

Agenda Item 43.

Application Number	Expiry Date	Parish	Ward
231809	10/11/2023	Earley	Bulmershe and Whitegates;

Applicant	Mr Steven Rafferty
Site Address	Unit 34, Suttons Business Park, Suttons Park Avenue, RG6 1AZ
Proposal	Full application for the proposed change of use of the existing building to a mixed use including use classes B2, B8 and E(g), creation of additional hardstanding and internal and external refurbishments to include installation of drainage, a dock leveller ramp, 2 no. additional vehicle doors, 6 no. EV charging stations and 286 no. roof-mounted PV panels, plus erection of boundary fencing and access gates, following demolition of an existing two storey side element, generator housing and removal of an external stairway to the rear.
Type	Full
Officer	Kieran Neumann
Reason for determination by committee	Major application

FOR CONSIDERATION BY	Planning Committee on Wednesday, 8 November 2023
REPORT PREPARED BY	Assistant Director – Place and Growth
RECOMMENDATION	APPROVAL subject to conditions and informatives (see appendix 1 below)

SUMMARY

The application site is located on the northern edge of Suttons Business Park, a Core Employment Area as defined by Policy CP15 of the Core Strategy and Policy TB11 of the MDDL P. The site is accessed from a private road that connects to Suttons Park Avenue to the immediate south.

This application proposes a change of use of the site to add Use Class B8 (Storage and Distribution) to the current mix of uses permitted (E and B2.) To facilitate this change of use, a number of physical alterations are proposed including an extension of the yard area, new boundary fencing, 286no. solar panels plus changes to the elevations of the main unit.

The proposals involve development associated with business, industry and warehousing within a Core Employment Area and are therefore supported in principle by Policy CP15 of the Core Strategy and TB11 of the MDDL P.

Overall, subject to the conditions outlined in appendix 1 below, the proposals are considered in-keeping with the character of the area and would have no detrimental impacts on the amenities of surrounding occupiers or any other material considerations. The application is therefore recommended for approval.

RELEVANT PLANNING HISTORY

Application No.	Description	Decision & Date
041598	Proposed additional externally located equipment, new louvre in north elevation, new security fence/gate and alterations to paving.	Approved 27/04/2005
070542	Proposed erection of additional floor mounted external 2x air conditioning condensers.	Approved 17/05/2007
071034	Proposed installation of external air conditioning condenser in fenced enclosure.	Approved 23/05/2007
071371	Retention of emergency power generator and associated fuel storage.	Approved 03/05/2007
112197	Proposed internal alterations to form new ground floor data hall and mezzanine level open plan offices for 180 people for short term disaster recovery operation with additional new windows and escape stair. Additional external M & E plant and car park / entrance barrier alterations plus new 2.4m. high perimeter security fence.	Approved 03/08/2011
110105	Proposed internal alterations to form new ground floor data hall and mezzanine level open plan offices for 180 people for short term disaster recovery operation with additional new windows and escape stair. Additional external M & E plant and car park / entrance barrier alterations plus new 2.4m. high perimeter security fence. Revision to consent 112197 to include additional external Compressor compound, alterations to external Plant arrangement and additional louvres to external wall to North & West elevations.	Approved 19/01/2012

DEVELOPMENT INFORMATION

Proposed units	1
Previous land use	Industrial/Office (Use Classes E & B2)
Existing parking spaces	76
Proposed parking spaces	76
CONSTRAINTS	Major Development Location (Earley) Bat Roost Habitat Suitability Green Risk Zone (Great Crested Newts) Core Employment Area (Suttons Business Park)

CONSULTATION RESPONSES

WBC Highways	No objections subject to condition(s)
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WBC Landscape and Trees	Concerns regarding loss of landscaping, request further landscaping provision.
WBC Drainage	No objections subject to condition(s)
WBC Environmental Health	No objections subject to condition(s)
WBC Ecology	No objections subject to condition(s)
WBC Ecology Newts	No objections
WBC Growth and Delivery	No comments received
WBC Economic Prosperity and Place	No comments received
Royal Berkshire Fire & Rescue Service	General fire safety advice

REPRESENTATIONS

Town/Parish Council:

Earley Town Council: No objection.

Local Members:

No comments received.

Neighbours:

No comments received.

