

MEMBERS' UPDATE

Planning Committee –11 October 2017

Site Address: 2 Budes Cottages Keephatch Road Wokingham RG41 2YE
Application No: 172013 Pages 11-34

Amendment in the paragraph 2 of the Addendum Report (page 11), which initially referred to incorrect 'Condition 2':

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 3** (matching materials) be amended to require that samples of materials are submitted and approved prior to the commencement of development.

Site Address: 613 Reading Road, Winnersh, RG41 5UA.
Application No: Pages 35 - 52

Condition 13 should be deleted as the information submitted within the Flood Risk Assessment is acceptable and is secured by condition 14.

It is recommended that an additional condition to secure lighting details is added:

Prior to the occupation of the development hereby approved, details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of the amenity of the area.

Site Address: Units 62 – 67, Suttons Business Park, Reading
Application No: Pages 57 - 82

No update – Item deferred.

Site Address: 21-26 Tape Lane, Hurst, Reading, RG10 0DP
Application No: Pages 83 - 118

Further Information

As with the previous application (162529), the ward member will be consulted when the subsequent discharge of conditions application for external materials is submitted.

Pre-emptive site visits

Ref: 172012 - Carnival Pool Leisure Hub Land At Wellington Road & Finchampstead Road

Full planning application for the Redevelopment of the Carnival Pool site to create a leisure led development as part of the regeneration of Wokingham town centre. The proposals include the demolition of all existing buildings on site and the construction of: 4,865 sqm of leisure centre (use class D2) floor space; a 1,000 sqm library (use class D1); 448 sqm of restaurant (use class A3) commercial floor space; 600 sqm of

non-residential institution or assembly and leisure use (use classes D1 or D2) floor space; 55 x 1 & 2 bed residential apartments (use class C3); a pedestrian boulevard; realignment of Wellington Road; pedestrian and vehicular access; car parking; hard and soft landscaping; realignment of an existing footpath; drainage and infrastructure works; and associated servicing and utilities.

Reason: to assess the impact of the development on the character of the area and highway network

Ref: 172704 - Land to rear of 38 - 42 Hurst Road, Twyford

Full application for the erection of 5 dwellings.

Reason: to assess the impact of the development on the character of the area

Ref: 171737 - Parklands, Basingstoke Road, Three Mile Cross

Hybrid Planning Application:

Outline application (all matters reserved only access to be considered) for 55 dwellings (Use Class C3) and all associated parking, landscape and access.

Full planning application for 1.56 hectares of Suitable Alternative Natural Greenspace (SANG).

Reason: to assess the impact of the development on the character of the area

Non-householder appeal decisions

Address	Development	Decision	Main planning issues identified/ addressed
Land to the rear of The Willows, 9 Station Road, Earley	2 dwellings	Dismissed	<ul style="list-style-type: none"> • Unacceptable impact upon character of area • Cramped form of development • Inadequate provision of outdoor amenity space
Land at Warren Farm, Forest Road, Wokingham	Material change of use of the Land from agriculture to construction training centre including the siting of portable buildings and external storage.	Dismissed	<ul style="list-style-type: none"> • Hardstanding found to be lawful • Not an appropriate form of development in this location • Harm to character and appearance of area

Forthcoming Public Inquiries and Informal Hearings

Type	Date	Room	Site	Development
Inquiry	12,13, & 17, 18/10/17	David Hicks 1&2	Barkham Manor Farm	Without planning permission the material change of use of the land and buildings to a mixed use for the purposes of a residential dwelling house (under construction) agriculture, event venue and hog roast/catering businesses.

Inquiry	10,11,12 13,17,18 /10/17	Council Chamber	Wyvols Field, Swallowfield	Outline planning permission for the erection of a residential development up to 65 dwellings to include open space, landscaping and associated infrastructure (access to be considered)
---------	--------------------------------	--------------------	----------------------------------	---

Quarterly Enforcement Monitoring Information

RFS CASES 1 Jul – 30 Sep 2017

Number on hand 1 Jul 235

Number received 194

Number closed 206

% closed in 8 weeks 69%

Number on hand 30 Sep 223

Reasons for closure	Number	%
Other	29	14%
No breach of planning control	106	51.5%
Not expedient to pursue	1	0.5%
Voluntary compliance	29	14%
Details submitted (eg minor amendment, details pursuant to conditions, planning application)	38	18.5%
Notices served	3	1.5%

SUMMARY OF NOTICES/PROSECUTION for period 1 Jul – 30 Sep 2017

Notice Type	Number Served
Enforcement Notices	20 Beech Lane (2) Mallards, Basingstoke Road
Stop Notices	0
Temporary Stop Notices	0
Breach of Condition Notices	New Wokingham Road – out of hours working
Section 215 Notices	0
Prosecutions	Carney Construction, Church Lane Mitchell, Doran Farm Collards, Reading Road Warren Farm, Forest Road
Direct Action	0
Injunctions/Orders	Highlands Avenue Barkham

APPEALS AGAINST ENFORCEMENT NOTICES 1 Jul – 30 Sep 2017

Number of enforcement appeals lodged: **Total 3** (128 Reading Road, 20 Beech Lane, 34 Oxford Road)

Number of enforcement notice appeals determined: **Total 2** (BAM Warren Farm, GRT pitches Model Farm)

Number of enforcement appeals withdrawn: Total 1 (fence at Model Farm)

Enforcement appeals public inquiries pending: Barkham Manor Farm (Oct 2017), Kybes Lane (March 2018), Nelsons Lane (Jan 2018)

SUMMARY OF ENFORCEMENT APPEAL DECISIONS

Reference: RFS/2015/082382

Address: BAM Warren Farm

Breach of planning control: Unauthorised change of use of land to construction training centre

Appeal outcome: Dismissed

Inspector's findings: Continuation of the use would harm the character and appearance of the area

Reference: RFS/2015/170166

Address: Land adj Model Farm Cottages, Bath Road

Breach of planning control:

2 GRT pitches

Appeal outcome: Dismissed

Inspector's findings: The Council's GTAA is robust and the Council can demonstrate a five year supply of pitches and the development is detrimental to character of the landscape