

MEMBERS' UPDATE

Planning Committee – 9 November 2016

Site Address: Land to the West of Thames Valley Park Drive
Application No: 161596, Pages 13 – 32

Further Comments

In addition to the online petition referred to in the report, a paper petition, with 1253 signatures has been submitted to the Council. This objects to the Park & Ride scheme on the basis of:

- Blight to a wild, green peaceful area by the Thames Junction (See paragraphs 14 - 24 of Committee report for response);
- The scheme will do nothing to tackle existing congestion and pollution problems in areas such as Cemetery Junction (See paragraphs 26 - 29 of Committee report for response); and
- It will increase rat running in the Whitegates area (See paragraph 27 of Committee report for response).

The petition does refer to the scheme being a 400 space Park & Ride. For clarification, the application is for a 277 space Park & Ride scheme.

An additional objection has also been received on the basis that the application cannot be considered by the Council's Planning Committee, but must be considered by a different committee. The Council's Legal Section have considered the comment but confirm that this is not the case and the application can be considered by Planning Committee.

Further Information

The Committee report refers to users of the Park & Ride paying on board the bus; however, this site would operate differently to other park and ride schemes as it would utilise the existing free shuttle bus which runs between Reading town centre and Thames Valley Park. The applicant has confirmed that users would pay to use the car park, rather than the bus. It is the applicants intention that the car park at the nearby Waterside Centre is monitored for any signs of misuse as a result of the scheme.

For information, the current frequency of buses is as follows:

From Reading town centre to Thames Valley Park
07:00 – 08:00 – every 10 minutes
08:00 – 10:00 – every 6 minutes
10:00 – 12:00 – every 20 minutes
12:00 – 14:00 - every 15 minutes
14:00 – 16:00 – every 30 minutes

16:00 – 17:00 – every 10 minutes
17:08 – 18:38 – every 6 minutes
18:50 – last bus

From Thames Valley Park to Reading town centre

7:12 – 8:12 – every 10 minutes
8:12 – 10:12 – every 6 minutes
10:22 – 12:12 – every 20 minutes
12:12 – 14:12 – every 15 minutes
14:12 – 15:42 – every 30 minutes
16:02 – 17:02 – every 10 minutes
17:02 – 18:32 – every 6 minutes
18:32 – 19:22 - every 10 minutes

Currently the main morning demand is for passenger journeys from Reading town centre to the business park, and therefore there is significant capacity for passenger journeys using the service from the Park & Ride site to Reading town centre in the morning. In the afternoon, the main demand is currently for journeys from the business park back to Reading town centre, and therefore there is significant capacity for passenger journeys from Reading town centre to the Park & Ride site in the afternoon.

The external lighting scheme required under condition 16 would include approval of the hours of operation of the lighting. The applicant has confirmed that they would intend to turn the lights off at 7:30 pm, which is 30 minutes after the last bus arrives at the Park & Ride. They have also confirmed that they would seek to restrict lighting columns to a maximum height of 3m within the car park as part of their submissions in relation to Condition 16.

Site Address: Matthewsgreen Farm, North Wokingham
Application No: 162140, Pages 45-74.

Condition Amendment

Subsequent to the drafting of the recommendation report, WBC Highways Officers have raised concerns about retaining walls (i.e. structures) within the highway at the north west corner of the site and related maintenance liability. The applicant advises that the retaining walls are necessary as the level of the NDR is already established and there is an existing easement along the northern boundary of the site which cannot be built upon. Discussions are ongoing. It is therefore recommended that condition 6 (site levels) be amended as follows to allow for WBC Highways Officers to explore further with Linden the possibility of removing these structures:

6. Notwithstanding the details of levels shown on drawing 16-177-010 F, no development works relating to plots 1-5 (inclusive) and plots 17-22 (inclusive) shall be commenced until such time as details of the finished ground levels and finished floor levels of those properties and of the land between those properties and the

NDR have been submitted to and approved in writing by the Local Planning Authority. Plots 1-5 (inclusive), plots 17-22 (inclusive) and the land between those properties and the NDR shall thereafter be constructed to the approved levels prior to the occupation of the dwellings.

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape and to enable further discussion as to whether retaining walls are required in the public highway. Relevant policy: Core Strategy policies CP1 and CP3.

Report Clarifications/Corrections

Page 52 Local Representations:

To clarify, only one letter of objection was received direct from local residents; the comments of which are set out in the report.