PLANNING POLICY

**National Planning Policy Framework
National Design Guide**

Core Strategy (CS)

- CP1 – Sustainable Development
- CP3 – General Principles for Development
- CP6 – Managing Travel Demand
- CP7 – Biodiversity
- CP9 – Scale and Location of Development Proposals
- CP15 – Employment Development

MDD Local Plan (MDDLDP)

- 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

Other

National Planning Practice Guidance
Borough Design Guide Supplementary Planning Document
CIL Guidance + 123 List
Affordable Housing Supplementary Planning Document

PLANNING ISSUES

Site Description:

1. The application site is located on the northern edge of Suttons Business Park and is accessed from a private road that connects to Suttons Park Avenue to the immediate south. Its current use is a mix between Classes E (Commercial, Business and Service) and B2 (General Industry).
2. Car parking is situated to the south of the site and is enclosed by grass verges to the south, west and east. The main building is sited to the north of the site, close to the train line. To its immediate east is an area of hardstanding, used as a yard for the previous tenants of the site. Walkways around the building are also available next to the northern boundary and wraps around the western elevation of the building, connecting to the parking area.
3. The site is enclosed on all sides by tall green industrial fencing but the southern, northern and western boundaries are also densely lined with mature vegetation, meaning views of the buildings on site are largely restricted to when you are travelling down the private road from the south-east. Some mature vegetation is also prevalent on the eastern boundary, adjacent to the access gates.

Proposal Description:

4. This application seeks approval for the proposed change of use of the site to add Use Class B8 (Storage and Distribution) to the current mix of uses permitted (E and B2.)
5. To facilitate this change of use, a number of physical alterations are proposed; the existing yard area/hardstanding is proposed to be extended across the northern portion of the private road, removing the existing vegetation on the eastern boundary. The existing access gates will also be replaced with new gates and fencing comprised of a two new double leaf swing gates to access the parking to the west and a sliding vehicle gate to access the yard to the north. The fencing proposed would match what currently exists and would line the eastern boundary of the site, immediately abutting units 31-33.
6. Other alterations include the demolition of an existing two storey extension to the east, the installation of a dock leveller ramp, 2no. large vehicle doors in the eastern elevation of the building and 286 no. roof-mounted PV panels on its southern roofscape. Changes to the elevations of the building include the installation of new

cladding panels following the removal of windows on the northern elevation and replacement windows on the southern elevation.

Principle of Development:

Policy Context:

Core Strategy 2010

1. The site is located within Suttons Business Park, a Core Employment Area as defined by Policy CP15 of the Core Strategy. Policy CP15 states that development for business, industry or warehousing will be permitted, including the expansion or intensification of existing employment uses provided it is within a Core Employment Area. Policy CP15 also states that any proposed changes of use from B1, B2 & B8 should not lead to an overall net loss of floorspace in B Use within the borough.
2. Core Strategy Policy CP1 states that planning permission will be granted for development proposals that contribute towards the goal of reaching zero-carbon developments as soon as possible by including appropriate on-site renewable energy features. It is also to be noted that within paragraph 4.7 of the supporting text, in line with the rapidly changing climate situation, the Council is taking a flexible approach to the provision of on-site renewables and other sustainable forms of development dealt with in CP1.
3. 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.

Managing Development Delivery Local Plan 2014 (MDDLDP):

4. MDDLDP Policy TB11 relates to Core Employment Areas identified within Policy CP15 of the Core Strategy.
5. MDDLDP Policy CC04 states that planning permission will only be granted for proposals that seek to delivery high quality sustainably designed and constructed developments.
6. MDDLDP Policy CC05 states that local opportunities to contribute towards decentralised energy supply from renewable and low-carbon technologies will be encouraged.

National Planning Policy Framework (NPPF):

7. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan.
8. Para 81 of the NPPF states that planning decisions should help create the conditions in which businesses can invest, expand and adapt. It goes on to confirm that '*Significant weight*' should be placed on the need to support economic growth and

productivity, taking into account both local business needs and wider opportunities for development.

9. Paragraph 83 confirms that decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for storage and distribution operations at a variety of scales and in suitably accessible locations.
10. Paragraph 152 of the NPPF states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
11. Paragraph 153 of the NPPF requires local plans to “take a proactive approach to mitigating and adapting to climate change...” which footnote 53 makes clear should be in line with the Climate Change Act 2008 and Paragraphs 157 – 158 deal with individual development and emphasise the importance of energy efficient, low carbon development.
12. When decision making, paragraph 158 of the NPPF states that applications for renewable and low carbon development, local planning authorities should:
 - a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.

