authority.

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

(d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other

works commence

Relevant policy: Core Strategy policy CP3 and [Managing Development Delivery Local Plan policies CC03 and TB21

6. Except for demolition, remediation or piling, the development hereby approved shall not commence until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, which shall specify species, planting sizes, boundary treatment, tree pits spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. Details of boundary treatment and hard landscaping shall also be included. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

7. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

Highway safety and parking

8. No part of any building(s) hereby permitted shall be occupied or used until vehicle parking and turning spaces has been provided in accordance with details to be submitted to and approved in writing by the local planning authority. The vehicle parking and turning space so-approved shall be retained in accordance with the approved details and the parking space remain available for the parking of vehicles at all times and the turning space shall not be used for any purpose other than vehicle turning.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

9. No building shall be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing(s)/details. The cycle parking/storage shall be permanently so-retained for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant

policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

10. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors,
- ii) loading and unloading of plant and materials,
- iii) storage of plant and materials used in constructing the development,
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v) wheel washing facilities,
- vi) measures to control the emission of dust and dirt during construction,
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

*Reason: In the interests of highway safety & convenience and neighbour amenities.
Relevant policy: Core Strategy policies CP3 & CP6.*

11. Prior to the commencement of the development a Travel Plan shall be submitted to and approved in writing by the local planning authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car and provide for periodic review. The travel plan shall be fully implemented, maintained and reviewed as so-approved.

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policy CP6.

Drainage / Flooding

12. Prior to the commencement of the development hereby approved, a flood response plan shall be submitted to and approved in writing by the Local Planning Authority. The details thereby agreed shall be implemented in perpetuity unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure the development is flood resilient and remains safe during flooding events.

13. No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in Annex F of PPS25 (or any subsequent government guidance), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

- ii) include a timetable for its implementation; and
- iii) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

14. The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment, reference 13598, prepared by Simpson Consulting Engineers and dated 25 April 2017, Revision C. and the following measures detailed within the FRA:

- i) There shall be no raising of grounds levels above existing, other than for the proposed buildings shown in figure 1670/01J, Proposed Site Layout.
- ii) The finished floor level of all buildings shall be no lower than 39.62m AOD as stated in section 8.3 of the FRA.

Reason: To ensure the development is built in accordance with the measure in the Flood Risk Assessment.

Environmental Health

15. All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 5dB[A] below the existing background noise level [or 10dB[A] if there is a particular tonal quality] when measured at a point one metre external to the nearest residential or noise sensitive property.

Reason: To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties. Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

16. No development shall take place until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk when the site is developed. Development shall not commence until the measures approved in the scheme have been implemented.

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

17. Prior to the operation of the hotel; restaurant and coffee shop drive-thru, the mechanical ventilation of each shall be installed in accordance with the recommendations in the Ventilation & Extract Statement Issue 1.3 unless otherwise

agreed in writing by the Local Planning Authority.

Reason: To ensure the amenity of the neighbouring occupiers is protected by reason of smells and odours.

18. No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 8:00a.m and 6:00p.m. Monday to Friday and 8:00 a.m. to 1.00p.m. Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: In the interests of the amenities of neighbouring occupiers.

19. No customer shall be permitted to be on the premises of the A3 use (coffee shop drive-thru) hereby permitted outside the following times:

[05:30 – 22:00] Mondays – Saturday,

[08:00 – 20:00] Sundays and public holidays.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policies CC06.

20. No external customer (other than guests of the hotel) shall be permitted to be on the premises of the A3 restaurant use hereby permitted outside the following times:

[05:30 – midnight] Mondays – Saturdays,

[08:00 – 23.00] Sundays and public holidays.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policies CC06.

21. No deliveries shall be taken in or dispatched from the site outside the following times:

[06:00 – 22:30] Monday - Saturdays

[08:00 – 20:00] Sundays, Bank or Public Holidays

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policies CC06 and TB20.

Ecology

22. No development hereby permitted shall commence until details of biodiversity enhancements, to include bird and bat boxes, tiles or bricks on and around the new buildings and native and wildlife friendly landscape planting has been submitted and approved in writing by the council.

Reason: To incorporate biodiversity in and around developments in accordance with Paragraphs 109 and 118 of the NPPF.

Permitted development rights

23. The windows in the east elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

Reason: to avoid overlooking into neighbouring dwellings and a loss of privacy.

Employment Skills Plan

24. Prior to the commencement of development an employment skills plan shall be submitted to and approved in writing by the Local Planning Authority. The Employment Skills Plan shall be implemented in full in accordance with the approved timetable unless otherwise agreed in writing by the Local Planning Authority.

Reason: to secure and employment skills plan in accordance with policy TB12.

Sustainable design and construction

25. The development hereby approved shall be built in accordance with the recommendations in Energy and Sustainability Statement – Issue 3 that sets out how the building will result in a 10% reduction in carbon emissions. The development shall also achieve the necessary mandatory Building Research Establishment Assessment Method (BREEAM) requirements or any future national equivalent, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the development results in a 10% reduction in carbon emissions in accordance with policy CC05

Refuse collection

26. No building shall be occupied until details of bin storage area/ facilities have been submitted to and approved in writing by the local planning authority. The bin storage area and facilities shall be permanently so-retained and used for no purpose other than the temporary storage of refuse and recyclable materials.

Waste management plan (including litter bins)

Reason: In the interests of visual and neighbouring amenities and functional development. Relevant policy: Core Strategy CP3 and Managing Development Delivery Local Plan policy CC04.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of: addressing concerns relating to highway safety and residential amenities. The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.
2. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.
3. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.
4. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as

required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway. Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place at least three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.

5. The applicant is advised to consider the rubbish and recycling information on the Council's website: <http://www.wokingham.gov.uk/rubbish-andrecycling/collections/information-for-developers/>.
6. Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant or the Council's ecologist contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.
7. This application does not give permission for any signage to be erected on the site. The applicant is advised to apply for advertisement consent for signage on the site and/or the building.
8. The applicant's attention is drawn to the presence of a c.2m wide service strip running adjacent to the surfaced roadway. The service strip forms part of the adopted public highway. It is an offence for any works to be undertaken within this service strip without express permission in writing from the highway authority. The Head of Technical Services at the Council Offices, Shute End, Wokingham (0118 9746000) must be contacted for the approval of any such works.
9. The requisite Travel plan would need to comply with the latest national and local guidance:
 - 1) NPPF Section 4 (Sustainable Transport)
 - 2) The Essential Guide to Travel Planning (DfT, March 2008)
 - 3) Delivering Travel Plans Through the Planning Process (DfT, April 2009)
 - 4) A Guide on Travel Plans for Developers (DfT)
 - 5) Making Residential Travel Plans Work (DfT, June 2007) All accessible at: <http://www.dft.gov.uk/pgr/sustainable/travelplans/>
<https://www.gov.uk/government/policies/improving-local-transport>

PLANNING HISTORY

None relevant.

SUMMARY INFORMATION

Site Area	1.97 hectares
Previous land use(s) and floorspace(s)	B1(c) Office
Existing floor space	3,501 sqm
Proposed land use	Mix of C1 (Hotel) A3 (restaurant & Café)
Proposed floor space	4,201.7 sqm
Existing parking spaces	Cars:160: Cycle 0
Proposed parking spaces	Cars 190: Cycle 18

CONSULTATION RESPONSES

Highways	No objection subject to conditions 8 -11.
Planning Policy	No objection
Environmental Health	Recommend approval with conditions 16 -22.
Ecology	No objection subject to condition 23.
Landscape and Trees	No objection subject to conditions 5 -7.
Employment Skills Plan	An employment skills plan will be required as per condition 25
Flooding and Drainage	No objection subject to conditions 12-14.
Environment Agency	No objection subject to condition 14.
Network Rail	<p>The developer/applicant must ensure that their proposal, both during construction and after completion of works on site, does not:</p> <ul style="list-style-type: none"> - encroach onto Network Rail land - affect the safety, operation or integrity of the company's railway and its infrastructure - undermine its support zone - damage the company's infrastructure - place additional load on cuttings - adversely affect any railway land or structure - over-sail or encroach upon the air-space of any Network Rail land - cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future
Winnersh Parish Council	No objection.

REPRESENTATIONS

2 letters received objecting to the development points raised (in summary):

- Smells and odour from the hotel (paragraphs 36)
- Litter and contamination (paragraphs 39 and condition 27)
- Additional noise created through the development will disrupt neighbouring residents. (paragraphs 16-19 and 36 -40)
- There are already two large hotels nearby and this development is not necessary. (paragraph 6)
- The proposal will degrade the air quality. (paragraph 38)
- The development will exacerbate flooding. (paragraphs 29 - 35)

1 letter received supporting the development but no comments made.

APPLICANTS POINTS

- The proposal will result in sustainable development.
- The site is within a Major Development Location, and being situated in the immediate vicinity of bus stops and Winnersh Triangle Railway Station.
- The development will result in economic benefits to the area.
- A Premier Inn hotel is a mid-market offering, which is not currently provided by the Travelodge or the Holiday Inn.
- The redevelopment of a brownfield site and inclusion of landscape and ecology enhancements, ensures that the proposals maximise the potential for environmental gain.
- The site has been actively marketed for several years and the accompanying Employment Market Report confirms that the 'loss' of the existing Use Class B floorspace will not be detrimental to the wider provision of such floorspace in the Wokingham / Reading area.
- There are no other more suitable sites for the proposal and it is sequentially preferable when considering flood risk.
- The accompanying Transport Statement confirms that the application proposals would not give rise to significant highways impacts or be detrimental to safety.
- The scale, bulk, massing and design of the building is appropriate for the site.
- There will be no harmful impact on the amenity of neighbouring residents.

PLANNING POLICY

NPPF	Chapter 1: Building a Strong Competitive Economy Chapter 2: Ensuring the Viability of Town Centres Chapter 4: Promoting sustainable transport Chapter 7: Requiring good design Chapter 10: Meeting the challenge of climate change, flooding and coastal change Chapter 11: Conserving and enhancing the natural environment
Core Strategy	CP1 Sustainable Development CP2 Inclusive communities CP3 General Principles for Development CP6 Managing travel demand CP7 Biodiversity CP9 Scale and location of development proposals CP14 Growth and Renaissance of Wokingham Town Centre CP15 Employment Development
MDD Local Plan	CC01 Presumption in Favour of Sustainable Development CC02 Development Limits CC03 Green Infrastructure, Trees and Landscaping CC05 Renewable energy and decentralised energy networks CC06 Noise CC07 Parking CC09 Development and Flood Risk (from all sources) CC10 Sustainable Drainage

TB11 Core Employment Areas
 TB12 Employment Skills Plan
 TB15 Major Town, and Small Town/ District Centre development
 TB16 Development for Town Centre Uses
 TB21 Landscape Character
 TB23: Biodiversity and Development

PLANNING ISSUES

Principle of development

1. The application seeks the erection of a 102 bed hotel with 190 cover branded restaurant and coffee shop drive-thru following the demolition of the existing B1 building. The existing building comprises two floors with the ground floor having been used mainly for scientific research purposes and therefore comprising a mixture of laboratory, small office and light industrial uses. It is understood that the first floor has been used for office purposes and also includes a small canteen area. The proposal therefore constitutes a change of use from B1 to a mix of C1 & A3 uses.
2. The application site is located within the Major Development location of Winnersh as defined by MDD Policy CC02. As per policy CP9 of the Core Strategy, development in this location is acceptable subject to it being of an appropriate scale and providing it accords with other more specific policies within the development plan.
3. The proposed hotel, restaurant and drive-thru coffee shop are classified as '*town centre*' uses as per paragraph 3.72 of the MDD local plan and the glossary definition at Annex 2 of the NPPF. The site is located outside of any designated town/district centre and therefore policy TB16 applies which requires a Sequential Test for all proposals for '*town centre*' uses outside of the borough's designated town/district centres and a Retail Impact Test for proposed retail and leisure uses above 500 sqm outside of these centres. This is to ensure that the vitality and viability of the Borough's town/district centres is not compromised by new town centre uses outside of these areas.
4. The applicant has submitted a Sequential Test with the application that considers alternative sites and assesses their availability, suitability and viability. A total of 5 sites were identified and assessed: 2 of which are located in Woodley parish, 2 in Wokingham parish and 1 in Earley Parish. The Planning Statement also includes a flooding Sequential Test (considered further in the drainage and flooding section of this report) which identifies and discounts a number of nearby sites within Winnersh on flooding terms, while also briefly commenting on availability and suitability for the proposed use.
5. On the basis of these assessments the applicant concludes that there are no available sequentially preferable locations for the development. The number of alternative sites is considered a reasonable sample in order to demonstrate a lack of alternative sites which are better related to an existing centre. It is therefore considered that the Sequential Test sufficiently evidences that there are no better alternative sites available.
6. Notwithstanding the sequential consideration above, the applicant's position is that

the proposal seeks to serve the particular choice of staff and visitors to the Winnersh Triangle business park. The NPPG recognises that certain main town centre uses will have particular market and locational requirements meaning they can only be situated in certain locations. In this regard the submission states that the applicant (Whitbread) consider there to be two distinct and legitimate markets to be served by new hotels. One of these is Wokingham town centre where the applicant is already committed to delivering a hotel as part of the town centre regeneration programme (as per mixed use allocation SAL08 and planning permission 153125); the other being this business park location. It is therefore the applicant's case that it is delivering facilities within a town centre already and that there is a market need for these 'town centre' uses in an out of town location. On balance, the fact that both options are being commercially pursued seemingly indicates that there is a market need for both hotels.

7. The site is located within development limits in a Major Development Location in Winnersh and is not located within a designated Core Employment Area. The development would result in the loss of 3,501m² of Class B1 floor space.
8. Core Strategy Policy CP15 (Employment Development) states '*any proposed change of use from B1, B2 and B8 should not lead to an overall net loss of floor-space in B Use within the Borough*'. The Central Functional Economic Market Area (FEMA) Economic Development Needs Assessment Report (October 2016) sets out a requirement for net additional B1a/B1b floorspace in the period 2013-2036. While this study is only indicative at this stage of what the emerging Local Plan Update's employment policy requirement might be, it demonstrates that there is likely to be a continuing need to protect employment floorspace within the borough. The application is accompanied by an 'Employment Market Report' (dated March 2017) and an 'Agency Marketing Report' (reference EM / TALS, dated 31st March 2017), both of which are prepared by Haslams. These reports state that the building has been vacant since 2012 and it is understood that prior to this the building was occupied by a research and development company from 1996 until 2012.
9. The report states that the site comprises grade B / C space which is described as being unfit for purpose and requiring significant refurbishment to make it suitable for occupiers in the current market. The reports describe the building's layout as being prohibitive to sub-division and therefore this makes sub-letting to multiple occupiers difficult. It also states that refurbishment is not considered to be a viable option. The property was marketed on a leasehold basis for approximately 4 years from 2012 – 2016 by Hanover Green for 'Office & Lab space' to which no interest was received. In 2016 it was then marketed on a freehold basis as a potential re-development opportunity which led to Whitbread's acquisition of the site.
10. It is considered that, on balance, the evidence of marketing provided is acceptable and proportionate and demonstrates that sufficient efforts have been made to attract occupiers to the site for its current lawful use. The Planning Policy Team has considered the application in detail and has raised no objection to the principle of redeveloping the site set out in the application submission.
11. The principle of development is acceptable subject to the other material considerations set out in this report.

Design and impact on character and appearance of the area

12. The proposed building is a four storey linear structure which fronts towards Reading Road, overlooking new landscaping and car parking areas. It will measure approximately 16 metres in height and will be approximately 3.90 metres higher than the existing office building. The massing of the building is broken up by a varied roof form, accommodating flanking stair towers and a main entrance. The proposed material palette will also aid in breaking up the long north and south elevations by varying materials, recessed glazing and brise soleil. The scale of the building is in keeping with the context of three storey employment buildings to the north in Winnersh Triangle and the Showcase Cinema to the west. Two storey houses lie to the east, but are buffered and screened by a maturing tree line on this boundary edge. The visibility of the building will be broken up by existing and proposed planting and it is considered that the scale of development is appropriate for the site.
13. The ground floor elements of the building will comprise of the restaurant and reception associated with the hotel and coffee shop drive-thru. The building will have a flat roof and linear form spanning laterally across the site. The ground floor elements serving the coffee shop drive-thru and restaurant will have a different material palette to the hotel to highlight the different uses and this will comprises of brick and timber and red cladding. The hotel will have a more muted colour pallet which includes white render and various types of grey cladding. Condition 4 is also recommended to ensure an appropriate window recess is incorporated into the building so that the structure has visual texture. Overall it is considered that the modern vernacular of the building appropriately addresses the scale and massing of the structure and relates satisfactorily to the character and appearance of the locality.
14. The landscaping on the site is an integral part of the development and this is considered in further detail in the Trees and Landscaping section of this report.
15. On balance it is considered that the design of the proposed development is acceptable and it will have a satisfactory impact on the character and appearance of the area.

Impact on Neighbours

16. The existing building is located approximately 55 metres away from nearest residential dwelling (611 Reading Road) to the east. The proposed building will be located further to the north east and consequentially it will be located further away from 611 Reading Road (63m) but closer to the dwellings in Riverdene Drive by approximately 25 metres. The submitted plans depict the proposed building being approximately 27 metres from the rear gardens of the properties in Riverdene Drive and 44 metres to the rear elevations.
17. The proposed building will not encroach into a 25° unobstructed zone of daylight to any of the neighbouring properties rear windows. There is an existing buffer of planting and trees and long the common boundary. The landscape proposal includes an increased landscape buffer along this boundary which is approximately 22 metres deep. The proposal has a much shallower footprint than the existing building, which has a square footprint, and the scale and bulk of the proposed building will therefore appear less than the existing structure when viewed from east.

18. The side windows in the eastern elevation serve an emergency stairwell and condition 24 is recommended to ensure they are obscurely glazed in perpetuity. It is considered that the proposal will not result in any overlooking that would detrimentally impact the neighbouring residents.
19. Taking all the above into consideration, it is considered that the proposal will not have a detrimental impact on the amenity of neighbouring residents. Noise and disturbance concerns are considered in the Environmental Health section of this report.

Highways and Parking

20. The vehicular access will remain in the same position as existing. A Transport Statement, Travel Plan and Delivery & Service Plan have been submitted with the application. Trip rates have been mapped for both the existing and proposed uses. The proposed uses of the site will result in a greater number of vehicle movements during the AM and PM peak hours: Approximately 63 more movements during the morning peak and 44 during the afternoon peak.
21. In order to fully understand the potential impact the additional trips would have on the operation of the site access, a traffic modelling exercise has been undertaken using software for a priority junction. It is estimated that 70% of vehicles would travel to / from the west (i.e. towards the Loddon Bridge Roundabout to access the A329(M), Reading town centre or travelling south on the B3270) and 30% of vehicles would travel to / from the east on the A329 (i.e. to Winnersh town centre or towards Wokingham). The proposals would lead to a marginal increase in delay for vehicles entering / departing the site, however, queues would remain short (the calculation in the Transport Statement Addendum equates to less than 1 vehicle) and there would be no impact on the through-flow of traffic on Reading Road. There would be no material change in the junction's operation, with the existing level of service maintained. It is also worth noting that the Transport Statement included a review of local collision data, confirming there are no pre-existing highway deficiencies and no accident history at the site access (although the access has been stopped up for several years).
22. An additional pedestrian access will be provided to the west of the site and this will improve permeability and encourage walking to facilities and services to the west and north.
23. The proposed development will include a total of 188 car parking spaces (166 spaces for the hotel and integrated/restaurant and 22 spaces for coffee shop unit). There would be 10 disabled bays: 8 by the hotel access and 2 by the coffee shop drive-thru. 17 cycle parking spaces will be provided in the form of 9 Sheffield style cycle stands capable of accommodating 18 cycles. The level of parking has been considered for the site as a whole as many trips would be linked. The Highway Engineer considers that a satisfactory level of parking on the site will be provided.
24. A Swept Path analysis has been submitted depicting satisfactory manoeuvrability on the site. A Delivery and Servicing Plan & Travel Plan has been submitted and is acceptable. The recommendations contained therein are secured by condition 11.

25. It is considered that the proposed development will have an acceptable impact on highway safety and satisfactory parking will be provided. The Highway Engineers raises no objections subject to recommended conditions 8 -12.

Trees and Landscaping

26. The application site includes large areas of undeveloped greenery which includes mature trees, hedgerows and scrub planting. The vegetation to the site boundary is part of the character of the area and the landscape proposal has been devised to maintain the natural appearance of the vegetation. The trees around the periphery (including 3 protected trees) will be maintained and areas of wildflower planting will be incorporated. On this point the Tree and Landscape Officer has advised:

'Trees located adjacent to site boundaries, particularly to the east and north, generally make a welcome contribution to the screening of views to and from the adjacent houses and railway line. To the south and west however, it will be commercially advantageous to increase visibility to the site, therefore it is proposed that a heavy thinning and block removal exercise be implemented, for which an element of site direction will be required of the project arboriculturist. The removal of low quality / poor condition trees and blocks of scrub, with an element of pruning back overgrown hedgerow scrub and identification of selected trees of better quality for retention, will ensure that visibility of the site can be achieved whilst minimising any potentially negative effects of vegetation removal. Compensation for the loss of vegetation, as well as biodiversity enhancements can be achieved by way of the landscape proposal for the site.'