Page 76, table at paragraph 44:

Number of dwellings is 73, not 76 as stated in the table. The number of parking spaces and ratios contained within the table are correct for 73 dwellings.

Site Address: Kentwood Farm East, North Wokingham
Application No: 162212 and 162213, Pages 75-100.

Condition Amendments

Page 83, Recommendation 2, Condition 1 (List of Approved Drawings):

- Amend reference to drawing '2058.2-A-3020' from revision B to revision C.
- Add drawing 1344919-5000 P2 Detailed Planting Plan
- Add drawing 1344919-5100 P2 Landscape General Arrangements

Report Clarifications/Corrections

CIL Liability – Report Correction - Page 76 (First Paragraph) and Page 86 (paragraph 7):

The additional floorspace of the ten dwellings proposed under application 162212 would amount to 812 sqm and provide a CIL receipt of circa £276k; not the 5,656sqm and £1.9m stated in the report. This was a reporting error and does not alter the Officer recommendation.

Noise to external space around the flats – Page 76 (7th Paragraph) and Page 90 (paragraph 32):

The upper limit recommended for amenity spaces by BS8233/2014 is 55 dB LAeq, T. Noise modelling identifies that the communal space around the flats could experience noise environments ranging from 56 dB LAeq, T (at the rear) to 64 dB LAeq, T (at the front). This could potentially be improved with the inclusion of a 2m high brick wall between the space and the NDR; with noise modelling suggesting that this intervention could reduce noise levels down to 56 dB LAeq, T (at the rear)

to 59 dB LAeq, T (at the front). That said, this is a communal area that as much as providing amenity to the residents also provides the open setting of the building within the townscape at this important entrance to the site along the NDR. These are private flats and future residents will be aware of the situation prior to purchase. On balance therefore, the townscape benefits of securing the open space around the building are considered to outweigh the amenity aspects of not providing the wall.

Site Lines:

The visibility splays for the NDR, as would be secured under condition 4 (Recommendation 2 – Application 162213 – page 84), are shown on drawing 1344919-5100 P2 Landscape General Arrangements. The trees proposed along the NDR are *Tilia cordata* street trees (small leaved lime). Within visibility splays, all tree planting would have a minimum 2m high clear stem and all shrub/groundcover planting will be no taller than 600mm at mature height.

Site Address: Land West of Beech Hill Road Rg7 1FG
Application No: 161301, Pages 101 - 117.

Change to Recommendation to:

TO APPROVE RESERVED MATTERS, subject to review of further details of garden depths in consultation with the Chair of the planning committee, and to the following conditions:

A revised plan has been received for discussion purposes which seeks to reduce the number of gardens which are less than 11.0m in depth (see para. 26 to 29). This is primarily through minor design changes to the layout, building lines and fence lines all to achieve 11.0m garden depths except for one plot (no. 77). This is subject to final review but appears to provide an acceptable layout and is a positive in terms of providing improved amenity for future occupiers. Condition 2 would also be amended to reflect any revised site plan number.

Condition Amendments

Condition 2- updated to reflect receipt of revised drawings

This permission is in respect of the submitted application plans and drawings as set out on the drawing register received 11 October 2016 by the Local Planning Authority and Landscaping Details JBA 15 374 01,02,03,04,05 REV D, Tree Protection Fencing details JBA 15/374 TPP01 REV C, Hard Landscaping details, JBA 15 374 06 REV B, JBA 15 374 07 REV B, JBA 15 374 08 REV B and Drainage strategy drawing number 4216-1500 Rev P4. 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 4 - Landscape Maintenance and Management amended as follows:

Notwithstanding the details submitted with the application, prior to commencement of development a landscape and ecological maintenance and management plan shall be submitted to the Local Planning Authority for approval in writing. The plan shall be implemented and carried out as per the approved document unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to ensure that provision is made to allow continuing enhancement, maintenance and management of the existing and proposed landscaping and the ecological management of the development.

Condition 12 - Foundations Details

Prior to commencement of development, details of strengthened and augmented foundations plans to meet the requirements of NHBC guidelines 4.2 shall be submitted to the Local Planning Authority for approval in writing to demonstrate that the proposed trees identified on drawing no. JBA 15/374-01, 02, 03, 04, 05 REV D can be accommodated without harm to the structural integrity of the nearby dwellings.