Assessment:

13. The proposal involves development associated with business, industry and warehousing within a Core Employment Area, in particular the introduction of a B8 use, and is therefore supported in principle by Policy CP15 of the Core Strategy and TB11 of the MDDL P.
14. It is acknowledged that the proposals do involve a minor loss of current Office and B2 floorspace through the demolition of an existing two-storey side extension (approximately 346sqm across ground and first floor levels), but WBC Planning Policy have confirmed that such a small loss in floorspace, and the fact that the site would continue to retain an overarching B use, would not adversely affect the provision of Use Class B and office space across the Borough.
15. The provision of 286no. solar panels on the main building’s roof and the provision of 6no. electric vehicle parking spaces are forms of renewable energy production and are also supported in principle.

Character of the Area:

16. The application site is located within an established industrial and commercial park where buildings, boundary treatments and accesses serve their intended primary commercial purpose.

17. With this in mind, the alterations to the main building (cladding, dock leveller, vehicle doors etc) retain the site's commercial form and would have a negligible impact on the prevailing character of the area.
18. The replacement windows on the southern elevation of the building would match what they replace in terms of appearance and therefore would have no discernible impact on the visual appearance of the site.
19. The proposed industrial-style vehicle gates and fencing proposed are very similar in appearance to the existing fencing that encloses the site. Whilst the fencing/gates would be more visible from Suttons Park Avenue due to the extension of the hardstanding to the east, they would still be sufficiently in-keeping with the commercial appearance of the wider Suttons Business Park and would not cause adverse harm.
20. With regards to the hardstanding extension, its significant expansion east would result in the loss of some prominent vegetation on the current eastern boundary. It is acknowledged that Suttons Business Park has an overarching industrial character, but its units are characterised by consistent landscaping along the majority of the southern frontages which softens their appearance and legibly contributes to the sense of place.
21. Whilst the extended yard area is not inconsistent with the use of the site or wider appearance of Suttons Business Park, it is necessary in accordance with Policy CC03 of the MDDLDP, to secure alternative planting to mitigate the impacts of the proposed development and enhance the Borough's Green Infrastructure networks. This will be expanded on in the Landscape and Trees section below.

Neighbouring Amenity:

Overlooking:

22. There are no residential properties within the proximity of the application site and the nearest industrial unit is 40 metres to east of the closest window of Unit 34. This is acceptable.

Overbearing and Loss of Light:

23. As outlined above, there are no residential properties within the proximity of the application site. Units 31-33 would be minorly affected by the fencing proposed on the eastern boundary of the extended yard area but the harm caused would be negligible.

Noise

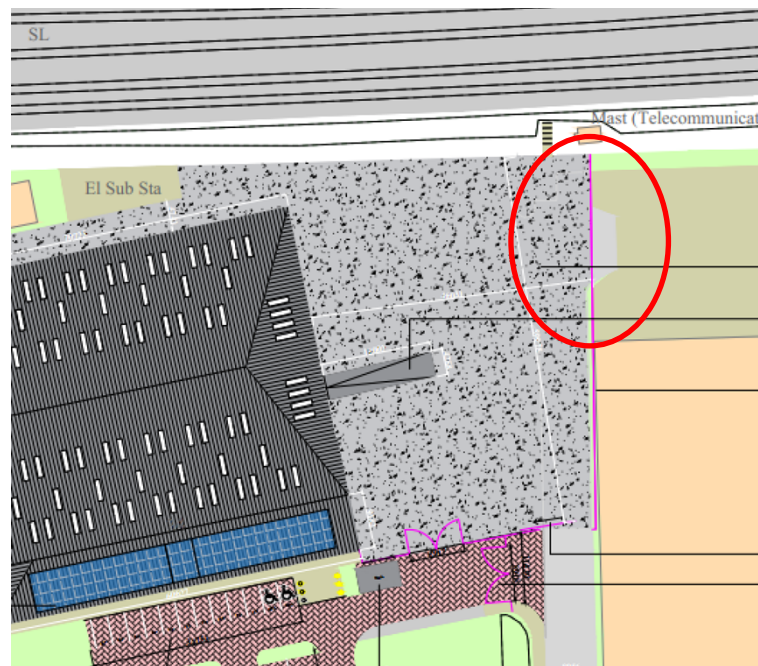
24. The addition of a B8 use to the site is not expected to result in any increases in noise emissions when compared to those unrestricted activities which could occur on site under Use Class B2. The extension to the yard area to the south would likely result in more vehicle movements but the site is within an established industrial estate where such activities should be concentrated and there are no residential properties nearby.