27. The ornamental planting associated with the existing building will be removed. This area of planting is to the western side of the building, to the southern part of front terrace and over the level change, to the car parks to the east of the site. Replacement ornamental planting around the proposed building and car park will be incorporated. It is considered that this in association with the landscaping scheme for the overall site will result in a proposal that maintains the verdant appearance of the site. The hard surfaced car parking areas will not be prominent features from outside of the site and the landscaping will partially screen this feature.
28. The overall landscaping scheme will break up the scale and massing of the proposed building whilst allowing it to be a visible feature within the public realm. The Tree and Landscape Officer has recommended the application for approval subject to the recommended conditions 5 – 7.

Drainage and Flooding

29. The western and southern part of the site is within Flood Zone 3a (high probability of flooding) whilst the remainder of the site is in Flood Zone 2 (medium probability of flooding). The proposed development will result in a 'more vulnerable' use. Only the landscaping areas are located within Flood Zone 3a. The development would reduce the ground level footprint of buildings compared to the existing situation. The measured footprint of the existing building is 2397m², while the measured footprint of the proposed building would be 1293m². Thus, the building footprint would be reduced by 1104m², which would increase the sites ability to store flood water. The development is configured such that the bedrooms associated with the 'more vulnerable' hotel use shall be located at above ground floor level.

30. The application has been supported with a Flood Risk Assessment and a Sequential Test. The Sequential Test assessment should consider whether there are suitable, available and viable sites, which are located within Flood Zone 1 or such sites which fall partly in Flood Zone 1 and Flood Zone 2. Such sites would have the potential to be sequentially preferable.
31. The proposed development is to serve the specific need and customer base of people visiting the Winnersh Triangle Business Park. Therefore the site needs to be located in close proximity to this area. The Sequential Test sets out 5 possible alternative sites within a commercially viable catchment. Only one of the sites would be sequentially preferable in flood risk terms but this would be unviable because of the policy constraints of retaining B1 uses in the Winnersh Triangle Business Park. Overall the Sequential Test confirms that the application site is the most appropriate for the intended use.
32. It is not considered that the Exception Test is applicable in this instance as the hotel; restaurant and coffee shop drive-thru are located in Flood Zone 2. Notwithstanding this it is considered that the proposed development would result in wider sustainability benefits to the community, to an extent that outweighs the degree of flood risk. In these respects, the proposals will result in the redevelopment of a long-vacant previously developed site and (in so doing) contribute to the physical regeneration of a prominent gateway site. The development will result in economic benefits to the borough in terms of jobs created directly and indirectly. It is considered that the application would meet the requirements of the Exception Test were it required to do so.
33. The flood risk and drainage can be appropriately mitigated on the site and this is set out in the accompanying Flood Risk Assessment. Surface water will be attenuated via a geo-cellular storage tank with discharge to the Thames Water surface water sewer to the north, as per the existing situation. Also car park runoff will run through trapped gullies, linear drainage channels fitted with sump units and petrol interceptors so as to reduce pollution. The development is projected to have a 70 year life span and a 30% allowance for climate change has been assessed to determine that 594.9m³ of attenuation will be required and 663m³ is proposed. Also SuDS for the development will be managed by the developer in accordance with the SuDS manual.
34. Section 8 of the submitted Flood Risk Assessment identifies a maximum predicted flood depth of 0.52m along the evacuation route to land outside of the floodplain. Given the area is located at the outer edge of the floodplain it is anticipated that floodwaters would be relatively still and would not be deemed a “danger to the general public”. The site would be registered with the EA flood warnings service as part of the Flood Response Plan.
35. The Drainage Engineer has considered the proposed development and is satisfied there is no detrimental flooding or drainage implication subject to recommended conditions 12 – 15. The Environment Agency has been consulted and has raised no objection to the proposed development subject to the measures detailed in the Flood Risk Assessment and condition 15.

Environmental Health

36. The application site borders residential dwellings on the eastern boundary. The application has been supported by a Noise Impact Assessment. The plant and machinery of the building will be located to the north of the building adjacent to the railway line. The nearest plant to the residential properties will be behind the coffee shop drive-thru and this will be approximately 38 metre away. The Noise Impact Assessment demonstrates that noise from the plant and machinery serving the building will be marginally lower (1 db) than the surrounding background noise. The measurements used in the assessment have taken a '*worst case scenario*' approach so that any difference between the calculated and real values would be favourable. The Noise Impact Assessment demonstrates that the plant and machinery to the development will not result in a level of noise that would detrimentally impact the amenity of the neighbouring residents.
37. A Ventilation & Extract Statement has been submitted and sets out there will be no impact on the neighbouring residents with regard to smells and odours. The Environmental Health Team has considered this and raises no objection. Condition 18 is recommended to ensure the mechanical ventilation is implemented in accordance with the submitted document.
38. The air quality impact of the vehicles using the development is predicted to be negligible based on the development trip data provided by the appointed transport consultant. This impact is set out in the submitted Air Quality Assessment. The predicted air quality / dust impacts are within acceptable limits for purposes. The Environmental Health Team have recommended condition 10 to ensure dust is controlled during construction and demolition works.
39. A Phase one risk assessment has been submitted. The reports indicated that some remediation works are required. The Environmental Health Team has advised that a standard contaminated land condition (condition 17) can be applied to ensure contamination is properly addressed to appropriate standard for proposed use.
40. The proposed development will utilise external lighting. An external lighting plan has been submitted and this depicts there would be no detrimental level of light spillage into the neighbouring residential gardens or the surrounding area.

Sustainable design and construction

41. MDD Local Plan Policy CC05 (*Renewable Energy*) requires that schemes of over 1000m² gross floor space should provide for a minimum 10% reduction in carbon emissions through on-site renewable energy or low carbon sources. An Energy and Sustainability Statement has been submitted with the application and this sets out how the development will deliver a 10% reduction in carbon emissions by utilising air source heat pumps and combined heat and power systems (CHP). The development must achieve the necessary mandatory Building Research Establishment Assessment Method (BREEAM) requirements or any future national equivalent. The building will also utilise construction techniques so that it is more thermal efficient. The sustainable design and construction of the building will be secured by recommended condition 26.

Ecology

42. An The ecological report has been submitted with the application and identified that one of the Trees on the site had potential to host roosting bats and that the site is suitable for use by reptiles and dormouse. Further surveys have been undertaken and conclude that the risk of protected species being affected by the proposals is minimal. The Council's ecologist has considered this information and raises no objection subject to the recommended condition 23.

Employment Skills Plan

43. Policy TB12 of the MDD local plan requires planning applications for all major development (both commercial and residential) in Wokingham Borough to submit an employment skills plan (ESP) with a supporting method statement. It has been advised that the scale of the development would result in a requirement for 5 working experience placements; 2 apprenticeship starts; and 2 full time jobs. It is considered that an employment Skills Plan can be secured by the appropriate condition 25.

4.0 CONCLUSION

The application site is in a Major Development Location in the defined settlement boundary of Winnersh. The principle of the demolition of the existing building and the erection of the hotel, restaurant and coffee shop drive-thru is considered to be acceptable. The scale and massing of the development is contextually appropriate for the area, as is the proposed modern vernacular. The site will maintain large areas of soft landscaping surrounding the building and this will break up the mass and scale of the building and the large parking area.

The development will have an acceptable impact on the amenity of the occupiers of the neighbouring dwellings. Sufficient parking will be accommodated into the scheme and no detrimental highway safety implications will arise. The application demonstrates that the proposal can be accommodate safely on the site and will not exacerbate existing flood pressures. The proposal will also have an acceptable impact on local ecology.

The proposed development is considered to be acceptable in all aspects and compliant with the relevant national and development plan policies. The application is accordingly recommended for approval subject to conditions.

CONTACT DETAILS

Service	Telephone	Email
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NOTE
All dimensions to be checked on site and any discrepancies to be notified prior to the commencement of work
Do not scale from this drawing
If in doubt ask
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South West Elevation



North East Elevation



South East Elevation



North West Elevation

B	Premier Inn materials amended on receipt of feedback from planners	31.08.17	JMT
A	Premier Inn materials amended on receipt of feedback from planners	06.04.17	JMT
Rev	Revision Notes	Date	Initial

status PLANNING

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org title
Proposed Elevations

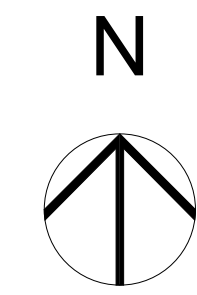
date DECEMBER 2016 drawn JFM

scale 1:100 sheet A0

draw no & revision 1670/03B

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NOTE
All dimensions to be checked on site and any discrepancies to be notified prior to the commencement of work
Do not scale from this drawing
If in doubt ask
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Site Area (Redline)
19,718 m² / 4.67 acres

LEGEND
Blue hatch indicates Outline of Existing Building. Footprint Area =2353m²
Green hatch indicates Outline of Proposed Building. Footprint Area = 1341m²
Solid Red line denotes site boundary.

Premier Inn Car parking = 159 spaces + 8 UA.
Total = 167 spaces
Costa Coffee Car Parking = 21 spaces + 2 UA.
Total = 23 spaces
Total Site Parking = 190 Total

K	Planning Redline Updated	April 2017	RB
J	Planning Redline Updated	April 2017	JMT
H	HGV tracking amended resulting in car park rail amendments	March 2017	JMT
G	Car Park Road amended to suit vehicle tracking & steps added	March 2017	JMT
F	Car parking amended	March 2017	JMT
E	2m landscape strip added to southern back to back parking to aid level plateau	March 2017	JMT
D	Car parking amended to suit planners comments	March 2017	JMT
C	Car parking numbers amended	March 2017	RB
B	Line column and legend updated as requested	Jan 2017	MS
A	Existing & Proposed Building outlines added Legend added	Jan 2017	MS
Rev	Revision Notes	Date	Initial

status PLANNING

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client
Whitbread Plc

job title
Premiere Inn
Oakdene Court, Winnersh
Reading

org title
Proposed Site Layout

date August 2016 drawn JFM

scale 1:250 sheet A0

draw no & revision 1670/01K

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Agenda Item 48.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
171903	14/13	Earley	Bulmershe Whitegate	and Major application

Applicant	Standard Life Assurance Ltd.
Location	Units 62 – 67, Suttons Business Park, Reading
Proposal	Full planning application for the redevelopment of site to provide a new class B2/B8 industrial unit with ancillary office space and associated storage areas, car parking and landscaping
Type	Full
PS Category	3
Officer	Graham Vaughan

FOR CONSIDERATION BY Planning Committee on 11th October 2017
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

The application site is within a major development location in the settlement of Earley and on Suttons Business Park. The park is well established and is designated a Core Employment Area in the development plan. The site was previously occupied by three semi-detached offices (containing 6 units) with some landscaping however the site has since been cleared. It is bordered by the access road through the business park, the railway and the A3290.

The application is for full permission for the erection of a mixed B2/B8 use building including an ancillary office area. The building would be located centrally on the site with car parking to the south and a service area to the north. Additional landscaping is proposed to augment the landscaping contained within the adjacent highway land. The building would be a substantial size having a footprint of 2641m² and would be of a different appearance to neighbouring buildings. Nonetheless, this should be considered in the context of its location in a business park and the policy support for B use floor space in these areas. Additionally, the proposal would increase B use floor space provision in the borough above the current level.

With regards to other planning matters, the proposal would provide sufficient parking, would not have a harmful impact on residential amenity and there are suitable drainage and ecological mitigation aspects in place. It is considered that, subject to the use of conditions, the scheme is compliant with the development plan and is therefore recommended for conditional approval.

PLANNING STATUS

- Major development location
- Contaminated land consultation zone
- Core Employment Area
- Sand and gravel extraction

RECOMMENDATION

That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:

A. Conditions and informatives:

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 numbered '30905-PL-200B Plot C Location Plan', '30905-PL-201J Plot C Site Layout Plan', '30905-PL-202B Plot C Floor Plans', '30905-PL-203B Plot C Elevations', '30905-PL-204 Plot C Illustrative Colour Site Layout Plan' and '30905-PL-205 Plot C Illustrative Colour Elevations' received by the local planning authority on 7th July 2017 and the revised plans on 12th September 2017. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by 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 associated details hereby approved.

3. External materials as agreed

The buildings hereby permitted shall be erected in accordance with the 'Schedule of External Facing Materials' as set out on plan number '30915-PL-203B' unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3

4. Construction method statement to be submitted

No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors,
- ii) lorry routing and potential numbers
- iii) types of piling rig and earth moving machinery to be utilized
- iv) installation of temporary lighting
- v) loading and unloading of plant and materials,
- vi) storage of plant and materials used in constructing the development,
- vii) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- viii) wheel washing facilities,
- ix) measures to control the emission of dust and dirt during construction,
- x) a scheme for recycling/disposing of waste resulting from construction works.

Reason: In the interests of highway safety & convenience and neighbour amenities.

Relevant policy: Core Strategy policies CP3 & CP6.

5. Contamination details to be submitted

Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent

specified by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.

A SITE CHARACTERISATION

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - a) human health
 - b) property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - c) adjoining land
 - d) groundwaters and surface waters
 - e) ecological systems
 - f) archaeological sites and ancient monuments.
- (iii) an appraisal of remedial options, and proposal of the preferred option(s)

This must be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of land Contamination CLR 11

B SUBMISSION OF REMEDIATION SCHEME

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C IMPLEMENTATION OF APPROVED REMEDIATION SCHEME

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D REPORTING OF UNEXPECTED CONTAMINATION

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing

immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition B, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition C.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy.

6. Drainage details to be submitted

No development shall take place until details of the drainage system have been submitted to, and approved in writing by, the local planning authority. The approved details shall be adhered to throughout the construction period and it shall provide for:

- i) Results of infiltration rates in accordance with BRE365;
- ii) Full calculations demonstrating the performance of soakaways;
- iii) Confirmation from the utilities supplier that their system has got capacity and that connection is acceptable;
- iv) A drainage strategy plan for the proposed development, including pipe details with invert levels; and,
- v) A maintenance management plan for the SuDS features throughout the lifetime of the development, as well as who will be responsible for the maintenance.

Reason: To Prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

7. Cycle Storage details to be submitted

No building shall be occupied until details of secure and covered bicycle storage/ parking facilities for the occupants of [and visitors to] the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

8. Access to be provided

No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

9. Access surfacing to be provided

No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 10 metres measured from the carriageway edge.

Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.

10. Access to be stopped up

The existing vehicular access(es) to the site shall be stopped up and abandoned, and the footway and/or verge crossings shall be re-instated within one month of the completion of the new access(es) in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

11. Parking and turning space to be provided

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

12. Employment Skills Plan to be submitted

No building shall be occupied until an Employment and Skills Plan shall be submitted to and approved in writing by the local planning authority. The Employment and Skills Plan shall show how the development hereby permitted provides opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills and shall be implemented in accordance with the approved details.

Reason: To ensure training opportunities are available for local workers. Relevant policy: Managing Development Delivery Local Plan policy TB12

13. Travel Plan to be submitted

Within 6 months of occupation a Travel Plan shall be submitted to and approved in writing by the local planning authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car and provide for periodic review. The travel plan shall be fully implemented, maintained and reviewed as so-approved.

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policy CP6.

14. Landscaping as agreed

The development hereby approved shall be carried out in accordance with the landscaping details as agreed by plan 'DLA-1776-L 03 Rev E' and 'DLA-1776-L-01 Rev C' received by the Local Planning Authority on 7th July 2017 and the revised plans on 12th September 2017. All hard and soft landscape works shall be carried

out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants, which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

15. Tree Protection details agreed

a) The development hereby approved shall be carried out in accordance with the tree protection details as agreed on plan numbers 'DLA-1776-L 02 Rev D' (referred to as the Approved Scheme). The tree protection measures approved shall be implemented in complete accordance with the Approved Scheme for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery.

b) No development (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on-site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

16. Energy Statement as agreed

The development hereby approved shall be carried out in accordance with the details as agreed in 'Energy Statement – Dunwoody March 2017' received by the Local Planning Authority on 7th July 2017 and shall be implemented in full in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1, Managing Development Delivery Local

17. External Lighting details as agreed

The development hereby approved shall be carried out in accordance with the details as agreed in 'External Lighting Design Report – Dunwoody June 2017' and 'External Lighting Layout 20825/E/101 P3' received by the Local Planning Authority on 7th July 2017 and shall be implemented in full in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: In the interests of highway safety & convenience and neighbour amenities.

Relevant policy: Core Strategy policies CP3 & CP6.

18. Ecology details as agreed

The development hereby approved shall be carried out in accordance with the details as agreed in 'Applied Ecology Ltd, Ref AEL1070, 19th June 2017' received by the Local Planning Authority on 7th July 2017 and shall be implemented in full in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: To secure wildlife enhancements within the course of the development, as appropriate under the NPPF.

19. BREEAM Level as agreed

The new building shall achieve BREEAM level 'Very Good' in accordance with the requirements of BREEAM [or such national measure of sustainability for non-residential design that replaces that scheme].

Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC04

20. Hours of Construction

No construction work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

21. Visibility Splay details as agreed

Before the development is brought into use, the visibility splays at the junction of Suttons Park Avenue and the entrance road to the site shall be cleared of any obstruction exceeding 0.6 metres in height. Thereafter, they shall be maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

22. No removal of vegetation as agreed

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority;

any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

23. Restriction of permitted development rights

Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no more than 65% of the floor space of the building hereby approved shall be used for B2 purposes.

Reason: To ensure adequate parking is available on site. Relevant policy: Core Strategy policies CP3 & CP6.

Informatives

1. Pre-commencement Conditions

The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

2. Thames Water Pressure

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

3. Thames Water Main

There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

4. Travel Plan

The requisite Travel plan would need to comply with the latest national and local guidance:

- 1) NPPF Section 4 (Sustainable Transport)
- 2) The Essential Guide to Travel Planning (DfT, March 2008)
- 3) Delivering Travel Plans Through the Planning Process (DfT, April 2009)
- 4) A Guide on Travel Plans for Developers (DfT)
- 5) Making Residential Travel Plans Work (DfT, June 2007) All accessible at:

<http://www.dft.gov.uk/pgr/sustainable/travelplans/>
<https://www.gov.uk/government/policies/improving-local-transport>

Also: WBC Transport Plan 3 and Active Travel Plan 2011 – 2026, WBC Workplace Travel Plan Guidance and Residential Travel Plan Guidance. Documents, covering workplace travel plans and residential travel plans provide local guidance and are available on the Borough's website.

PLANNING HISTORY

20839	6 industrial/office units conditionally approved on 8th May 1984
37685	Change conditions 8 and 9 of 37685 to allow unrestricted business use (B1) conditionally approved on 26th June 1991
A/1997/6676 8 (Units 64 and 65)	Erection Of Non-illuminated Sign conditionally approved on 16th January 1998
A/2012/0429 (Suttons Business Park)	Advertisement consent for the erection of various illuminated and non-illuminated signs to include 1no freestanding site directory sign and 11free standing directional signs conditionally approved on 15th May 2012
152354	Full application for the proposed redevelopment of site and the erection of new building for B2 use including office space and storage areas, plus associated car parking and landscape works conditionally approved on 11 th November 2015

SUMMARY INFORMATION

Site Area	0.68 hectares
Previous use	Office buildings – 6 units. Now demolished
Proposed units	Mixed use building of B2 and B8 use
Existing parking spaces	0
Proposed parking spaces	44

CONSULTATION RESPONSES

Berkshire Archaeology	No objection
Royal Berkshire Fire and Rescue	No objection
Thames Water	No objection subject to informatives (2, 3)
WBC Community Infrastructure	No objection subject to condition (12)
WBC Drainage	No objection subject to condition (6)
WBC Ecology	No comments received
WBC Environmental Health	No objection subject to conditions (5, 20)
WBC Highways	No objection subject to conditions (4, 7 – 11, 21, 23)
WBC Policy	No comments received
WBC Trees and Landscape	No objection subject to conditions (14, 15, 22)
WBC Waste Services	No comments received

REPRESENTATIONS

Earley Parish Council: No objection

Local Members: No comments received

Neighbours: One letter of comment received noting potential opportunity to maximise carbon emission savings is being missed. Officer Note: Applications can only be

required to meet planning policies and in respect of carbon emissions; the development does this.

