

SUPPLEMENTARY UPDATE AGENDA Planning Committee – 13 SEPT 2023

Planning Applications

Agenda Item: 27

Site Address: Maiden Erlegh School, Silverdale road, Earley, Wokingham, RG6 7HS

Application No: 231869

Pages: 15-32

Earley Town Council comments received on the 6 September 2023:

- No objection to this application subject to WBC imposing the following condition that the submission to, and approval by, WBC of a scheme for heating that achieves the necessary mandatory Building Research Establishment Assessment Method (BREEAM) requirements, or any future national equivalent, for non-residential buildings, as defined by Policies CP1 and CC04.
- Highlight concerns that given the history of traffic and parking problems in the vicinity, no transport statement accompanies the application to judge whether the proposals give rise to any changes of concern.

Officer Comment – The Council's Highways Officer has provided the following commentary on the query of no Transport Statement:

It appears from the applicants supporting information that the school could accommodate up to 10 SEND places currently, and with the proposed facility this could rise to 25, an increase of 15 pupils. This is not considered to be a significant increase and would have a negligible traffic impact. The statement also confirms that should these 15 students not be able to attend the school, they would still be on the highway network but would have to travel further to an alternative school.

In addition, the proposal removes a community centre and day nursery which would already have had a number of children attending, staff and parent drop-off/collection and visitors to the community centre. On that basis the change in use is not considered to be significant in respect of vehicle movements or parking demand and a Transport Statement is not considered necessary in this instance.

Officer Comment – The LPA can consider an appropriately worded condition to demonstrate the building is to achieve compliance with BREEAM (or equivalent) rating of 'Excellent' as a minimum.

Within three months of the occupation of the building , a Post-Construction Certificate in respect of that building shall be submitted to and approved in writing by the Local Planning Authority. The Post-Development Certificate shall be prepared by a suitably qualified assessor and shall demonstrate that the building achieved compliance with BREEAM (or equivalent) rating of 'Excellent' as a minimum.

Reason: To ensure developments contribute to sustainable development. Relevant Policies: Chapter 14 of the NPPF (Meeting the challenge of climate change, flooding and coastal change), Wokingham Borough Core Strategy Policy CP1, Managing Development Delivery Local Plan Policies CC04 and CC05, and the Sustainable Design and Construction Supplementary Planning Document (2010).

Agenda Item: 28

Site Address: Land at Mole Road, Sindlesham, Berkshire

Application No: 231148

Pages: 33 – 52

No further updates.

Pre-emptive site visits

None

Non-Householder Appeal Decisions

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

- April 2023
- July 2023
- October 2023