Glint/Glare

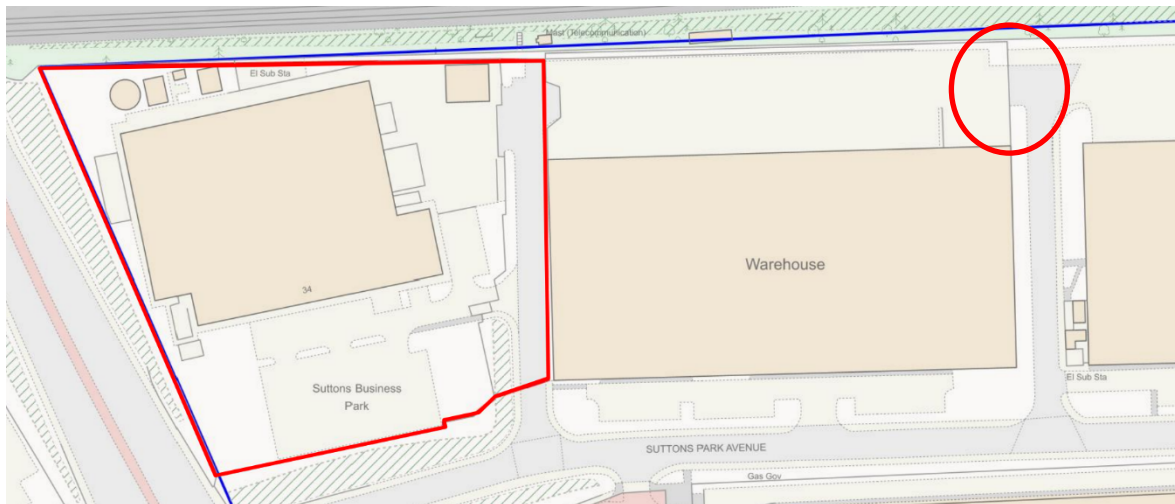
25. WBC Environmental Health have requested the submission of a glint/glare assessment for the proposed solar panels due to the close proximity of the A4/A329 junction. The panels are sited on the shorter two storey element of the building on its southern elevation and as a result of this are well screened by vegetation on the southern and eastern boundaries. The roof form of the larger section of the building would also obscure any views of the panels from the north.
26. Based on the above, no views would be afforded from the A4/A329 onto the panels. WBC Highways have also raised no concerns on highway safety grounds. There are also no residential properties nearby that would be affected by any potential glint or glare.
27. The panels' impact on neighbouring amenities is therefore considered acceptable despite the absence of a glint/glare assessment.

Other (Neighbouring Access)

28. The extended hardstanding and fencing on the eastern boundary would block the current rear access to units 31-33 (circled in red below):



29. Despite this, the rear of units 31-33 are also accessible via an alternative access located to the east (circled in red below):



30. Units 31-33 also received permission in May 2022 for the redevelopment of the site (application reference: 230219) which includes the re-siting of the units to the edge of the site's northern border. The vehicular accesses would be located to the south and would be unaffected by the current proposals.

31. Whilst there is no guarantee the proposals approved under application 230219 will ever be implemented, the above demonstrates that the proposed development would not prejudice the accessibility of the existing units, nor the development that may replace it.

Highways:

Vehicle Parking:

32. The number of vehicle parking spaces on site is currently 76. This is proposed to be unchanged. WBC Highways consider this provision acceptable when assessed against the size of the site and its associated uses.

33. Included within the 76 spaces are two disabled spaces. Whilst this is a shortfall in respect of the Council's Parking Standards which recommends a minimum of three, WBC Highways consider this acceptable as they relate to an existing building.

34. Four car-pool spaces are also indicated. This is welcomed by WBC Highways.

Access/Highway Safety

35. It is proposed that there would be gates for entry into the car park and into the loading area. This is acceptable as these would be from a private road and would not have an impact on the adoptable highway.

36. There is ample space in the proposed loading area for safe manoeuvring of lorries.

37. Due to the demolition and proposed construction on site, WBC Highways would have expected to see a demolition and construction method statement. However, they are content to secure this through a condition. This will be attached to the decision notice if approved.

Cycle Parking:

38. A bike shelter is proposed, with 20no. spaces available within it. A further 6no. spaces are proposed on a Sheffield stand to the immediate west of the shelter, taking to the total to 26 spaces. WBC consider this provision acceptable and proportionate to the size of the site and its associated uses. Compliance with this provision will be secured via condition.

EV Charging:

39. 6no. active EV Charging spaces have been indicated which is acceptable. Compliance with this provision will be secured via condition.

Drainage:

40. The site is within Flood Zone 1. WBC Drainage have no objections to the proposals but due to the increase in impermeable area, they have requested details of a drainage strategy to be secured via condition. This will be attached to the decision notice if approved.