APPLICANTS POINTS

- The site has already had permission granted for similar development
- The development of the site would secure employment in the Borough
- The site is in a core employment area where this type of development should be encouraged

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP9	Scale and Location of Development Proposals
	CP15	Employment Development
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC05	Renewable energy and decentralised energy networks
	CC06	Noise
	CC07	Parking
	CC09	Development and Flood Risk
	CC10	Sustainable Drainage
	TB11	Core Employment Areas
	TB12	Employment Skills Plan
	TB21	Landscape Character
	TB23	Biodiversity and Development
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 7
	WPSS	Wokingham Parking Standards Study Report October 2011
	SDC	Sustainable Design and Construction

PLANNING ISSUES

Description of Development:

1. The proposal is for the erection of a B2/B8 use building at the former site of units 62 – 67 Suttons Business Park. The site has been cleared following the approval of

planning application 152354 however the applicant did not implement the permission and the owners of the park have sought different occupiers.

2. The application proposes a new building located centrally within the site. Car parking would be located to the south of the building and the service area to the north. Whilst the existing access at the northern corner of the site would be utilised, the access to the east would be stopped up and a new access created further to the south. Additionally, the site is located adjacent to Wokingham Borough Council owned highway land to the east and south.
3. The building itself would be 54 metres in length and 50 metres in width. It would have a dual pitched roof with a ridge height of 16.3 metres and an eaves height of 13.2 metres. The footprint of the building would be 2640m² however the actual floor space in the building would be split for B2 use (50%) and B8 use (50%).

Principle of Development:

4. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (MDD) Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
5. Policy CC02 of the MDD sets out the development limits for each settlement as defined on the policies map and therefore replaces the proposals map adopted through the Core Strategy, as per the requirement of policy CP9. Policy CP9 sets out that development proposals located within development limits will be acceptable in principle, having regard to the service provisions associated with the major, modest and limited categories. As the site is within a major development location, the proposal is acceptable in principle.
6. It is also noted that the site is located in a Core Employment Area and therefore the application needs to be assessed against policies CP15 and TB11. Specifically, these policies encourage the provision of B use floor space in Core Employment Areas as well as supporting a range of types of buildings e.g. start-up, expansion and investment. The principle of development was accepted through the previous application the site, 152354 as this resulted in an increase in the amount of B use floor space. In terms of the current application, the site is currently vacant and therefore any development for B use would clearly result in an uplift of B use floor space in the Borough. When compared with the previous application, it is acknowledged there would be a decrease in floor space overall: approx. 3200m² for the previous buildings against 2896m². Nonetheless, the proposal would result in occupied buildings on the site and the shortfall is not considered substantial. On balance therefore, the proposal is not considered to result in harm in planning terms.

Character of the Area:

7. The site is currently vacant but is surrounded by Suttons Business Park to the east, south and west. The railway line is located to the north of the site and also delineates the edge of the business park. The buildings immediately adjacent to the

site are of an older design but nonetheless are of an appearance typical of business parks. Further to the east of the site, but still within the park, are more modern interpretations of industrial style buildings. The site is visible from a number of viewpoints including from within the park and also from the A329 approach to the east.

8. The proposed building would have a typical industrial design being rectangular in shape and with a low pitched roof. In terms of materials, it is proposed to use a mix of dark grey and silver metallic cladding and grey aluminium window frames on the elevations. Some additional detailing through buff coloured bricks at the office section is also proposed. The roof would be similar in terms of a silver metal finish. It is acknowledged the design would be different to the immediate surroundings but nonetheless would be in keeping with the business park as a whole particularly as there is a mix of materials across the park. As such, no objection is raised with regards to this.
9. It is acknowledged that the size of the building would be substantial, especially in comparison to nearby buildings. This is demonstrated by the proximity to the boundaries, particularly the eastern side adjacent to the A329, as well as the height of the building. Nonetheless, regard should be had to the location of the site in terms of the business park and also the proximity to highway land. Suttons Business Park contains numerous B use buildings and indeed the site is surrounded by business uses. This needs to be balanced against the environmental impact of the proposal. Additionally, the site is bounded by highway land to the east and south due to the A329 being elevated at this point. In reality, the highway land would help contribute to a more appropriate setting due to the extent of vegetation already present. As such, although there would be an immediate change in short term views of the site, and this includes visibility from the A329, the overall harm in planning terms is not considered sufficient to warrant a reason for refusal.

Amenities of adjoining occupiers:

10. The site is located over 150 metres away from the nearest residential dwelling and there are other uses in-between these and the site. As such, no harmful impact would occur. With regards to the surrounding buildings in the park, the proposal would be located a sufficient distance away to ensure no harmful impact would occur.

Access and Movement:

11. **Traffic Generation:** A Transport Statement has been submitted with the application and it demonstrates that there will be no significant traffic impact associated with the proposal. Specifically, the number of trips against the previous land use (i.e. the B1 use buildings that were on the site) would fall from 53 two way trips in the AM peak to 21 two way trips; and, 40 two way trips in the PM peak to 18 two trips. Whilst this is based on a full B2 use, the proposal is for a mixed B2/B8 use and, as such, the trips generated would be lower than set out above. The Highways Officer has considered this statement and agrees with its conclusions. However, a Travel Plan is recommended in order to promote sustainable modes of travel to and from the site by condition (13). Additionally, secure, covered cycle storage has been indicated and details can be secured through a condition (7).

12. **Highway Safety and Access:** There is an existing access into the site from Suttons Park Avenue at the north of the site and would be used by lorries to access the service area. The southern access would be moved further south to provide access for cars. The Highways Officer is satisfied that both accesses would be suitable and that it would not have a detrimental impact upon the Suttons Park Avenue junction. Therefore, subject to conditions, no objection is raised (8, 9 10).
13. During construction it is recognised there would be a number of deliveries required. As such, the Highways Officer has requested a Construction Management Statement be controlled by condition (4).
14. **Parking:** The proposal would provide 44 parking spaces for the new building which would be between the standards for a B2 or B8 use. If the site was proposed to be all B2, then the level of parking would be 66 and if all B8 then the parking would be 24 spaces. The provision of parking has been tested against TRICS data which demonstrates this level would be sufficient in relation to the mixed use. Nonetheless this is based on a 50/50 split of floor space between B2 and B8. If the use of the building were to change (in terms of the split between uses) then the parking provision could accommodate a 65/35 split in terms of B2/B8. As such, condition (23) limits the amount of B2 floor space of the building to 65%. The Highways Officer does not raise any objection to this.
15. **Sustainability:** Secure, covered cycle storage is indicated and a Travel Plan would also help ensure other transport modes than the private car would be used. The site is already well served by public transport and is within suitable distance to rail and road links and as such, no objection is raised.

Flooding and Drainage:

16. Although a Flood Risk Assessment is not specifically required for this development, the applicant has submitted one. The FRA shows that the site is at low risk from flooding being in Flood Zone 1 but to ensure flood risk would not increase as a result of the proposal, a surface water drainage strategy is required. The Council's drainage consultant has considered the FRA and agrees with its recommendations. As such, no objection is raised subject to detailed designs of the surface water drainage strategy being agreed at conditions stage (6).

Landscape and Trees:

17. The area is clearly dominated by buildings and hard standing however there are areas of landscaping across the business park which do contribute to the character of the area. Additionally, the site is adjacent to highway land that contains a number of trees and it is noted that this helps improve the acceptability of the scheme.
18. Immediately to the west of the site are four trees which also contribute to the area. Whilst these were originally proposed to be removed, it has been agreed that only one will be taken out to allow for a suitable access into the site. Above and beyond this, the submitted plans indicate an additional 22 trees would be planted and, as such, there would be betterment across the site. On balance therefore, the Tree and Landscape Officer has confirmed that the impact in landscape terms would be acceptable subject to conditions (14, 15, 22).

Environmental Health:

19. Due to the former uses of the site, the land is potentially contaminated and a report into this has been submitted with the application. The Environmental Health Officer has considered this report and recommended a condition to ensure remediation of the site takes place (5).
20. The proposal requires external lighting and this has been set out in a report and plan demonstrating the lighting would not have a significant impact outside of the site. Given this, and the location of the site within a business park, no objection is raised subject to a condition (17).

Ecology:

21. An Ecology Report submitted with the previous application indicated low ecological value of the site and this was considered acceptable. Since then, the site has been cleared of the previous buildings and the ecology report has been updated to reflect this. The report concludes that no substantial changes have occurred but recommends that any works occur outside of the bird nesting season. Subject to a condition, no harmful impact is considered to occur (18).

Sustainable Design and Construction:

22. The In line with Policy CC04 of the MDD, proposals for non-residential development over 100 square metres should as a minimum achieve the mandatory BREEAM requirements but seek to achieve higher. The applicant has stated a 'Very Good' rating could be achieved and, as such, a condition requiring this is considered necessary (19).
23. Policy CC05 requires non-residential proposals of more than 1,000 square metres gross floor space to deliver a minimum 10% reduction in carbon emissions through renewable energy or low carbon technology. An Energy Statement has been submitted which states how this would be achieved through the use appropriate fixtures and fittings within the building and through PV solar panels and air source heat pumps outside the building. As such, it is considered necessary to condition that the development is carried out in accordance with this statement (16).

Archaeology:

24. The Archaeology Officer notes that previous applications have resulted in substantial archaeological investigations in the area and these have returned limited results. As such, no objection is raised with regards to this application.

Employment Skills:

25. Policy TB12 of the MDD requires major applications to demonstrate how they can encourage the use of local skills and employment. The Community Infrastructure Team have advised that due to the size and scale of the proposal, the provision of an employment space could be achieved through the use of a condition requiring an Employment Skills Plan to be agreed at a later stage (12).

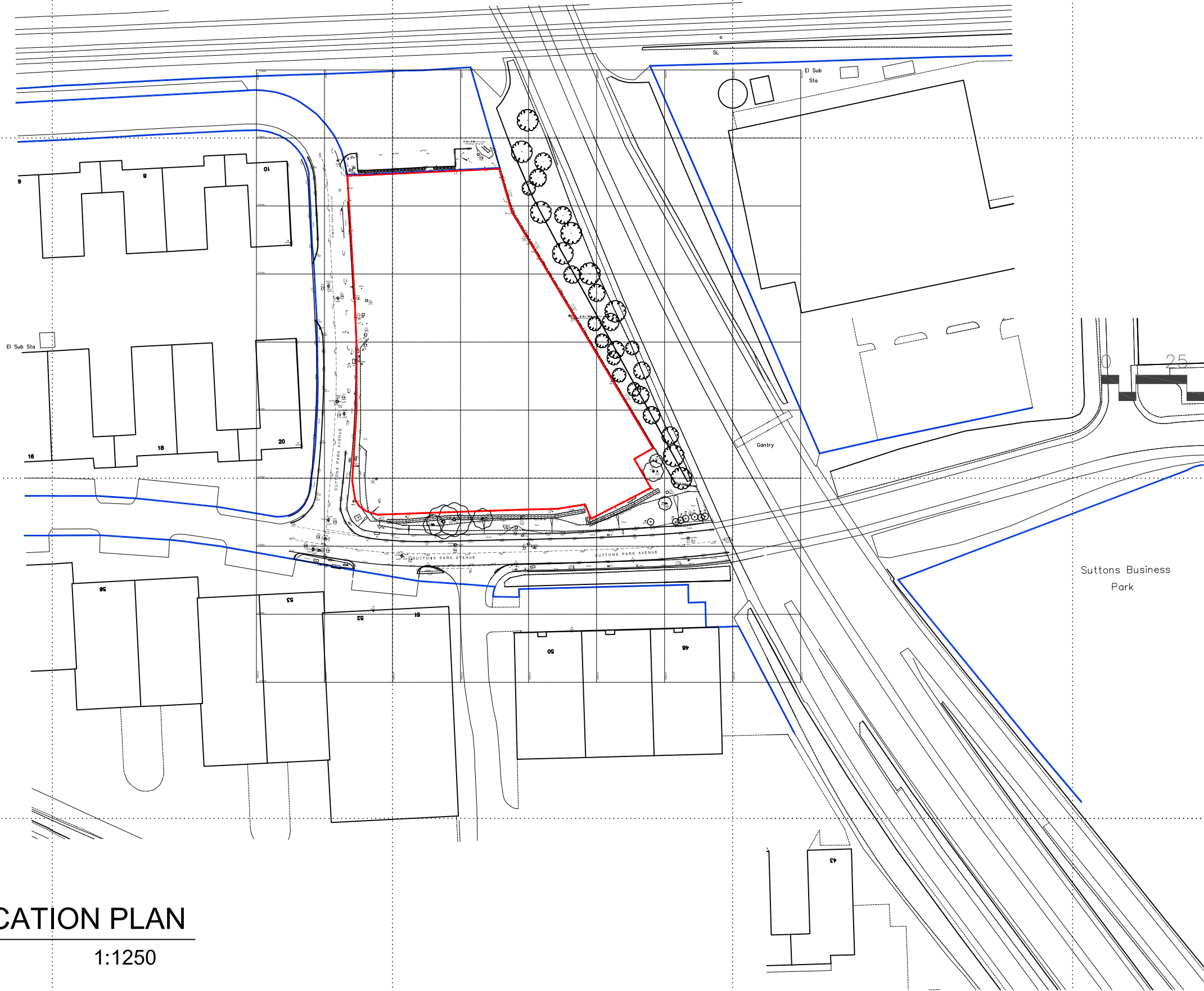
CONCLUSION

Although the size and scale of the building is substantial, this needs to be balanced against the location of the site in an area where such development is acceptable in principle and encouraged. The proposal would also ensure employment opportunities are provided in the Borough. It is considered that subject to conditions, no harmful impact would occur with regards to residential amenity, highway impacts, landscaping and drainage. As such, the application is considered to accord with planning policy and is recommended for conditional approval.

CONTACT DETAILS

Service	Telephone	Email
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk

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NOTES:

SUBJECT TO STATUTORY CONSENTS

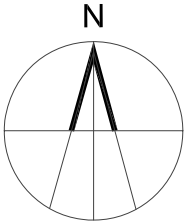
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B	07.07.17	Scale amended.	sd	-
A	19.05.17	Blue line shown.	sd	-
REV	DATE	NOTE	DRAW	CHK



Standard Life
Investments

CHARTERED ARCHITECTS

11 PLATO PLACE
ST. DIONS ROAD
LONDON SW6 4TU

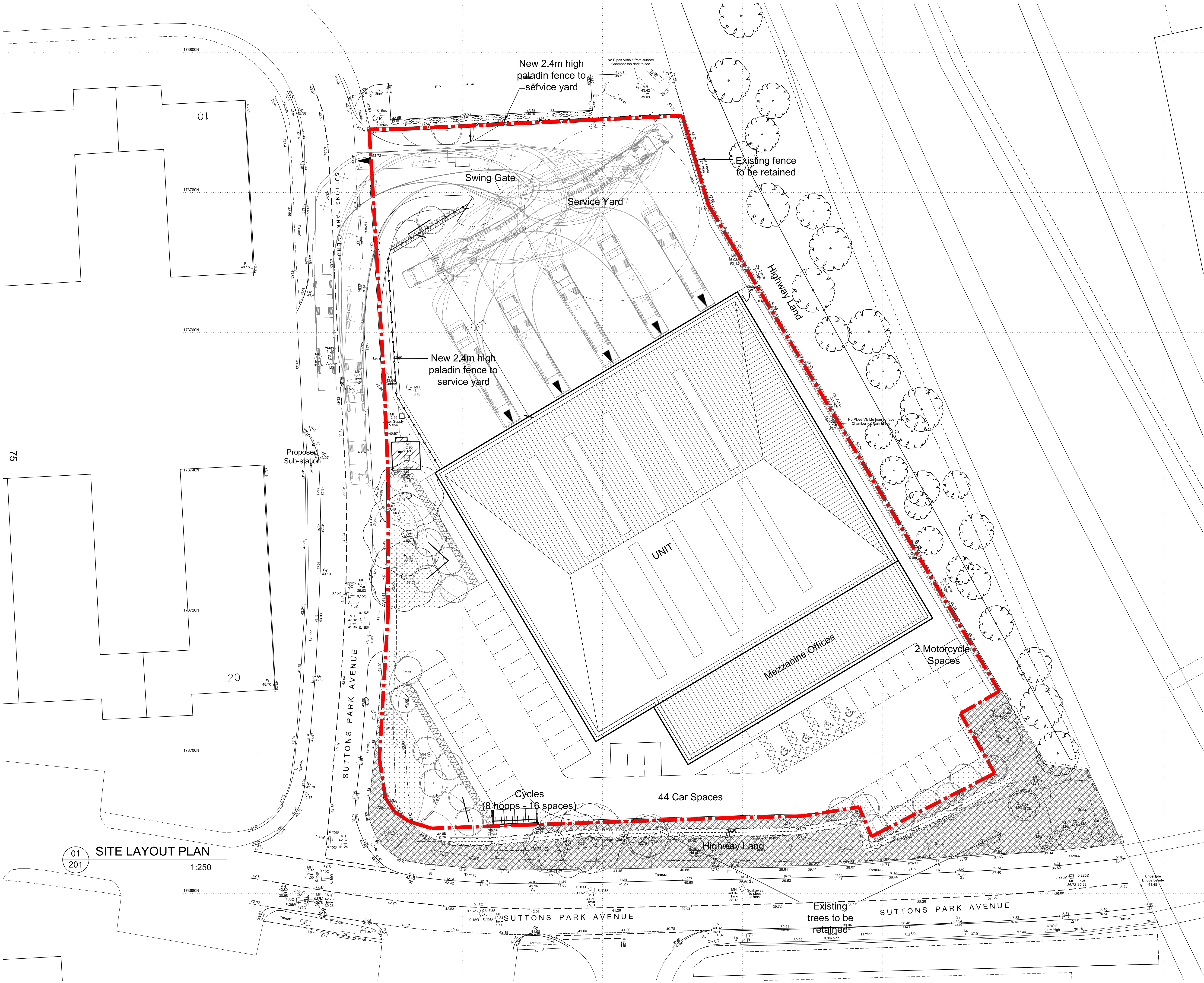
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TITLE
SUTTONS BUSINESS PARK, READING
DRAWING
PLOT C
SITE LOCATION PLAN
CLIENT
STANDARD LIFE INVESTMENTS

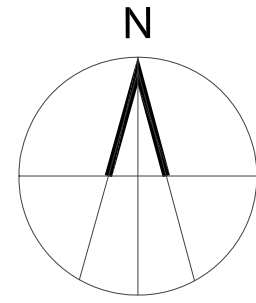
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REV	DATE	NOTE	DRAW	CHK
J	11.09.17	Parking number updated	sd	-
I	07.09.17	Landscaping updated	sd	-
H	16.08.17	Parking numbers amended. Landscaping added.	sd	-
G	05.06.17	Parking numbers amended.	sd	-
F	25.05.17	Van parking adjusted.	sd	-
E	16.05.17	Parking adjusted.	sd	-
D	09.05.17	Tenant amendments.	sd	-
C	23.03.17	Entrance parking updated.	sd	-
B	22.03.17	Updated in line with tenant requirements.	sd	-
A	20.02.17	Cycles & Motorcycles added. Landscaping updated	sd	-



Standard Life Investments

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ST DUNGS ROAD
LONDON SW6 4TU