Reason: in the interests of landscape amenity and amenity of the proposed occupiers of the approved dwellings in accordance with Core Strategy Policy CP3 and MDD Local Plan Policy CC03 and TB21.

Condition 13 - Off Plan Tree Preservation Order amended as follows:

Prior to first occupation of the development hereby permitted, a tree plan and tree schedule identifying proposed trees which are to be protected through a Tree Preservation Order shall be submitted to the Local Planning Authority for approval in writing.

Reason: In the interests of landscape amenity in accordance with Core Strategy Policy CP3 and MDD Local Plan Policy CC03 and TB21.

Condition 14 (Employment Skills Plan) amended as follows:

Prior to commencement of development, a scheme shall be submitted to the local planning authority for approval in writing to show how the development scheme accords opportunities for training, apprenticeships or other vocational initiatives to develop local employability skills. The development shall be carried out in accordance with the approved scheme unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the development of local employability skills in accordance with Policy TB12 of MDD Local Plan.

Additional condition (No. 15) recommended for approval of details of open space and play area:

Notwithstanding the details provided on drawing numbers JBA 15 374 01,02,03,04,05 REV D, JBA 15 374 06 REV B, JBA 15 374 07 REV B and JBA 15 374 08 REV B, prior to commencement of development full details of the

specification of the proposed central area of open space including hard and soft landscaping and play equipment shall be submitted to the Local Planning Authority for approval in writing. The development shall be carried out as approved unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of amenity in accordance with Policy CP1 and CP3 of the Core Strategy and Policy TB08 of the MDD.

Parking

For clarification the WBC parking requirement for the development as proposed (based on site variables including dwelling mix and habitable rooms) is 254 spaces (this includes allocated and unallocated spaces). The development proposes 269 (including allocated and unallocated spaces) and this exceeds the WBC parking requirement. The calculation has not included garages and therefore in addition to 269 spaces there are 70 potential garage parking spaces.

Site Address: 21 – 26 Tape Lane, Hurst
Application No: 162529, Pages 137 - 164.

Further Information

The site currently has a density of 16 dwellings per hectare. This would rise to 29 dwellings per hectare as a result of the proposal. On the opposite side of the street, and including Barker Court, the density is 23 dwellings per hectare. It is considered the scheme is appropriate for the area in this respect.

Clarification

In acknowledgement of resident's concerns, a revised plan has been received with regards to parking provision. There are 22 spaces provided on the site and the revised plan indicates 1 allocated space per dwelling. This then results in 11 unallocated parking spaces which could be used by different dwellings when necessary. The Highways Officer has confirmed this is in accordance with the parking standards. As such condition 12 should be replaced with:

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 '4000-PL-002 Rev B. 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. The unallocated spaces as indicated on the plan shall not be sold or leased.

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.

Site Address: Hill Farm, Jouldings Lane, Farley Hill

Application No: 162223, Pages 165 - 184.

Changes to conditions

Following discussions with the applicant, it is considered sufficient information has already been submitted in relation to conditions 3 and 4. Therefore the conditions should be altered to read as follows:

3. The building hereby permitted shall not be erected unless in accordance with the external materials specified on plan 'BPL-23/02 Rev A' 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. The development hereby permitted shall not be carried out unless in accordance with the submitted landscaping details as shown on plan 'PRI20572-11A' received by the Local Planning Authority on 22nd September 2016. 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*

Due to concerns regarding potential use of the buildings in the future, it is recommended to include an additional condition:

The buildings hereby permitted shall only be used for the purposes of agriculture unless otherwise agreed in writing with the local planning authority.

Reason: The use of the buildings other than for agricultural purposes would not be acceptable in a countryside location. Relevant policy: Core Strategy policy CP3 and CP11

Site Address: Land Rear of Basingstoke Road, Spencers Wood

Application No: 161920, Pages 185-202.

Report Clarifications

Page 185- Summary:

The authorised use of the SANG would be Assembly and Leisure (D2) and so no livestock would be kept on site.

Pre-emptive site visits

162288 - Malmesbury, Dairy Lane Remenham Hill Remenham

Proposal: Full application for the proposed creation of a polo facility for private use, comprising of a polo field, exercise track, stable block, all weather practice area, summer pavilion and widening of existing access onto A4130

Reason for site visit: To view the relationship of the development to nearby residential properties and in relation to amenity (including noise and disturbance) and highway safety