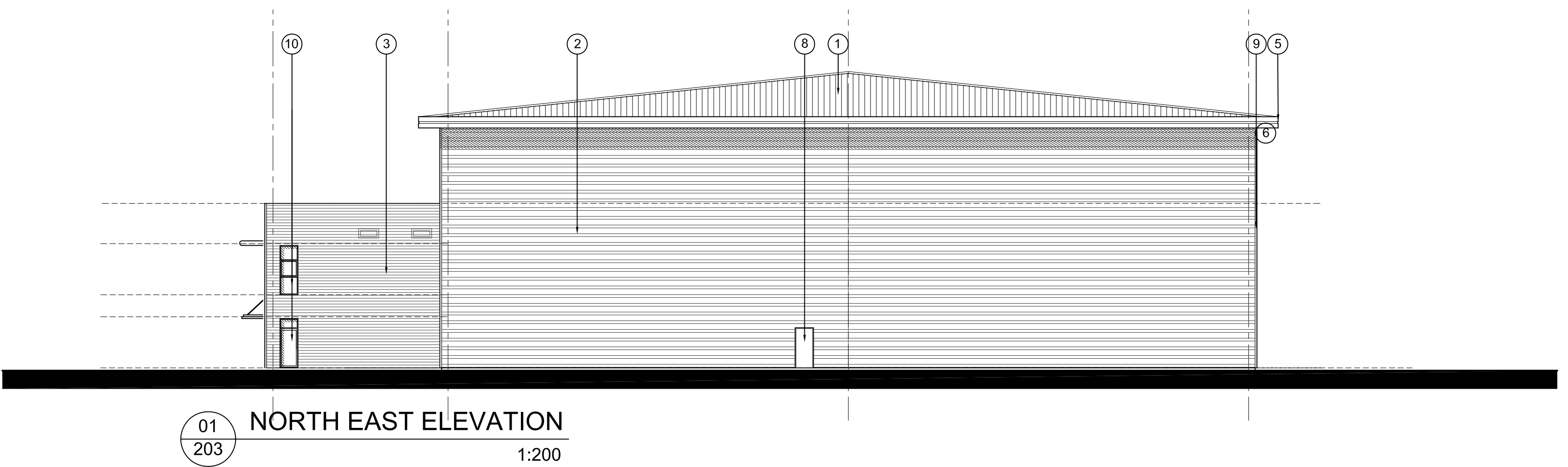
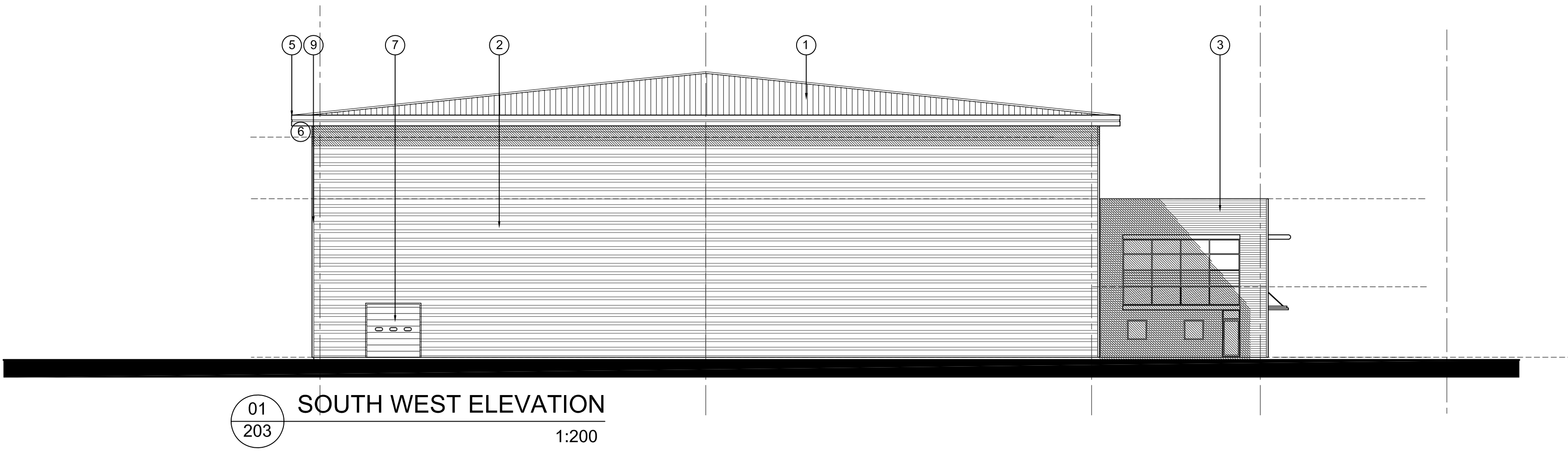
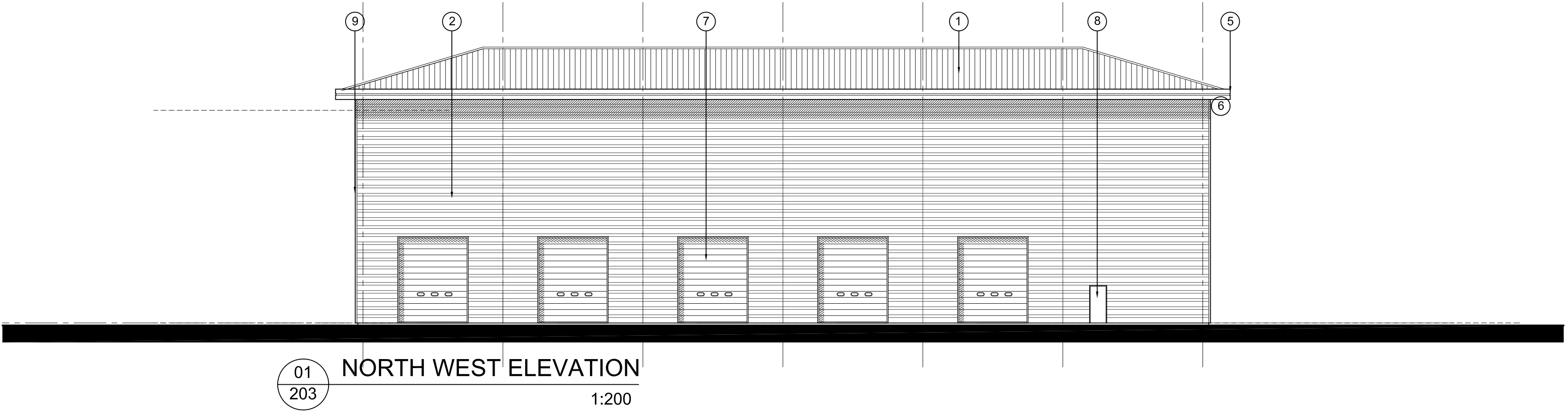
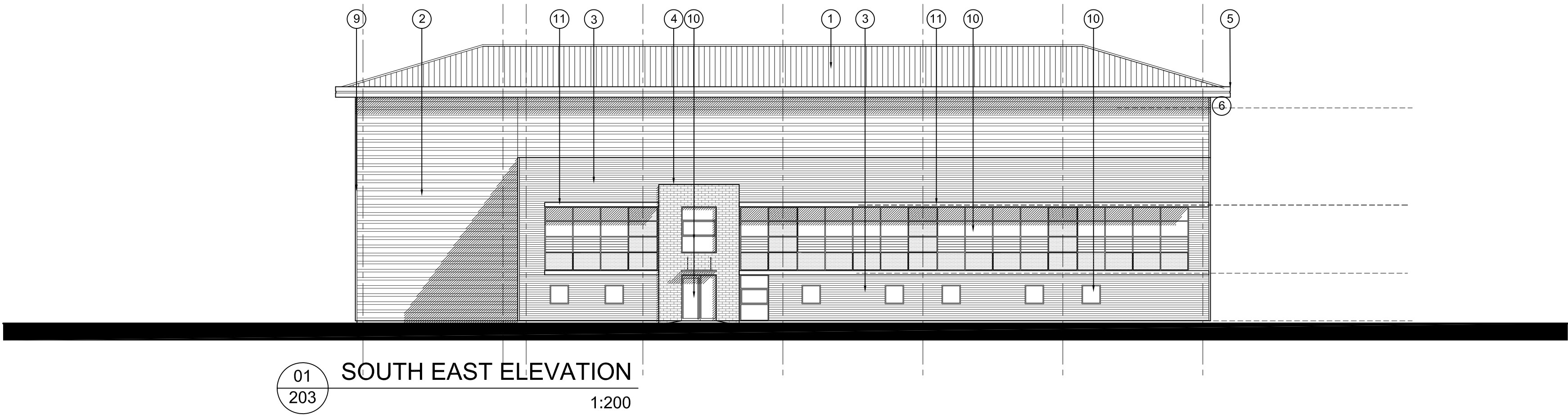
TELEPHONE 020 7736 6162
www.msa-architects.co.uk

TITLE
SUTTONS BUSINESS PARK, READING
DRAWING
PLOT C
SITE LAYOUT PLAN
CLIENT
STANDARD LIFE INVESTMENTS

DATE	SCALE	DRAWN
JANUARY 2017	1:250 @ A1	ST
	STATUS	CHECKED
	PLANNING	SD

DRAWING NUMBER
30905-PL-201J

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SCHEDULE OF EXTERNAL FACING MATERIALS	
① ROOF	FULLY INSULATED BUILT UP ROOF SYSTEM COLOUR: HPS 200 ALBATROSS LIGHT GREY
② UNIT WALL CLADDING	FULLY INSULATED HALF ROUND CLADDING PANELS LAID HORIZONTALLY COLOUR: COAT PRISMA SILVER METALLIC (RAL 9006)
③ OFFICE WALL CLADDING	FULLY INSULATED SINUSOIDAL CLADDING PANELS LAID HORIZONTALLY COLOUR: COAT PRISMA ZEUS (DARK GREY METALLIC)
④ OFFICE ENTRANCE WALL	BRICK COLOUR: SMOOTH BUFF
⑤ ROOF FASCIA	SECRET FIXED PROFILED FASCIA HPS 200 ULTRA COLOUR: SILVER METALLIC (RAL 9006)
⑥ ROOF OVERHANG AND SOFFIT	FLAT METAL SECRET FIXED SOFFIT PRISMA SILVER METALLIC (RAL 9006)
⑦ LOADING DOORS	TATA STEEL HPS200 FINISH - COLOUR: GREY ALUMINIUM (RAL 9007)
⑧ PERSONNEL FIRE EXIT DOORS	TATA STEEL HPS200 FINISH - COLOUR: GREY ALUMINIUM (RAL 9007)
⑨ CORNER FLASHINGS	PIN DETAIL CORNER FLASHING COLOUR: SILVER METALLIC SILVER (RAL 9006)
⑩ CURTAIN WALLING & ENTRANCE DOORS WINDOWS	CLEAR SUNCOOL TOUGHENED GLASS IN POLYESTER POWDER COATED ALUMINIUM CURTAIN WALLING SYSTEM WITH LOOK-A-LIKE PANELS & MANIFESTATION COLOUR: DARK GREY (RAL 7016)
⑪ BRISE SOLER	POWDER COATED ALUMINIUM HORIZONTAL AEROFOL FINIS COLOUR: SILVER METALLIC (RAL 9006)



REV	DATE	NOTE	DRAW	CHK
B	19.05.17	Customer delivery door moved.	sd	-
A	22.03.17	Updated in line with tenant requirements.	sd	-



Standard Life
Investments

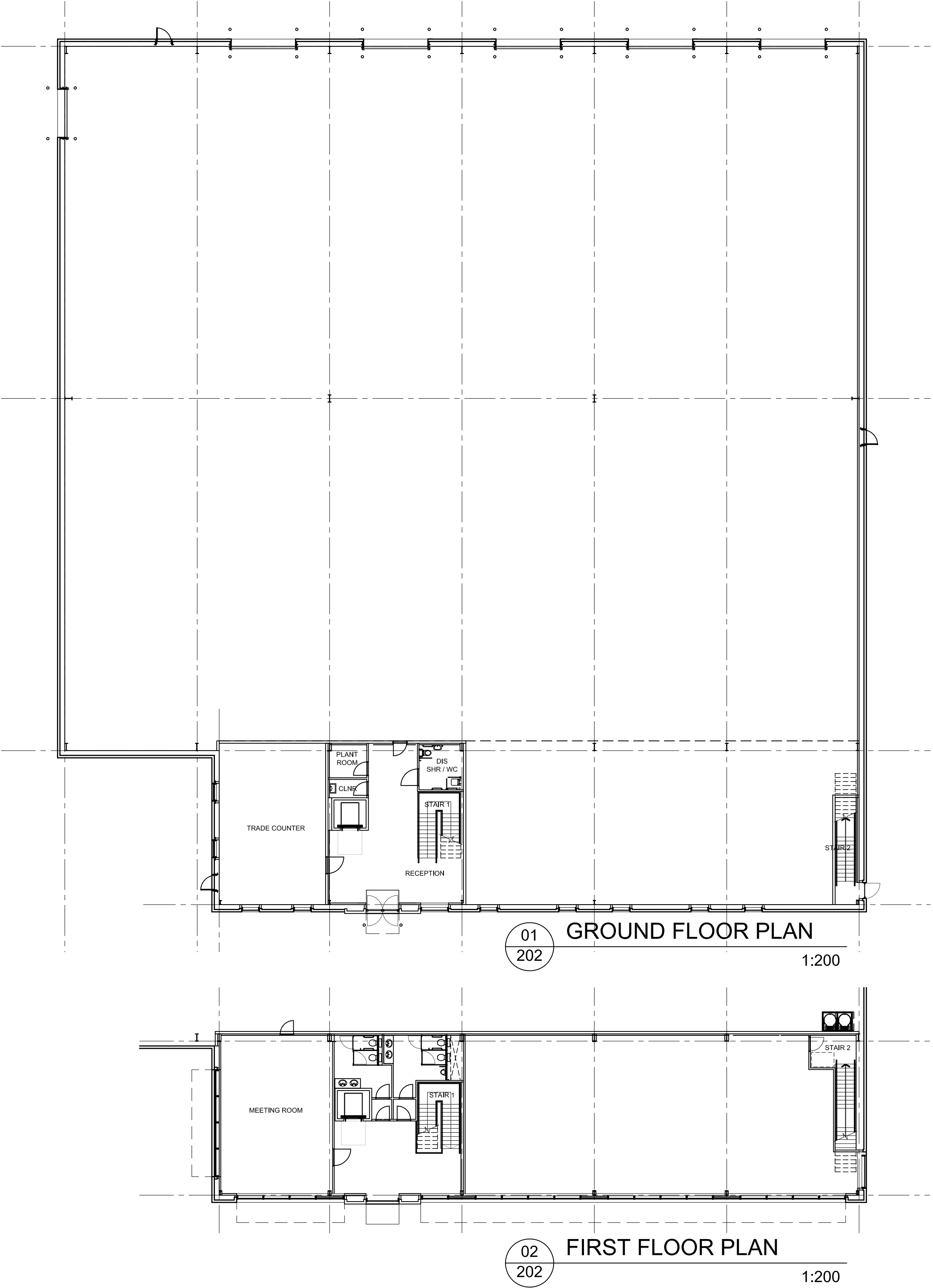
CHARTERED ARCHITECTS

11 PLATO PLACE
ST. DIONIS ROAD
LONDON SW6 4TU

TELEPHONE 020 7736 6162
www.msa-architects.co.uk

TITLE		
SUTTONS BUSINESS PARK, READING		
DRAWING		
PLOT C - 62-67		
ELEVATIONS		
CLIENT		
STANDARD LIFE INVESTMENTS		
DATE	SCALE	DRAWN
JANUARY 2017	1:200 @ A1	SD
STATUS		CHECKED
PLANNING		
DRAWING NUMBER		
30905-PL-203B		

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NOTES:
SUBJECT TO STATUTORY CONSENTS

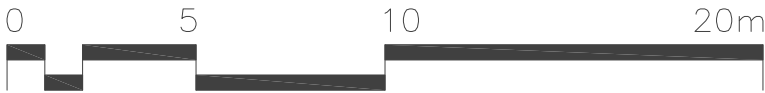
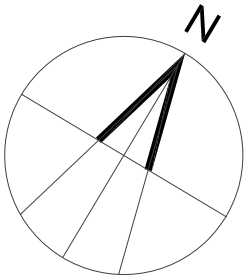
BASED ON SURVEY BY GREENHATCH, REF: DRAWING NO. 14924 PLOT 62-67 REV. 0, MARCH 2015

BASED ON OS MAP REPRODUCED BY PERMISSION OF CONTROLLER OF HM STATIONARY OFFICE (c) CROWN COPYRIGHT


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B	19.05.17	Customer collection door moved.	sd	-
A	22.03.17	Updated in line with tenant requirements.	sd	-
REV	DATE	NOTE	DRAW	CHK



Standard Life Investments

CHARTERED ARCHITECTS

11 PLATO PLACE
ST. DIONIS ROAD
LONDON SW6 4TU

TELEPHONE 020 7736 6162
www.msa-architects.co.uk

TITLE

SUTTONS BUSINESS PARK, READING

DRAWING

PLOT C - 62-67
FLOOR PLANS

CLIENT

STANDARD LIFE INVESTMENTS

DATE	SCALE	DRAWN
JANUARY 2017	1:200 @ A2	SD
STATUS		CHECKED
PLANNING		

DRAWING NUMBER

30905-PL-202B

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FROM: Graham Vaughan Telephone: 0118 974 6694

DATE: 14 July 2017

EARLEY TOWN COUNCIL PARISH CONSULTATION SHEET
--

Application Number: 171903

Proposal: Full planning application for the redevelopment of site to provide a new class B2/B8 industrial unit with ancillary office space and associated storage areas, car parking and landscaping. .

Site Address: Units 62-67, Suttons Business Park, Sutton Park Avenue, Earley, Reading, RG6 1AZ.

Applicant: c/o Agent.

Your observations are required in respect of this application by 11/08/2017.

Please send comments by Email to: planning.enquiries@wokingham.gov.uk and allow up to 5 working days for the plans to show on the website

No objection

SIGNED: _____



DATE: _____

15-8-17

 Clerk To Earley Town Council Parish/Town Council.

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Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
172385	8/13	Hurst	Hurst	Major
Applicant	Wokingham Housing Limited			
Location	21 – 26 Tape Lane, Hurst		Postcode	RG10 0DP
Proposal	Application to vary condition 2, 12, 15 and 17 of planning permission 162529 which approved the erection of 11 dwellings with associated access, car parking, landscaping and drainage following the demolition of existing dwellings. Condition 2 relates to approved plans, condition 12 relates to parking, condition 15 relates to Arboricultural Impact Assessment and condition 17 relates to first floor windows.			
Type	Variation			
PS Category	1			
Officer	Pooja Kumar			
FOR CONSIDERATION BY	Planning Committee on 11 th October 2017			
REPORT PREPARED BY	Head of Development Management and Regulatory Services			

SUMMARY

The application is a Section 73 application for the variation of conditions attached to planning permission 162529 approved by Planning Committee in November 2016. The original consent was for the erection of 11 dwellings with associated access, car parking, landscaping and drainage following the demolition of the existing dwellings.

The proposed changes would result in the increase in the footprint of the proposed 3 bedroom properties by approximately 4sqm each; alter the footprint of plot 1 (bungalow); alter the parking layout and submit a revised Arboricultural Impact Assessment. The proposed amendments have been submitted to ensure the 3 bedroom dwellings accord with national space standards; to build plot 1 to meet the specific requirements of a potential occupant; to provide independent rear access to plots 3 and 10 and; to amend the parking layout.

The proposal would not increase the density of development from the approved scheme and would continue to provide parking in accordance with the Borough's parking standards. The enlargement of the footprint of the dwellings would maintain sufficient separation distances so that there is no harm to residential amenity and the garden depths would meet the guidance of the Borough Design Guide SPD. The overall scheme is considered to accord with local and national planning policy and is recommended for approval subject to conditions outlined below.

PLANNING STATUS

- Limited development location
- Bat roosts
- Great Crested Newt consultation zone
- Groundwater zone 3
- Wind turbine safeguarding zone
- Sand and gravel extraction
- Contaminated land consultation zone

RECOMMENDATION

That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:

A. Conditions and informatives:

Conditions:

Condition 2 is varied as follows:

Approved Plans

This permission is in respect of the submitted application plans and drawings numbered '4000-PL-001 Rev A' with the exception of the following plans:

'4000-PL-002', '4000-PL-003', '4000-PL-010 Rev A', '4000-PL-011 Rev A', '4000-PL-012 Rev A', '4000-PL-013 Rev A', '4000-PL-014 Rev A', '4000-PL-015 Rev A', '4000-PL-016 Rev A', '4000-PL-017 Rev A', '4000-PL-018 Rev A' and 'H15-15'

Which shall now be substituted with plan numbers:

5003871-RDG-XX-XX-XX-A-1001; 5003871-RDG-XX-XX-XX-A-1002; 5003871-RDG-XX-XX-XX-A-1003; 5003871-RDG-XX-XX-XX-A-1004; 5003871-RDG-XX-XX-XX-A-100-A and; 5003871-RDG-XX-ST-PL-A-101-A

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by 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 associated details hereby approved.

Condition 12 is varied as follows:

Parking Layout

No part of any building(s) hereby permitted shall be occupied or used until vehicle parking and turning space has been provided in accordance with plan number 5003871-RDG-XX-ST-PL-A-101-A unless otherwise approved in writing by the local planning authority. The vehicle parking and turning space so-approved shall be retained in accordance with the approved details and the parking space remain available for the parking of vehicles at all times and the turning space shall not be used for any purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

Condition 15 is varied as follows:

Arboricultural Impact Assessment

a) The development hereby approved shall not be carried out unless in accordance with the submitted Arboricultural Impact Assessment (SJ Stephens Associates, 15th September 2017, 807) unless approved otherwise in writing by the local planning authority (herein after referred to as the Approved Scheme). The tree protection measures approved shall be implemented in complete accordance with the Approved Scheme for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, tree felling, tree pruning,

demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery.

b) No development (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on-site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Condition 17 is varied as follows:

First Floor Windows

The first floor windows in the side elevations of the dwellings hereby permitted shall be fitted with obscured glass up to a height of 1.7 metres above the finished floor levels and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

Reason: To safeguard the residential amenities of neighbouring properties.

Relevant policy: Core Strategy policy CP3

Condition 1 now reads:

Timescale

1. The development hereby permitted shall be begun before the expiration of three years from the date of permission 162529.

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).

All other conditions of planning permission 162529 apply to this planning permission, viz:

2. As above

3. Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s (including the driveways, colours of fenestration and doors) shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.
Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3
4. No development shall take place until a scheme for the provision of affordable housing has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing contained in the National Planning Policy Framework (NPPF). The scheme shall include:
 - i) All residential units on site for use as affordable housing.
 - ii) The tenure and rent levels to be agreed by the Council and could include all or some of the following; social rent, affordable rent, intermediate rent and shared ownership
 - iii) The arrangements to ensure that such provision is affordable in perpetuity.*Reason: To secure the provision of affordable housing in perpetuity. Relevant policy: Core Strategy policy CP5*
5. Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.
Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).
Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.*Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)*
6. Before the development hereby permitted is commenced details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.
Reason: In the interests of amenity and highway safety. Relevant policy: Core Strategy policies CP1, CP3 and CP6.
7. No development shall commence until an Employment and Skills Plan has been submitted to and approved in writing by the local planning authority. The Employment and Skills Plan shall show how the development hereby permitted provides opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills and shall be implemented in accordance with the approved details.

Reason: To ensure training opportunities are available for local workers. Relevant policy: Managing Development Delivery Local Plan policy TB12

8. No development shall take place until a scheme to deal with contamination (including asbestos containing materials) of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk when the site is developed. Development shall not commence until the measures approved in the scheme have been implemented.

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

9. No development shall take place until the following drainage details have been submitted to and approved in writing by the Local Planning Authority:
- i) Full calculations demonstrating the performance of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change.
 - ii) A drainage strategy plan.
 - iii) A maintenance arrangement for the SuDS features throughout the lifetime of the development.
 - iv) An agreement with the utilities provider allowing connection to the surface water network.

The submitted details shall be implemented as approved and thereafter maintained unless agreed in writing by the Local Planning Authority.

Reason: To ensure the development would not have an adverse impact on flood risk for the surrounding area. Relevant Policy: MDD Local Plan policy CC09 and CC10

10. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- i) the parking of vehicles of site operatives and visitors,
 - ii) loading and unloading of plant and materials,
 - iii) storage of plant and materials used in constructing the development,
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
 - v) wheel washing facilities,
 - vi) measures to control the emission of dust and dirt during construction,
 - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

11. Prior to the commencement of development, full details of the construction of roads and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the local planning authority. The roads and footways shall be constructed in accordance with the approved details to road base level before the development is occupied and the final wearing course will be provided within 3 months of occupation, unless otherwise agreed in writing by the local planning

authority.

Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

12. As above

13. No building shall be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing(s)/details. The cycle parking/storage shall be permanently so-retained for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

14. No building shall be occupied until the bin storage area/ facilities have been provided in full accordance with the approved details. The bin storage area and facilities shall be permanently so-retained and used for no purpose other than the temporary storage of refuse and recyclable materials.

Reason: In the interests of visual and neighbouring amenities and functional development. Relevant policy: Core Strategy CP3 and Managing Development Delivery Local Plan policy CC04.

15. As above.

16. No additional windows or similar openings shall be constructed in the first floor level or above in the south east elevation of building E hereby permitted except for any which may be shown on the approved drawings.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3

17. As above

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on the site or affixed to any buildings on the site unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of amenity. Relevant policy: Core Strategy policies CP1, CP3.

19. The mitigation, compensation, and enhancement strategies given in Section 5 of the submitted Updated Ecology Report (Windrush Ecology Ltd, Ref: W1742_rep_Tape Lane_30-06-16, June 2016) with box locations shown on drawing 4000-PL-003 shall be implemented in full in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: To ensure that bats and great crested newts, European Protected Species, and nesting birds, protected under the Wildlife and Countryside Act 1981 (as amended), are not adversely impacted upon as a result of the development. Relevant Policy: Core Strategy CP7

20. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

21. No works related to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 8.00am and 6.00pm Monday to Friday and 8.00am to 13.00pm on Saturdays and at no time on Sundays or Bank or National Holidays unless otherwise agreed in writing with the Local Planning Authority

Reason: To safeguard amenity of neighbouring properties. Relevant policies: NPPF, Core Strategy Policies CP1 and CP3

Informatives:

1. The development hereby permitted is liable to pay the Community Infrastructure Levy. As an affordable housing development a claim for relief can be made. This is a matter for the developer. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see - <http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>.
2. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
3. There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.
4. The applicant is advised of information from Southern Gas Networks which can be sent on request.
5. The applicant or main contractor (when appointed) is encouraged to apply for prior consent under s.61 of the Control of Pollution Act 1974 (Construction Site Noise). This will ensure that 'best practicable means' are used to minimise noise during

demolition and construction.

6. The scheme of remediation should include the following details:
 - a. Site Characterisation - An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing by the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing by the local planning authority. The report of the findings must include:
 - (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - a) human health,
 - b) property [existing or proposed] including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - c) adjoining land,
 - d) groundwaters and surface waters,
 - e) ecological systems,
 - f) archaeological sites and ancient monuments;
 - (iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.
 - b. Submission of Remediation Scheme - A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
 - c. Implementation of Approved Remediation Scheme- The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority.
 - d. Reporting of Unexpected Contamination - In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition A, and where remediation is

necessary a remediation scheme must be prepared in accordance with the requirements of condition B, which is subject to the approval in writing of the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with condition C.

7. The applicant is advised to consider the rubbish and recycling information on the Council's website: <http://www.wokingham.gov.uk/rubbish-and-recycling/collections/information-for-developers/>.
8. The developer's attention is drawn to the fact that this permission does not authorise the physical construction of the proposed off-site highway works and site access connections to the public highway. A separate legal agreement made with the Council under s.278 of the Highways Act 1980 is required. No work within or affecting the public highway shall commence until the agreement has been completed and the Council, as local highway authority, has approved all construction and installation details together with a programme of works.
9. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.
10. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.
11. The following recommendation from the Tree and Landscape Officer is provided for the applicant: I recommend that the block paving proposals be changed to provide a 'mottled' effect and 'tumbled' edges such as; Charcon range 'Woburn' or 'Infilta' in grey or beige/brown mix or a product similar to Marshalls 'Tegula' range. The more textural appearance of the paving materials will provide a subtle contrast to the brick facades of the dwellings. The front doors could be painted in softer colours such as pale mossy greens, pale blues, and warm pinks/beiges. The proposals to place the street trees in grilles is another urbanising element to the scheme and I suggest that these trees be planted in a grass/landscaped verge of shrubs or hedges – with a low fenced barrier for protection against parking.

PLANNING HISTORY

- 162529 – Full application for the proposed erection of 11 dwellings with associated access, car parking, landscaping and drainage following the demolition of existing dwellings – Approved November 2016

SUMMARY INFORMATION

Site Area	0.37 hectares
Proposed density	29 dwellings per hectare
Existing units	6
Approved Units (162529)	11
Proposed units	11
Existing parking spaces	Minimum of 12

Approved parking spaces (162529)	25
Proposed parking spaces	26

CONSULTATION RESPONSES

Royal Berkshire Fire and Rescue	No objection
Southern Gas Networks	No objection subject to informative (4)
SEE Power Distribution	No comments received
Thames Water	No objection subject to informative (2,3)
WBC Biodiversity	No objection subject to condition (19)
WBC Community Infrastructure	No objection
WBC Drainage	No objection subject to condition (9)
WBC Environmental Health	No objection subject to condition (8) and informative (5,6)
WBC Economic Sustainability Team (Employment Skills)	No objection subject to condition (7)
WBC Highways	No objection subject to conditions (10 - 14) and informatives (8 – 10)
WBC Tree & Landscape	No objection subject to conditions (5,6,15,20) and informative (11)
WBC Cleaner & Greener	No objection subject to informative (7)
WBC Waste Services	No comments received

REPRESENTATIONS

Hurst Parish Council: No adverse comments

Local Members: No comments received

Neighbours: One letter for support of the development.

Two letters of comment with regard to the following:

- There is no need for 26 parking bays; (30)
- The parking spaces are currently used by occupiers to park commercial vehicles and the oversupply of spaces would encourage this;
- The additional parking is not in keeping with the local character and visual amenity of the area;(20)
- Condition 12 of the previous planning permission restricts the selling and/or leasing of the parking bays, this should be extended to the parking of trucks, mobile homes, caravans, vans and commercial vehicles and this should be enforced by Wokingham Housing; (49)
- It is unclear what the amendments to the landscaping and trees is; (45)
- Resident at 'Ballacloan' is responsible for the boundary fence at the rear of the proposed development and has not been consulted on the boundary details even though they were assured of being consulted; (46)
- What is proposed to the area to the front of the site where this is strip of overgrown land which slopes? This area is outside of the red line boundary; (47)
- What is the long term maintenance plan for the proposed landscaping?; and, (48)
- Parking is over-spilling from Barker Close. (47)

APPLICANTS POINTS

- Development provides affordable housing
- Updates approved housing in line with national space standards
- Provides independent rear access to plots 3 and 10

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	CP5	Housing mix, density and affordability
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP9	Scale and Location of Development Proposals
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC09	Development and Flood Risk (from all sources)
	CC10	Sustainable Drainage
	TB05	Housing Mix
	TB06	Development of private residential gardens
	TB07	Internal Space standards
	TB12	Employment Skills Plan
	TB21	Landscape Character
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4
		DCLG – National Internal Space Standards

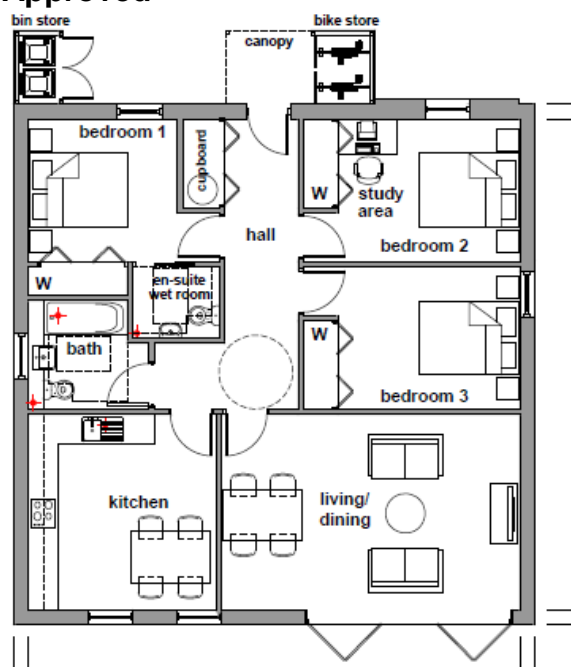
PLANNING ISSUES
<p><u>Description of Development:</u></p> <ol style="list-style-type: none"> 1. The proposal is a variation to planning permission 162529 for the demolition of six properties along the south western side of Tape Lane and the erection of 11 two-storey dwellings. The approved scheme comprised of the erection of a bungalow, 2x blocks of terraced dwellings and 2x blocks of semi-detached dwellings. 2. The applicant seeks to vary condition 2 (approved plans) to amend the footprint of the proposed dwellings, site and parking layout; condition 12 (parking) to amend the approved parking layout; condition 15 (Arboricultural Impact Assessment (AIA)) to amend the approved document and; condition 17 (first floor windows) to allow these windows to be non-obscured at the opening top casement.

3. The applicant advises that the proposed alterations are to ensure that the 3 bedroom properties meet national space standards and building plot 1 to accommodate the future occupants. Housing Services has advised that the alterations to plot 1 are specifically to meet the needs of the future occupant who is known to them. All of the proposed amendments are described in details below with images from the approved and proposed to illustrate the proposed alterations.

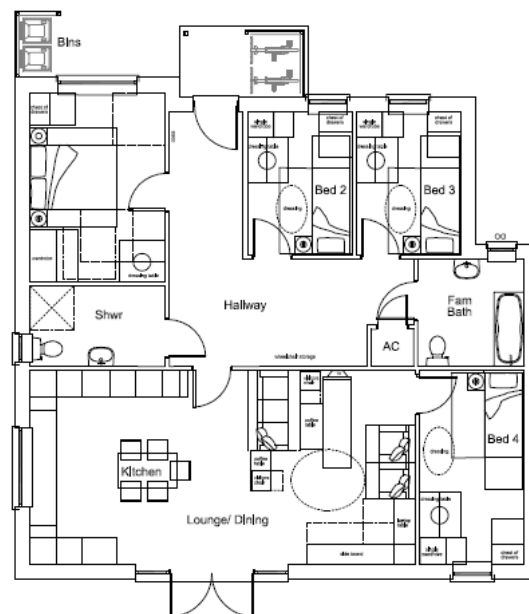
Plot 1 (Bungalow)

4. Plot 1 has been enlarged from a 3 bedroom bungalow to a 4 bedroom bungalow, with a floor area of 124.25sqm from the approved 111.6sqm. The footprint of the plot has been widened and staggered to accommodate the additional floor space. Plot 1 would have a width of no more than 12 metres and length of no more than 11.5 metres, in comparison to the approved bungalow which measured 10.65 metres by 10.65 metres.

Approved



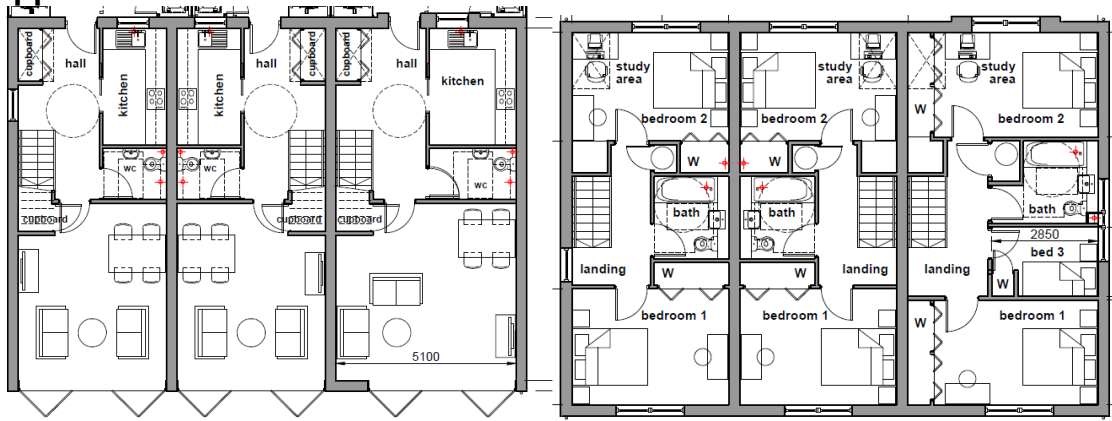
Proposed



Plots 2-4 (Terraced Block)

5. Under the previous scheme (162529) incorrect plans were submitted in respect of plots 2-4 (plans numbered 4000-PL-012 A and 4000-PL-013 A). These floor plans and elevations showed these plots as being semi-detached dwellings whereas the block plan (which was correct) illustrated these plots as a row of terraces.
6. In respect of amendments to plots 2-4, the revision to the approved scheme includes a longer projection of plot 2 only (from 10.65 metres to 11.6 metres) to allow for a larger internal floor space. This would result in the insertion of a gable roof to the rear of plot 2. There are also internal alterations proposed to the first floor of plot 2 which would result in the alteration of first floor side windows.

Approved



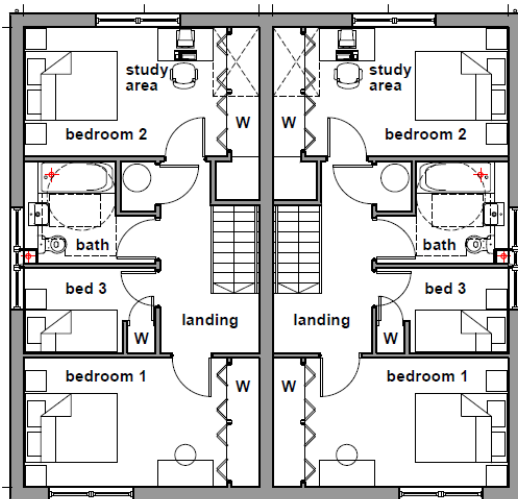
Proposed



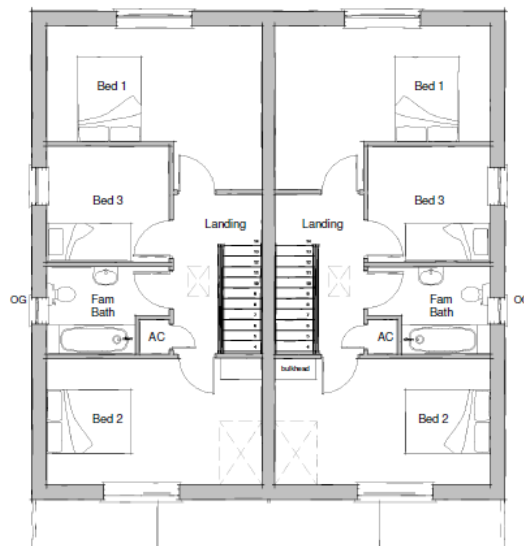
Plots 5-8 (2x Pairs of Semi-Detached Dwellings)

7. The proposed length of the approved dwellings is proposed to be increased from 10.5 metres to 11.5 metres. Internally the first floor layout would be altered and this would result in an alteration to the first floor side windows.

Approved



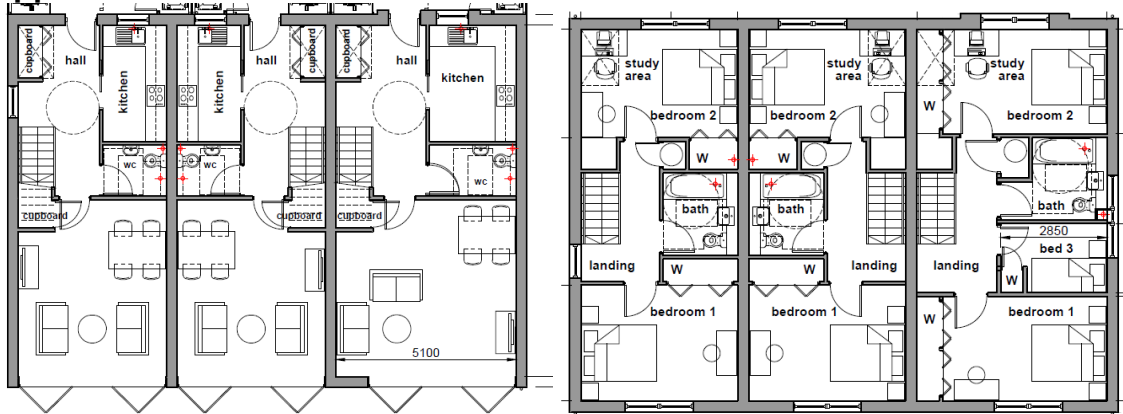
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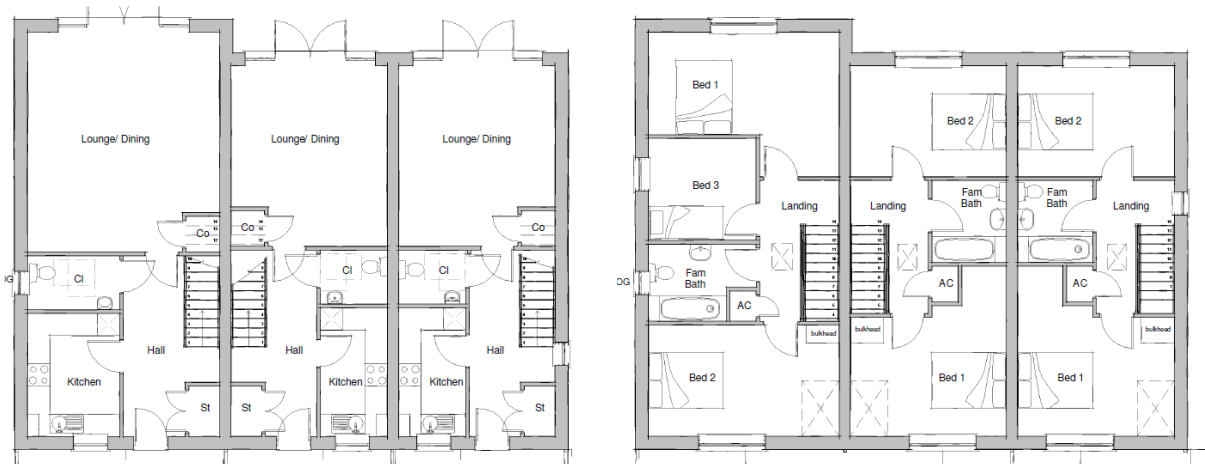
Plots 9-11

8. Similar to the amendments to plots 2-4, amendment to plots 9-11 includes a longer projection of plot 11 only (from 10.65 metres to 11.6 metres) to allow for a larger internal floor space. This would result in the insertion of a gable roof to the rear of plot 11. There are also internal alterations proposed to the first floor of plot 11, which would result in the alteration of first floor side windows.

Approved



Proposed



Site Layout

9. The application proposes an amendment to the approved site layout by including independent rear access points to plots 3 and 10. This is proposed to be facilitated by reducing the garden depth of plots 2 and 9 by just under a metre to insert a footpath and the resulting garden depths would be 20 metres. Other amendments to the site include changes to the layout of the parking to allow for additional areas of landscaping to the front of the proposed dwellings.

Parking

10. The previous scheme approved 25 parking spaces, two in front of each dwelling and three to the front of plots 1, 2 and 3. The proposed scheme alters the layout of parking and proposes 1 disabled space to the front of plot 1 in addition to the 25 spaces already approved.

Arboricultural Impact Assessment

11. In respect of the approved landscaping, it is now proposed to remove an additional

3 trees on site which are predominantly within plots 1 and 2, and remove one shrub along the proposed boundary of plot 1 and 2. These amendments have resulted from the introduction of the rear access to plot 3.

12. All of the above changes will need to be considered in light of permission (162529) and against relevant planning policy.

Principle of Development:

13. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
14. Section 73 of the Town and Country Planning Act 1990 allows minor material amendments to be made to a planning permission as long the scale and/or the nature of the approved development is not substantially different to the approved scheme. These applications can remove or vary conditions in a decision notice.
15. The site is located within a limited development location and within a settlement boundary and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers. The development has already been considered acceptable in principle by virtue of planning permission 162529 which was approved by planning committee in November 2016.

Character of the Area:

16. Tape Lane connects Broadwater Lane and School Road and apart from a small amount of housing to the north and south ends, is adjacent to countryside to the west. To the east, are a line of residential properties fronting Tape Lane and also a small cul-de-sac providing access to Barker Court. Along this cul-de-sac are two storey properties to the north east and bungalows to the south west. The bungalows, which are subject to this application, were pre-fabricated post Second World War properties, which were not designed for long-term use.
17. The Tape Lane cul-de-sac is adjacent to designated countryside and there are grass verges along the road/pavement edge. At the entrance to the cul-de-sac, the verges are significantly wider creating an open section in the street scene which helps in the transition to the countryside. Added to this, the form of development in the area is quite loose with properties set back from the road and spacious gaps between buildings.
18. In comparison to the approved development, the proposed amendments described above are not considered to have a greater urbanising impact on the street scene and local character. The enlargement of plot 1 relates to the widening of the footprint of the bungalow. There would be no increase in the ridge height of the site, nor would the building line be altered from the approved scheme. The enlargement

of the footprint of plots 2 and 11 and insertion of a gable roof to the rear would not be visible from the street scene. Furthermore the internal alterations are considered not to result in a visual alteration to the overall character and appearance of the development within the local area.

19. The proposed alterations to the parking layout would result in the spacing out of some of the parking to the front of the proposed dwellings to allow for appropriate soft landscaping areas. It is considered that this amendment would soften the appearance of the development within the street scene, but would also make a positive contribution to the wider character of the area.
20. Although there would be an increase in 1 disabled parking space from the approved scheme, it is considered that this would not significantly harm the local character. The additional space would be at the top corner of the site and would be within an approved parking area to the front of plots 1. The parking spaces here are separated from Tape Lane by a grassed verge to the north-west and a smaller grassed verge to the north and east. There is also additional planting proposed to the front of plot one which would go some way in assimilating this plot within the street scene.
21. There were concerns on the proposed external finishes of the development from neighbour objections and the impact on the character of the local area within the previous scheme. The detailed design elements of the scheme such as colours of the external finishes, driveway materials and boundary treatment have not yet been agreed and can be dealt with by way of condition (3) which was also attached to the previous approval. There were also concerns by local residents within the previous scheme in relation to street lighting. Although these concerns have not been highlighted by local residents' comments for this scheme, condition (18) is replicated within the new recommendation.
22. The additional loss of trees could be mitigated by the planting of 5 replacement trees, 2 of which would be in a similar location to those which are proposed to be lost. As per the Trees and Landscape section below, there are suggested conditions to submit a landscaping plan which would be secured by condition to ensure the proposal does not harm the landscape character of the site and wider area.
23. Overall the proposed amendments are not considered to be significantly different to the approved scheme. In respect of character and appearance the proposed alterations are considered to be a visual improvement to the approved scheme. The additional areas of planting to the front of the dwellings combined with the breaking up of parking bays are considered to be positive changes to the approved scheme which would comply with policy CP3 of the Core Strategy.

Residential Amenities:

24. The proposed development would maintain the separation distances from neighbouring properties and it is considered that in respect of overlooking, loss of light and overbearing the proposed amendments would not result in any harm to residential amenity.
25. The proposed alteration to the footprint of the dwellings would result in the

relocation of the approved first floor side windows to plots 2, 5, 6, 7, 8 and 11 due to the relocation and enlargement of 'bed 3' in all of those properties. The first floor side windows are approved to be obscure glazed and opening at a height of 1.7metres from the finished floor level, as secured by condition 17 of planning consent 162529. The first floor side windows of these plots serve a bathroom and bedroom 3.

26. It is proposed to alter the proposed first floor layout in respect of the location of the windows which serve the bathroom and bedroom 3 as part of the extant planning permission. Due to the increased floor space, bedroom 3 would be able to be occupied as a habitable bedroom and therefore it is proposed to amend the condition to allow the opening part of the window to be non-obscure glazed. This amendment is considered not to have any impact in respect of overlooking to neighbouring properties as the bottom part of the window would remain obscure glazed.

Access and Movement:

27. **Highway Safety:** The proposed amendments would have no adverse impact in respect of highways safety. Condition 10 was suggested by highways officers in the previous scheme and is included within officers' recommendation.
28. **Traffic Impact:** The proposed amendments would not adversely increase traffic in the local area. The current proposal includes the insertion of only one disabled parking space which is considered not to result in any harm in respect of traffic and congestion.
29. **Parking:** The proposal indicates that two parking spaces would be provided for each of the dwellings with 3 spaces for visitors and 1 disabled space for plot 1. For each plot there would be one allocated space and one unallocated space and it would be for Housing Services to manage the parking.
30. The proposal includes the provision of one additional parking space in the form of a disabled bay for plot one. This is considered acceptable and would meet the needs of the potential occupant. The overall proposed level of parking accords with the Borough's parking standards and therefore no objection is raised from WBC Highways. The variation of condition 12 to amend the approved parking plan is considered acceptable as it is not significantly different to the approved parking plan.
31. A neighbour has commented that 26 spaces are unnecessary. The previous scheme was approved on the basis of 25 parking spaces and the proposal before committee would result in the addition of only one space. The addition of one space is considered not to be a significant change from the approved scheme and the management of these spaces would be the responsibility of Housing Services.
32. **Sustainability:** The site is in settlement and near public transport links and all the properties have access for cycle provision. As such, subject to a condition (13), no objection is raised.

Flooding and Drainage:

33. The site is located in Flood Zone 1 (low probability of flooding) however it is acknowledged that some surface water flooding has occurred previously. As a result, a surface water drainage strategy has been submitted which concludes that the impermeable area of the site would be decreased as a result of the development and that discharge to the surface water sewer could be managed with SUDS. The Drainage Officer has considered this report and raises no objection subject to a condition requiring details of attenuation methods, a drainage strategy plan, maintenance arrangement for SUDS and an agreement from the utilities provider to connect to the network (9). Subject to this, it is considered flood risk would not be increased on or off the site.

Landscape and Trees:

34. The applicant has submitted a revised Arboricultural Impact Assessment (AIA) which proposes to remove T30 (Amelanchier), T31 (Thorn) and T34 (Currant). The first two are tree's and the latter a shrub. These trees are all Category 'C' trees and it is proposed that these are replaced with one tree in plot 2, one tree to the south-east corner of plot 1 and three trees to the north-west of plot 1. The alteration to the AIA are considered not to result in any significant harm to the landscape character of the site.
35. The area is residential in character and although there are some trees within front gardens, they are not a defining characteristic. Given the potential for landscaping to the front of the site and the ample gardens to the rear, it is considered that a robust landscaping scheme would be sufficient in maintaining the character of the area. Additionally, boundary treatments could be agreed at a later stage and are controlled by condition (6). As such, the Tree and Landscape Officer does not raise any objection in this respect, subject to conditions (5 and 15).

Environmental Health:

36. The proposed amendments would not have any impact in respect of Environmental Health. Under the previous permission conditions 8, 10 and 21 and informatives 5 and 6 Environmental Health Officers had no objection. These conditions and informatives are replicated within officers' recommendation.

Amenity Space for future occupiers:

37. The Borough Design Guide states that new dwellings should have a minimum of 11 metres useable garden space. The proposal would provide garden depths ranging from 27 metres to 18.5 metres in respect of plots 2-11 and therefore this is acceptable. Due to the increase in the footprint of plots 2 and 11 and the insertion of rear accesses to plots 3 and 10 the garden depth of plots 2, 9 and 11 have reduced to 18.5 metres, however this still complies with the SPD.
38. In respect of plot 1, the bungalow, this would have an irregular sized garden which would range from 12.5 metres to 5.0 metres, which compares to the approved scheme as a range of 14.5 metres and 7 metres. The rear garden area would however be 18 metres in width. Although not a typical shaped garden it would nonetheless still be able to accommodate typical garden activities. As such, and in

conjunction with its overall size, the garden plot 1 is not considered to detrimentally harm the residential amenity of future occupiers.

Internal Space Standards:

39. Internal space standards are set nationally and the proposal is compared against these below:

Type of house	National Standards	Approved 162529	Proposed development
3 bedroom bungalow	95m ²	99.3m ²	N/A
4 bedroom bungalow	117m ²	N/A	124.25m ²
2 bedroom house	79m ²	83.2m ²	83.2m ²
3 bedroom house	102m ²	101.5m ²	103.3m ²

40. As a result of the proposed amendments, the bedroom units would be in accordance with national space standards. Under the previous scheme, the 3 bedroom units were 0.5m² short of the standards. This was previously considered acceptable because the shortfall was not considered significant enough to warrant refusal in its own right. The proposal represents a clear improvement in this respect.

Ecology:

41. The site is within a known Great Crested Newt consultation zone and one of the properties is known to have had a bat roost. As such, an ecology report has been submitted for the application which considers these species as well as other protected species. In respect of Great Crested Newts, the report considers the distance to ponds and the built form between them and the site means the risk to newts is low. In terms of bats, whilst potential roost opportunities are low, a bat was recorded flying out of 23 Tape Lane. The report recommends that a mitigation strategy and European Protected Species License should be obtained. In terms of other species, no harmful impact would occur however wildlife enhancement could take place as a result of the landscaping. The Ecology Officer has considered the report and is satisfied with its conclusions, subject to a condition (19).

Sustainable Design/Construction:

42. Due to the replacement of the Code for Sustainable Homes with national standards in building regulations, the proposal is not required to meet Code 4 in line with Policy CC04 of the MDD. However, the policy does require that all development should incorporate suitable waste management facilities including on-site recycling. It is considered that sufficient internal and external storage could be provided to accommodate this.

Community Infrastructure Levy & Affordable Housing:

43. **Community Infrastructure Levy:** As the proposal is for new residential floor space, it would be a CIL liable development. CIL is charged at a rate of £365 per square metre. However, as the proposal is for affordable housing, it is likely the scheme would be exempt from CIL payments.

44. **Affordable Housing:** The scheme is proposed as 100% affordable housing as the applicant is Wokingham Housing Limited. This exceeds the provision for affordable housing as set out in Policy CP5 of the Core Strategy (which would be 20% for a site such as this) and this is considered a positive aspect of the proposal. Typically, affordable housing is secured through a legal agreement however, in this instance, due to Wokingham Housing Limited being a subsidiary company of Wokingham Borough Council; it is considered a condition would be more appropriate. As such, condition 4 ensures that affordable housing would be secured in perpetuity and this would also set out that the scheme is provided as 100% affordable.

Employment Skills:

45. Policy TB12 of the MDD requires major applications to demonstrate how they can encourage the use of local skills and employment. The proposal is considered appropriate for this and therefore a condition requiring a plan to be submitted is included (7).

Other Issues:

46. A neighbour has commented that the proposed landscaping measures are unclear. This is due to the fact that the applicant did not submit a revised Arboricultural Impact Assessment. This was submitted at a later stage and neighbours and local residents were consulted on the submission of the revised AIA.

47. A neighbour has advised that they have not been consulted on the boundary treatment by the applicant. Condition 6 of the officer's recommendation requires the applicant to submit details of boundary treatment to the local planning authority for approval although it should be noted that consultation with neighbours, by the LPA, would not normally be undertaken on this matter. This application does not seek approval of boundary details and the applicant is advised to discuss this detail with the neighbour before formally submitting details to discharge the boundary condition.

48. Neighbours have advised that there is parking overspill from an adjacent road and there is information of landscaped areas which are outside of the red line boundary of this application. Whilst it is acknowledged that there may be wider amenity issues, the application before us can only deal with the land within the red line boundary of this application.

49. An objector has advised that there is no detail for the long term management of landscaping in the details submitted. It is advised that the land will continue to be owned by the Wokingham Borough Council and it would be the responsibility of Tenant services to draw up contracts on the maintenance of the land in the long term.

50. An objector has requested that condition 12 should restrict the leasing and selling of the parking bays and also restricts the use of the parking bays for commercial purposes. Condition 12 is for parking to be installed as per the approved plans. It is for the Housing Services team to control the wider use of the parking.

CONCLUSION

The proposed amendments to the approved scheme are considered to be minor material changes to improve the quality of the 3 bedroom dwellings and overall site

layout. The proposed amendments are considered to be acceptable in terms of the impact on the character of the area, neighbouring properties and future occupiers. Sufficient parking provision has been indicated and the proposal would provide mitigation for impact on bats and great crested newts. As such, the proposal is recommended for conditional approval.

CONTACT DETAILS		
Service	Telephone	Email
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk

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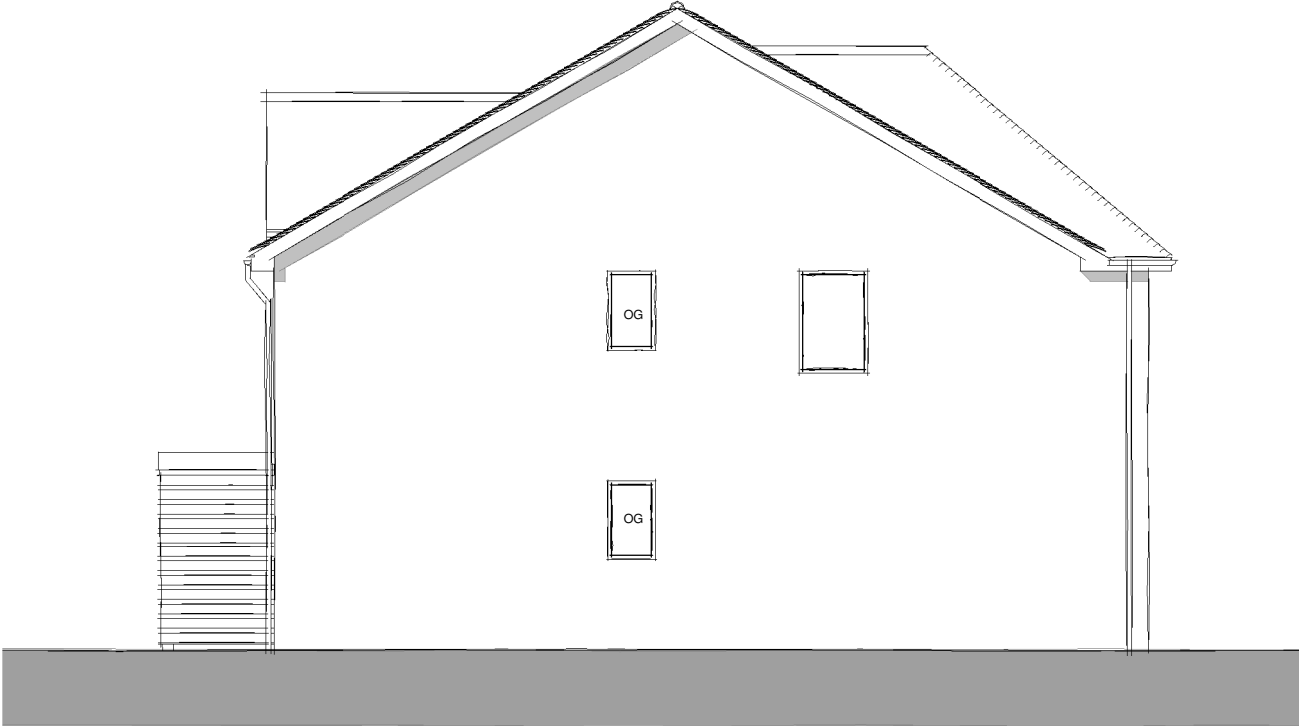
Front Elevation 1:100

Materials:

Roof: Plain clay tiles to be selected

Walls: Selected multi stock bricks

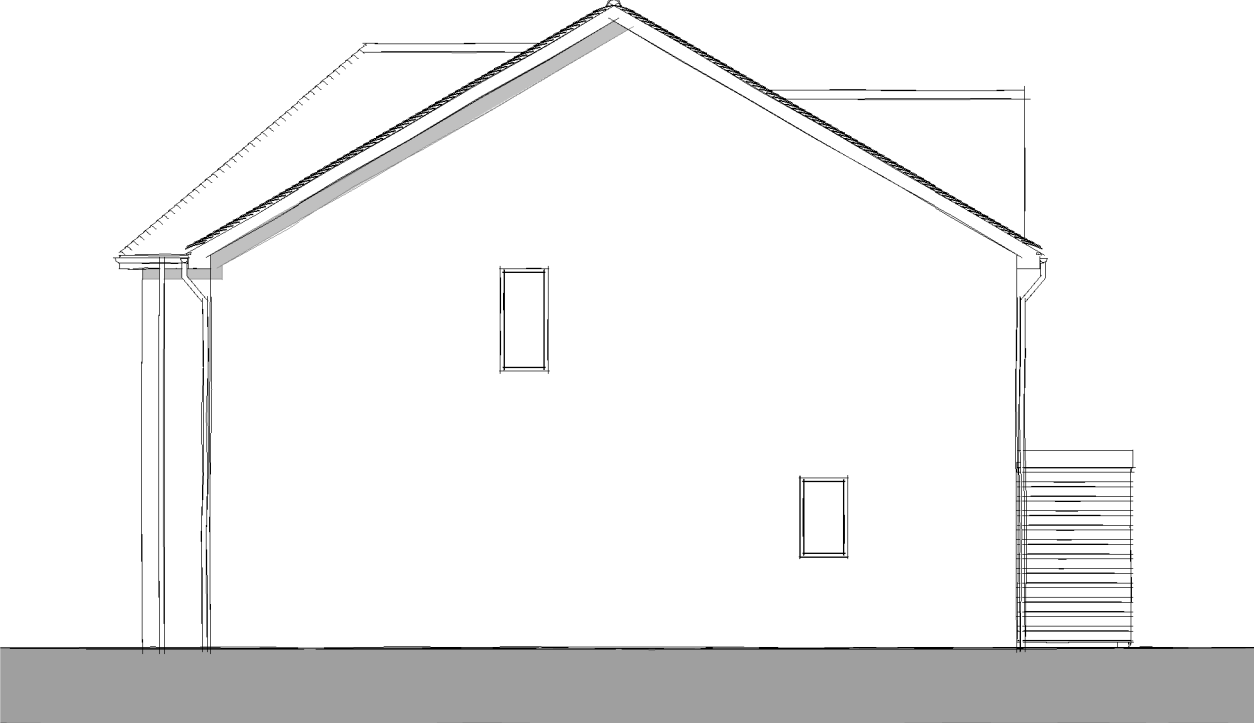
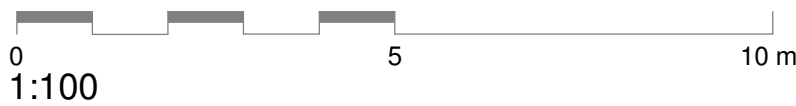
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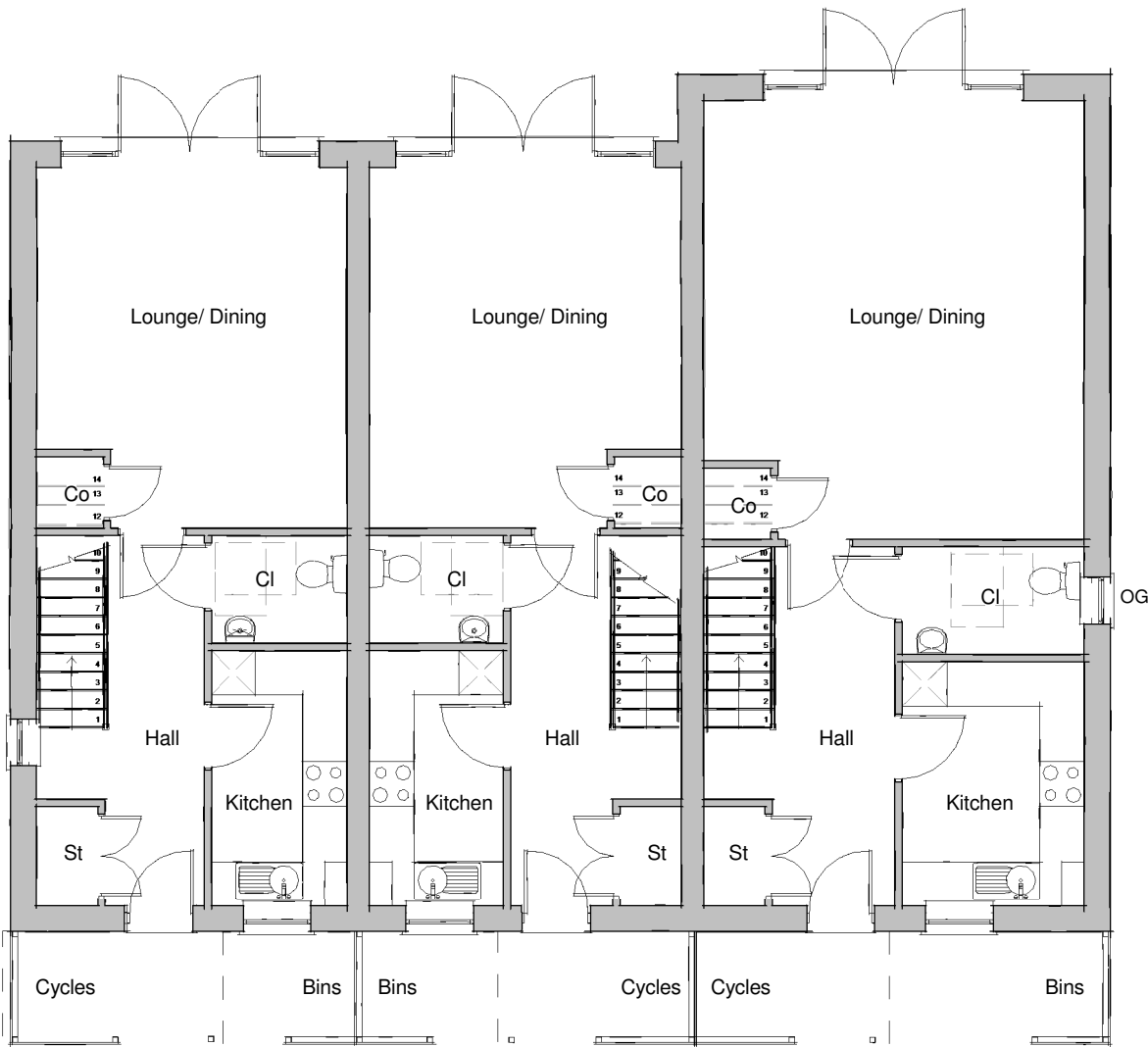
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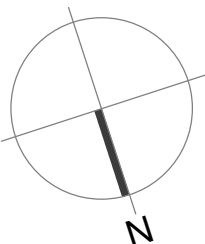
Rear Elevation 1:100



LHS Elevation 1:100



Ground Floor 1:100



First Floor 1:100

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CLIENT:
WOKINGHAM HOUSING LTD

IN ASSOCIATION WITH:

Wokingham Housing

PROJECT:
**TAPE LANE
WOKINGHAM**

TITLE:
Plots 2-4 Plans and Elevations

DRAWN BY:	JY	SCALE:	1 : 100	@ A1
CHECKED BY:	MF	DATE:	25/07/17	
STATUS:				
PLANNING				

DRAWING No:	PROJECT:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:	REV:
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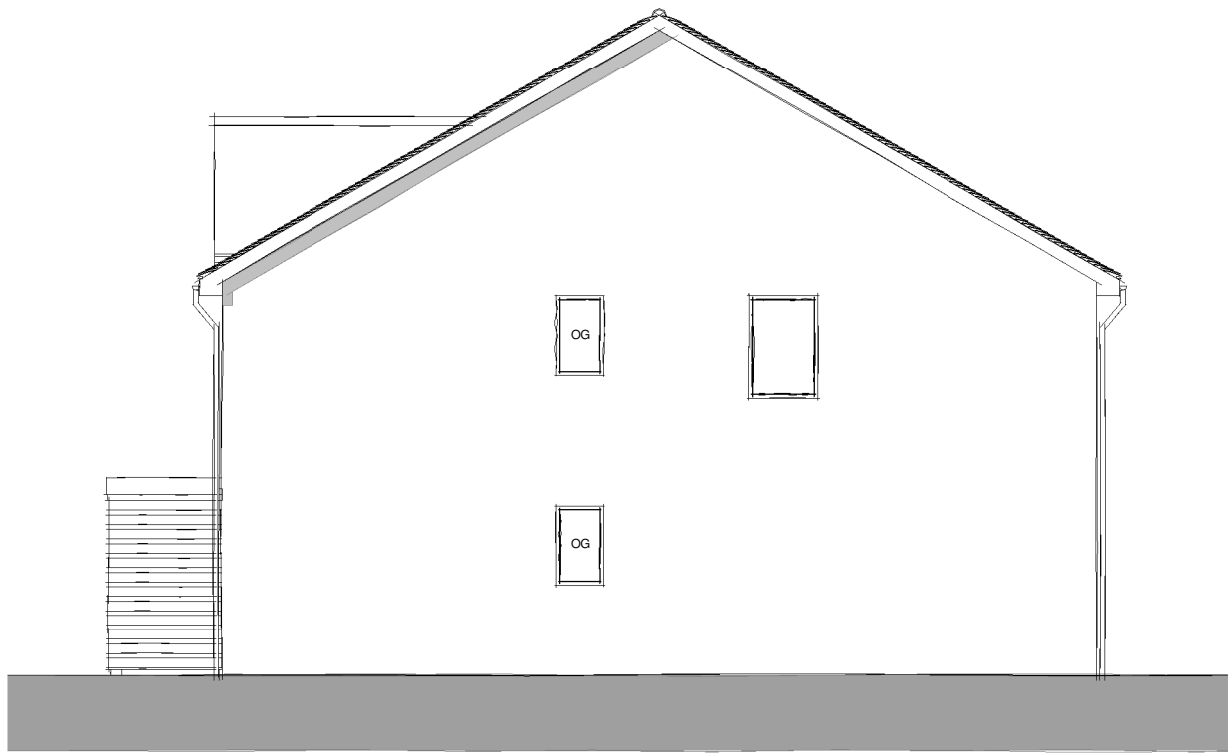
Plot 6 Plot 5
Front Elevation 1:100

Materials:

Roof: Plain clay tiles to be selected

Walls: Selected multi stock bricks

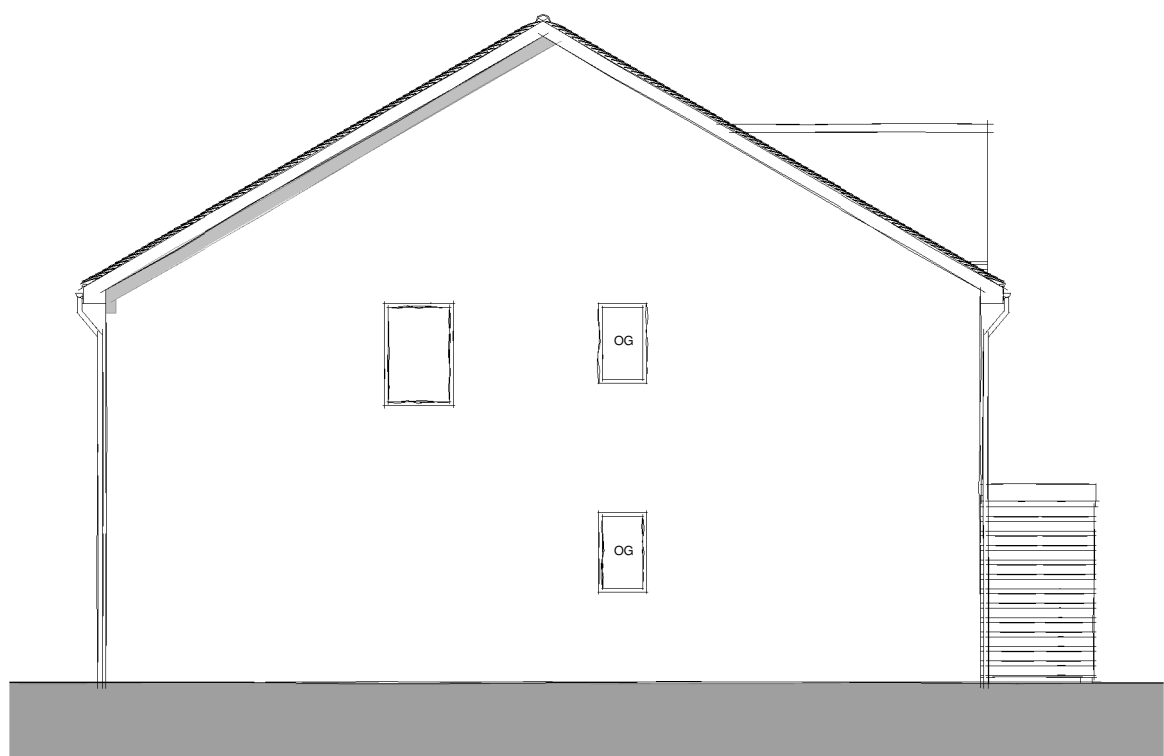
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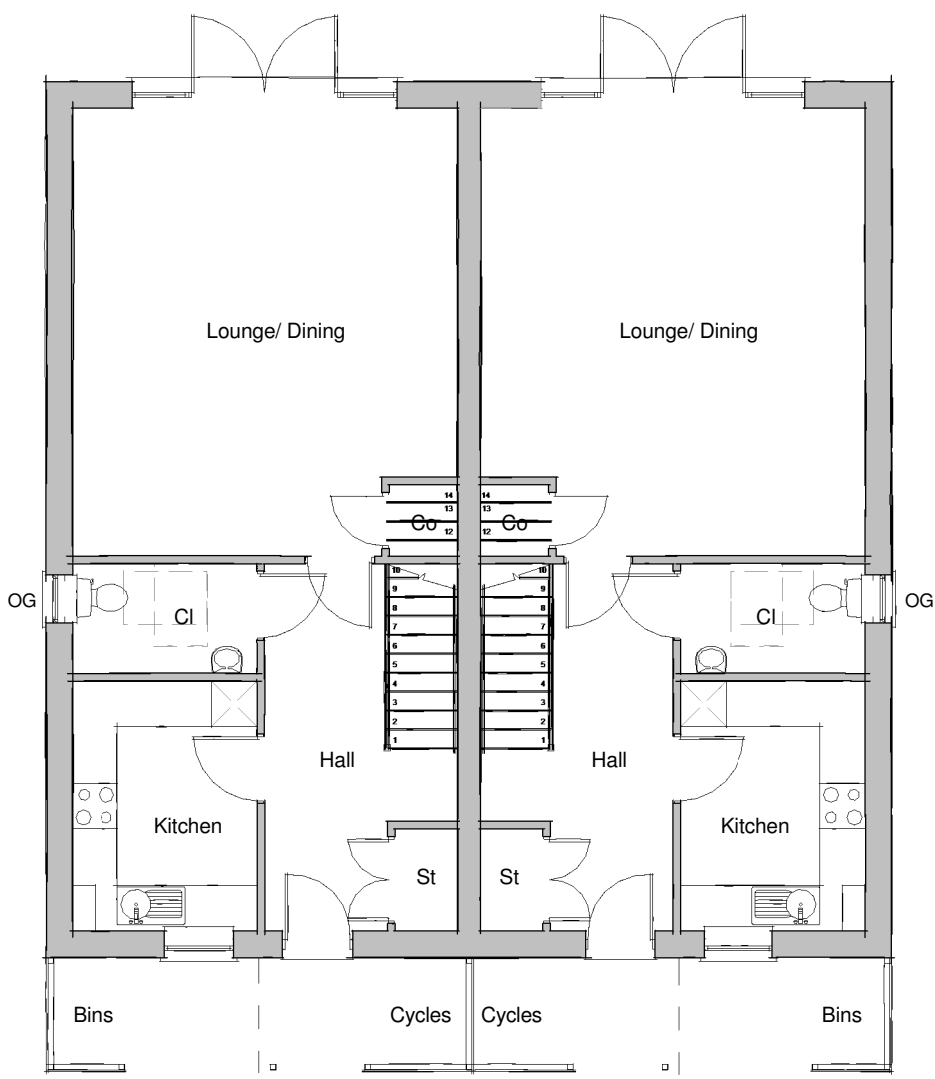
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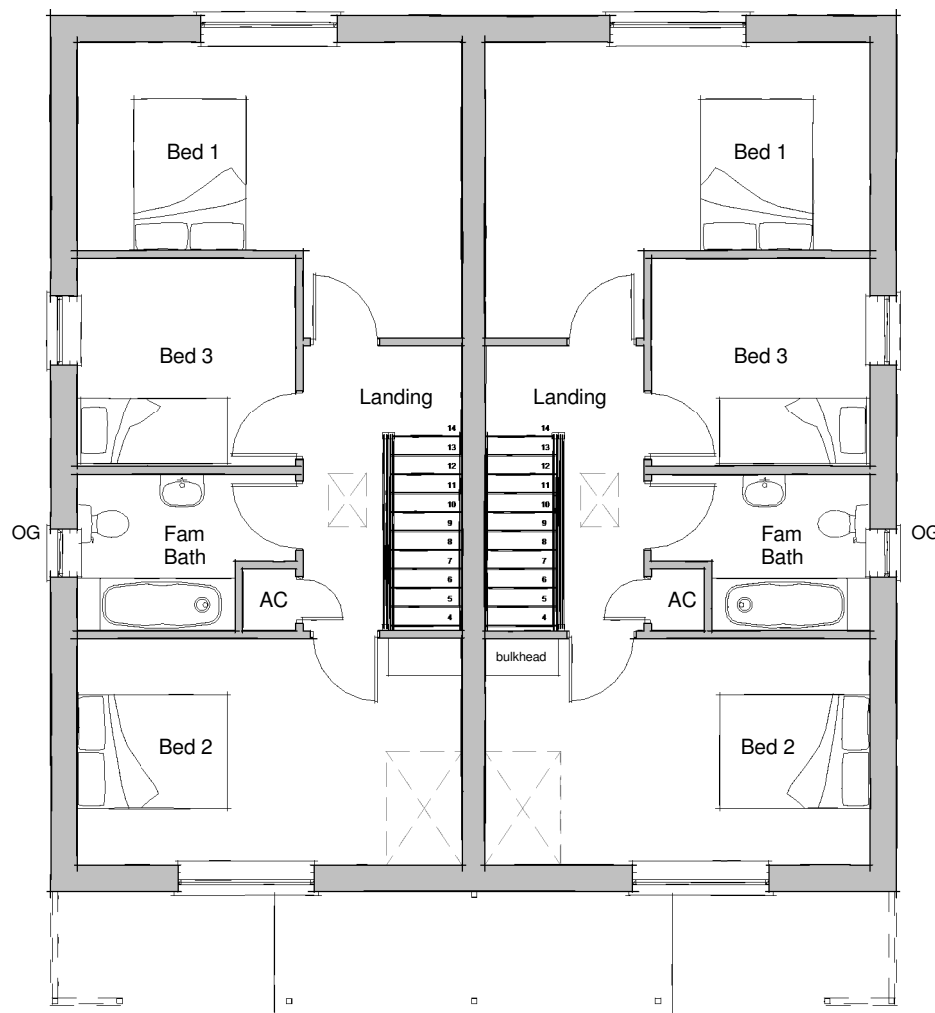
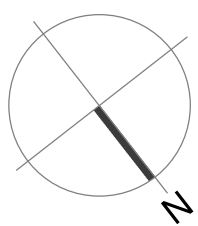
Rear Elevation 1:100



LHS Elevation 1:100



Ground Floor 1:100



First Floor 1:100

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DRAWING NOTES:

- CDM REGULATIONS 2015

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REV	DESCRIPTION	DATE	BY	CHKD

ORIGINATOR:

RIDGE
PROPERTY & CONSTRUCTION CONSULTANTS

Ridge and Partners LLP
The Cowards, Blenheim Park
Oxford Rd, Woodstock
OX20 1QR

TEL NO: 01993 815000
WWW.RIDGE.CO.UK

CLIENT:
WOKINGHAM HOUSING LTD

IN ASSOCIATION WITH:

Wokingham Housing

PROJECT:
**TAPE LANE
WOKINGHAM**

TITLE:
Plots 5-6 Plans and Elevations

DRAWN BY:	JY	SCALE:	1 : 100	@ A1
CHECKED BY:	MF	DATE:	19/07/17	
STATUS:				
PLANNING				

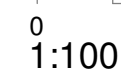
DRAWING No:	PROJECT:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:	REV:
5003871	RDG	XX	XX	XX	A	1002		

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Roof: Plain clay tiles to be selected

Fenestration: Selected casements windows and french doors colour to be confirmed.



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- CDM REGULATIONS 2015
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REV	DESCRIPTION	DATE	BY	CHKD
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RIDGE
PROPERTY & CONSTRUCTION CONSULTANTS

WWW.RIDGE.CO.UK

CLIENT:
WOKINGHAM HOUSING LTD

Wokingham
Housing

PROJECT:
TAPE LANE
WOKINGHAM

TITLE:
Plots 7-8 Plans and Elevations

DRAWN BY:	JY	SCALE:	1 : 100	@ A1
CHECKED BY:	MF	DATE:	25/07/17	
STATUS:				

DRAWING No:							
PROJECT:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:	REV:
5003871	RDG	XX	XX	XX	A	1003	

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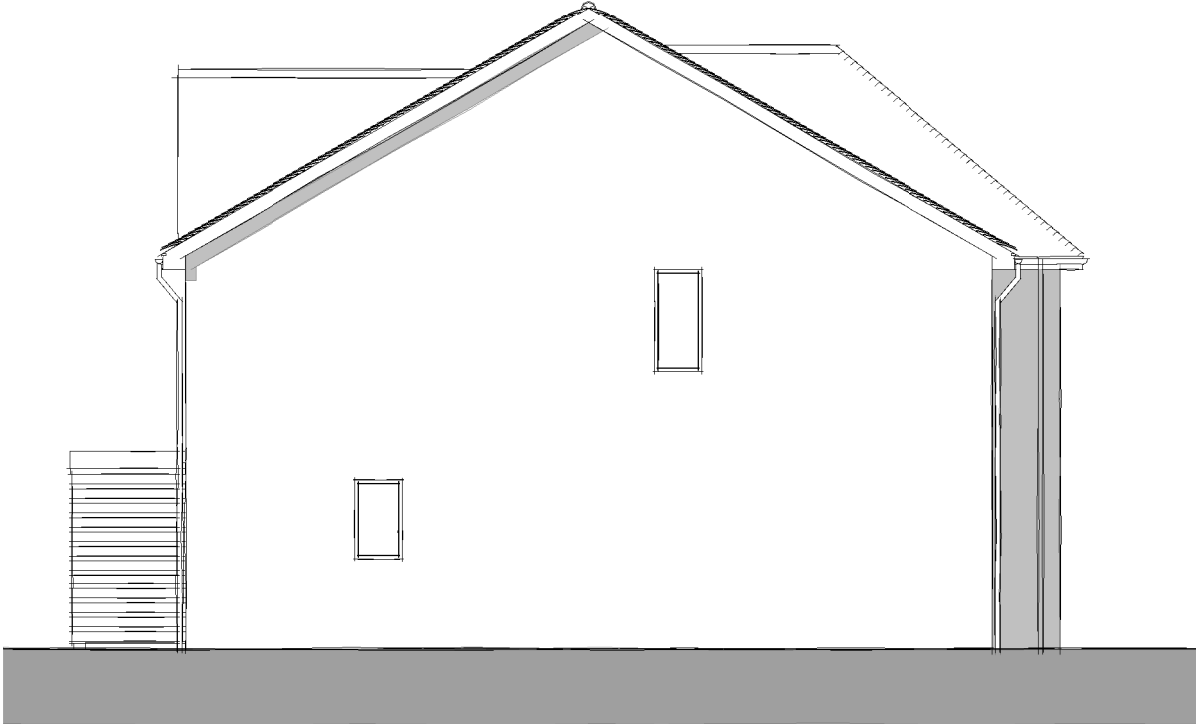
Front Elevation 1:100

Materials:

Roof: Plain clay tiles to be selected

Walls: Selected multi stock bricks

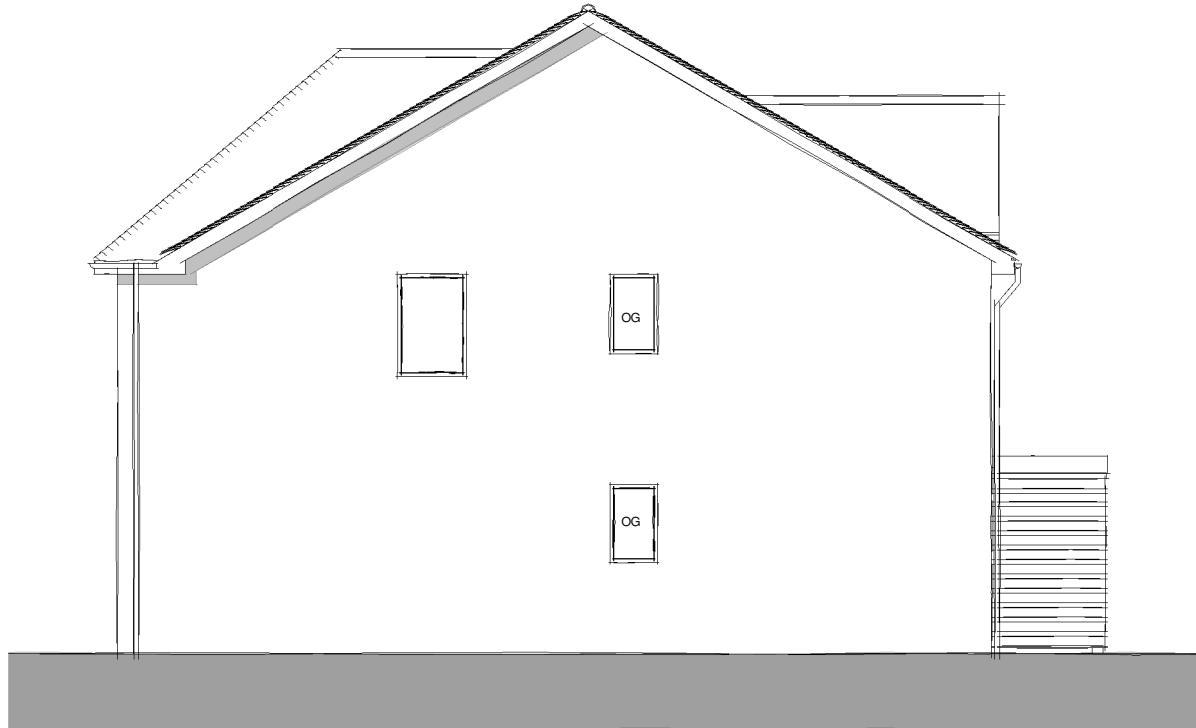
Fenetrations: Selected casements windows and french doors colour to be confirmed.



RHS Elevation 1:100



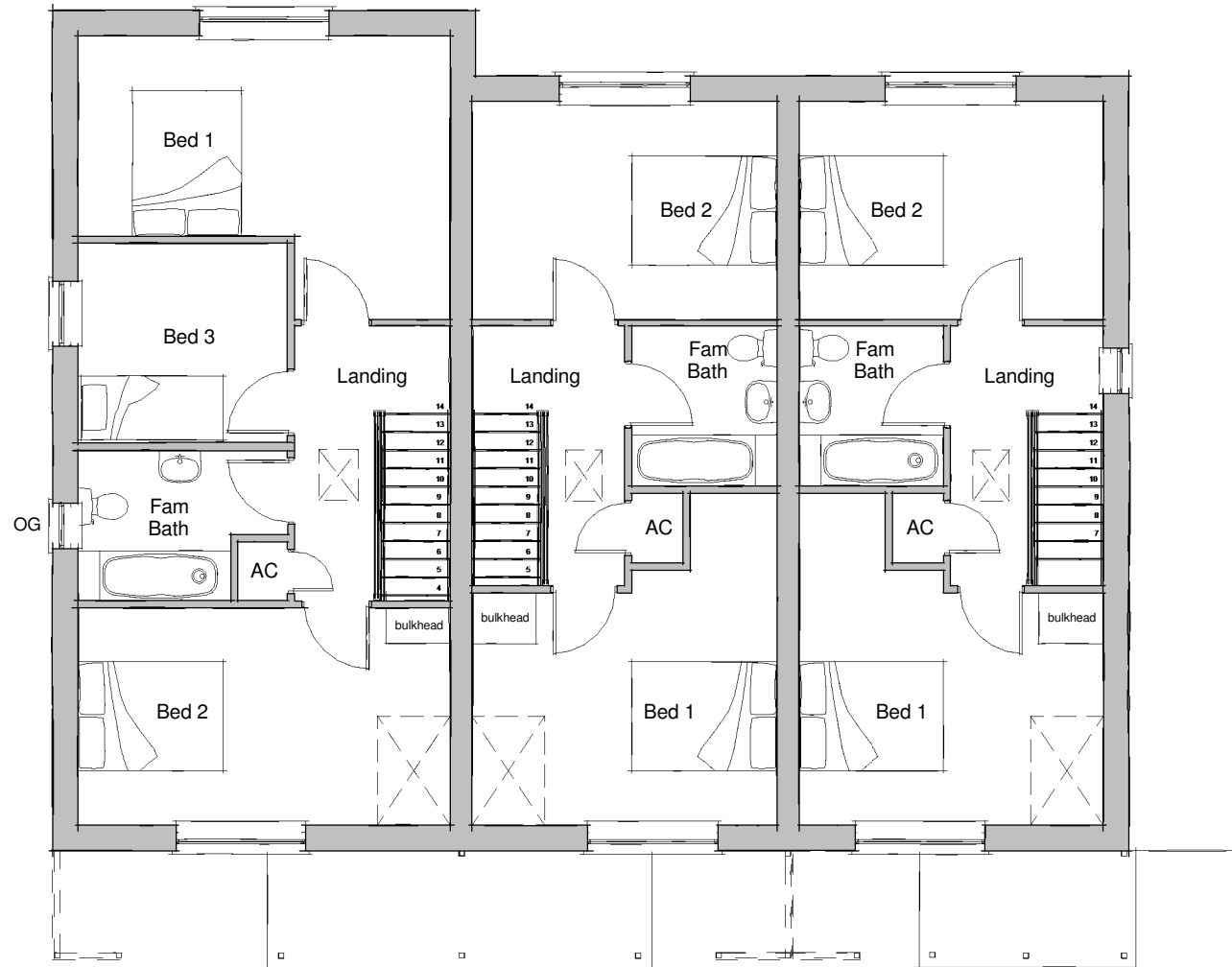
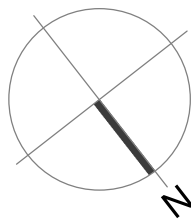
Rear Elevation 1:100



LHS Elevation 1:100



Ground Floor 1:100



First Floor 1:100

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REV	DESCRIPTION	DATE	BY	CHKD

ORIGINATOR:

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The Cowards, Blenheim Park
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OX20 1QR

TEL NO: 01993 815000
WWW.RIDGE.CO.UK

CLIENT:
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IN ASSOCIATION WITH:

Wokingham Housing

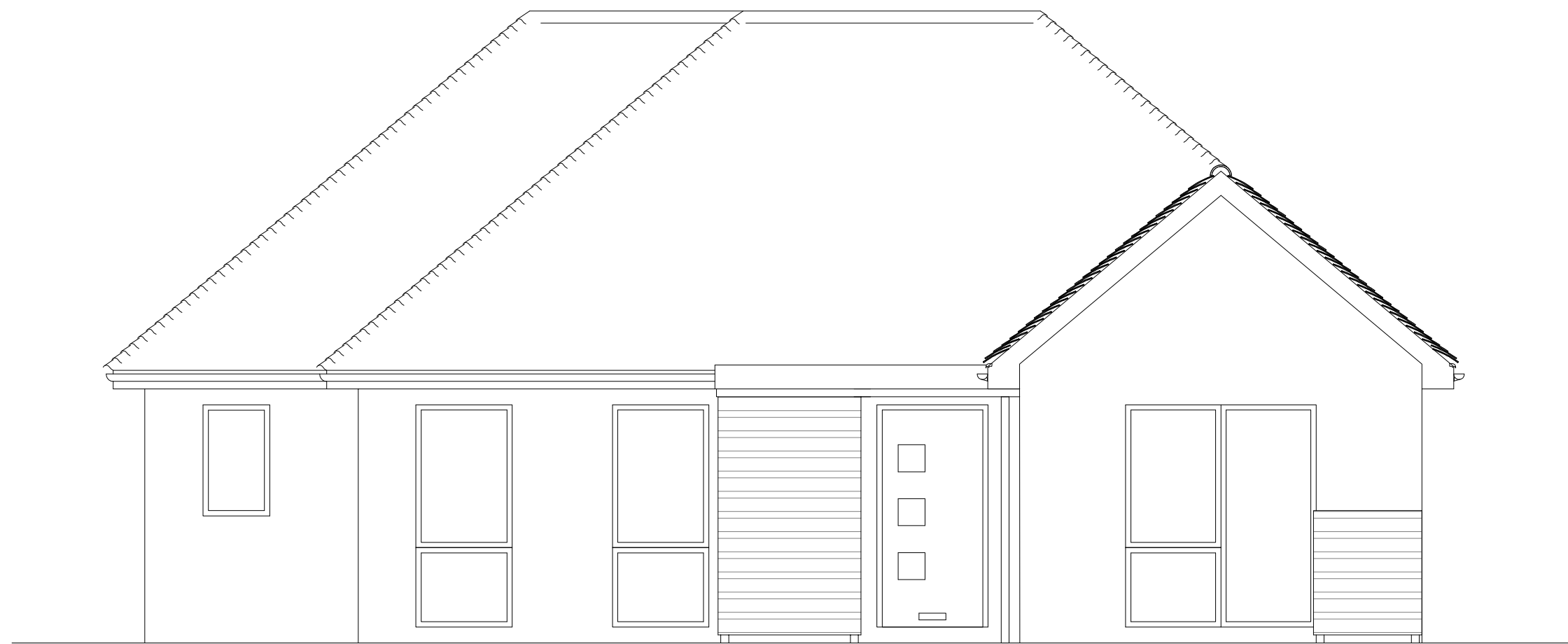
PROJECT:
**TAPE LANE
WOKINGHAM**

TITLE:
Plots 9-11 Plans and Elevations

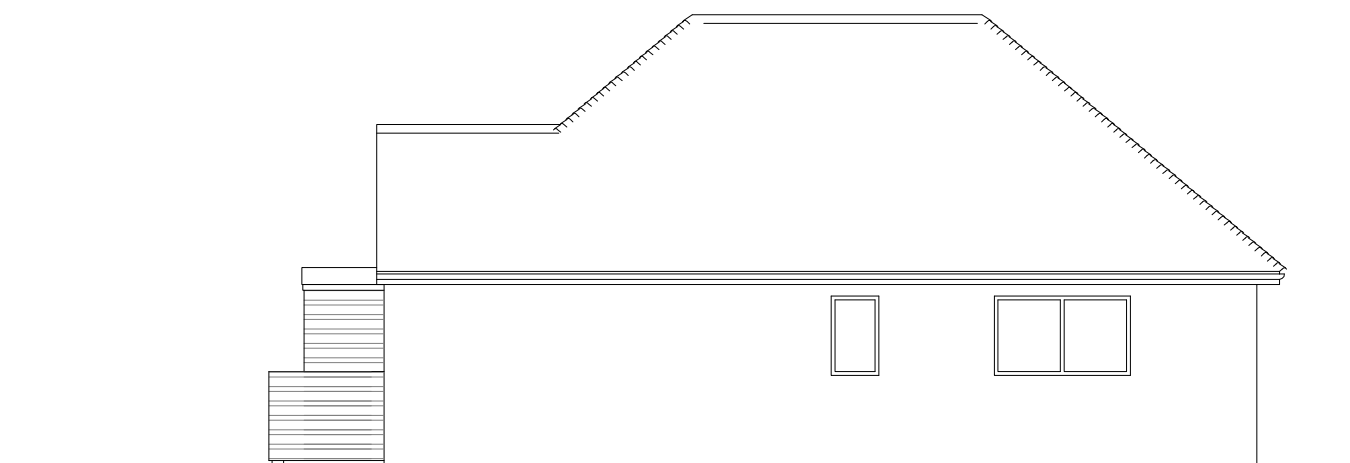
DRAWN BY:	JY	SCALE:	1 : 100	@ A1
CHECKED BY:	MF	DATE:	25/07/17	
STATUS:	PLANNING			

DRAWING No:	PROJECT:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:	REV:
5003871	RDG	XX	XX	XX	A	1004		

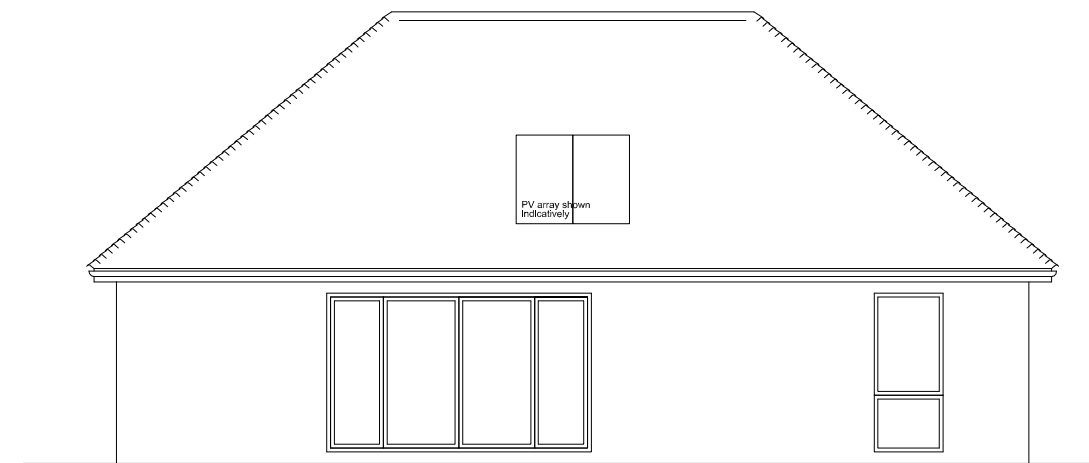
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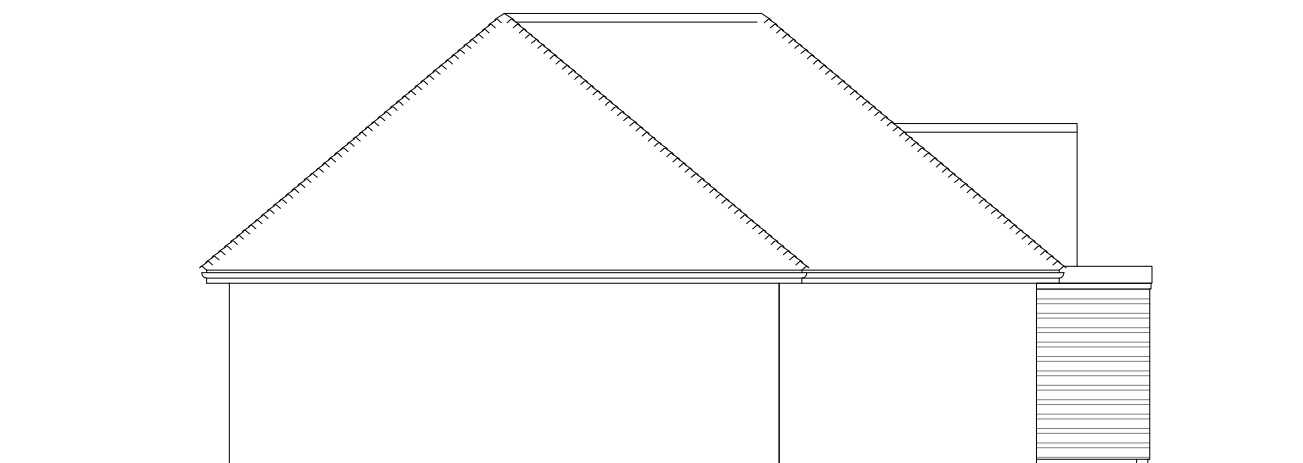
FRONT ELEVATION 1:50



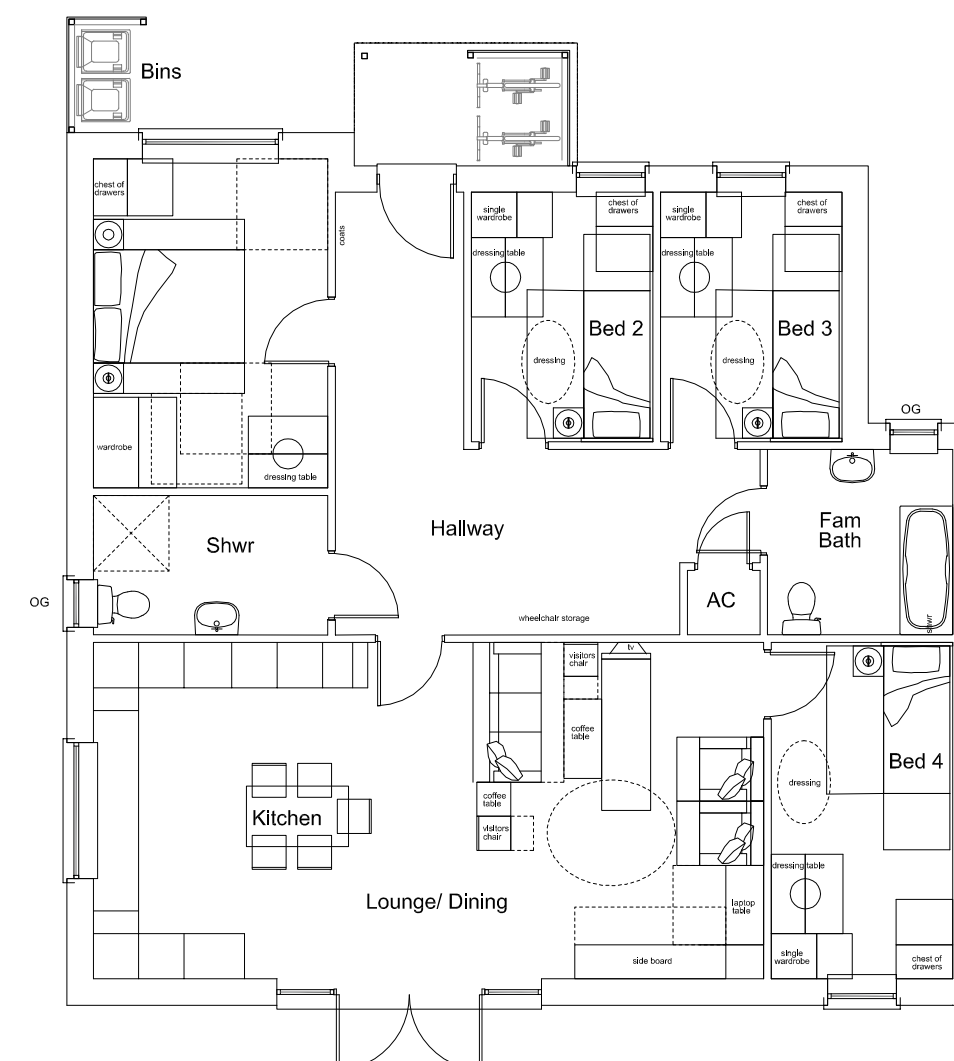
LHS FLANK ELEVATION 1:100



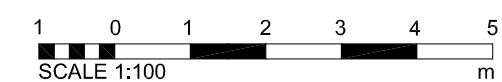
REAR ELEVATION 1:100



RHS FLANK ELEVATION 1:100



PLAN 1:100



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A	Amended to Planning officers comments	18/09/2017	JY	MF
REV	DESCRIPTION	DATE	BY	CHKD

ORIGINATOR:

RIDGE
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THE COWYARDS
BLENHEIM PARK
OXFORD ROAD
WOODSTOCK, OX20 1QR

TEL: 01993 815000
WWW.RIDGE.CO.UK

CLIENT:

WOKINGHAM HOUSING LTD

IN ASSOCIATION WITH:



PROJECT:

TAPE LANE

TITLE:

Bungalow Plan & Elevations

DRAWN BY: JY	SCALE: AS SHOWN @ A1
CHECKED BY: MF	DATE: 21/06/2017

STATUS:

INFORMATION

DRAWING No:

PROJECT:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:	REV:
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ST. NICHOLAS HURST PARISH COUNCIL

Clerk to the Council: Mrs. Maria Bradshaw MIIA.
The Office, 9 Primrose Lane, Winnersh, Wokingham, Berkshire, RG41 5UR.
Telephone: 0118 9798914
E-mail: Clerk@hurstpc.org.uk

Development Control Manager,
Wokingham Borough Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
RG40 1WR

8/9/17

Dear Ms Kumar,

Planning Application 172385

I refer to the above-mentioned application by Mr D Toes, 21-26 Tape Lane, Hurst, RG10 0DP – application to vary condition 2, 12 and 15, and to remove condition 17 of planning consent 162529 for the proposed erection of 11 no. dwellings with associated access, car parking, landscaping and drainage following demolition of existing semi-detached bungalows. Condition 2 relates to plan numbers, condition 12 relates to vehicle parking and turning space, condition 15 relates to arboricultural impact assessment, tree works, material storage/parking of vehicles, fencing and condition 17 relates to first floor windows. The new plans propose minor changes to conditions 2, 12 and 15 and removal of condition 17.

This Council has no adverse comments.

Yours sincerely,



Maria Bradshaw,
Clerk.

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