Landscape and Trees:

41. As outlined above, the proposals involve loss of prominent vegetation on the current eastern boundary of the site (400sqm in total) which would result in a harsher, industrial landscape. WBC Landscape and Trees have raised objections to the application as a result of this.

42. However, the Case Officer and WBC Landscape and Trees agree it would be possible mitigate the impacts of the proposed development through the submission of a detailed landscaping scheme, curated by a qualified landscape architect. This scheme will include planting around the extended yard area to soften its industrial nature and will be secured via condition if the application is approved.

Ecology:

General:

43. WBC Ecology are of the view that this development proposal is unlikely to adversely effect the local conservation status of a protected species.

44. However, they note that the proposed development would result in the loss of vegetation on site. Without compensatory habitat condition improvements elsewhere (on-site or off-site), this net loss of area would result in a measurable net loss in habitat biodiversity. This would be contrary to the NPPF paragraphs 174(d) and 180(a), which advise that planning should seek to enhance biodiversity.

45. WBC Ecology accept that it is possible to bring forward compensation habitat improvements and enhancement on-site with an appropriate landscape scheme and through the installation of species targeted measures such as bat and bird boxes. The detail of how this could be achieved has not yet been submitted but can be resolved via a pre-commencement condition.

46. It is therefore recommended that a pre-commencement condition to resolve landscaping compensation and biodiversity enhancements is applied in order to make the development acceptable under the NPPF. This will be attached to the decision notice if approved.

Great Crested Newts:

47. WBC Ecology Newts have responded to the consultation, stating that the site is in the green risk zone for great crested newts and there is one pond within 250m (160m north). However, there is poor connectivity between the site and ponds in the surrounding area so it is unlikely that great crested newts will be present within the site. Therefore, they consider it very unlikely that great crested newts will be impacted by the proposed works and raise no objections to the application.

Environmental Health:

48. The site is not historically recorded as having any land contamination but WBC Environmental Health note that several nearby sites have historically encountered it.

49. Therefore, a standard unexpected land contamination condition, which requires the details of any contamination discovery, a contamination risk assessment and if needed, a remediation method statement to be submitted to the Council for approval will be attached to the decision notice if approved.

50. WBC Environmental Health have also requested a standard construction working hours condition. This will also be attached to the decision notice.

Planning balance:

51. The principle of the proposed development is considered acceptable, as is the development's impact on the character of the area. The loss of planting has minor negative landscape and ecological implications but conditions have been recommended to mitigate these impacts. Acceptable vehicular, electric vehicle and cycle parking provision is also proposed and the access to the site is acceptable on highway safety grounds.

52. Paragraph 8 of the NPPF sets out that achieving sustainable development means that development should satisfy three overarching objectives in relation to economic, social and environmental benefits.

53. Economically, the proposals would utilise an existing vacant site within a Core Employment Area and bring it back into commercial use. This would also result in both indirect (during construction) and direct job creation. Para 81 of the NPPF states that '*Significant weight*' should be placed on the need to support economic growth and productivity. Based on this, the economic role performed by the development would be positive.

54. Socially, the proposals would result in job opportunities for residents of the Borough in an accessible location within settlement limits. Whilst limited, the proposals would also perform a positive social role.

55. Environmentally, the loss of existing green infrastructure is noted. However, it has already been outlined above that conditions have been secured which will ensure that replacement landscaping and additional biodiversity enhancements are implemented. Renewable energy generation in the form of solar panels and electric vehicle charging is also proposed. When weighing up the negative and positive environmental factors, the development would perform a positive role overall.

56. In light of the above and weighing the harm against any benefits, the proposal, is considered sufficiently in accordance with planning policy and is recommended for approval subject to the conditions outlined in Appendix 1 below.

The Public Sector Equality Duty (Equality Act 2010)

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts upon protected groups as a result of the development.

APPENDIX 1 - Conditions / informatives

APPROVAL subject to the following 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/titled:

- IFBC-U34-001a-A (received 26/07/2023)
- IFBC-U34-002a REV A (received 31/07/2023)
- IFBC-U34-NW-010 REV I (received 26/10/2023)
- IFBC-U34-NW-011 REV F (received 26/10/2023)
- IFBC-U34-005 (received 26/07/2023)
- IFBC-U34-005a (received 26/07/2023)
- PROJECT EV - EVA-07D-S RFID – EV AC Charging Station Specifications (received 13/10/2023)
- Sheffield Cycle Stand Specification Sheet (received 13/10/2023)

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Parking as Approved

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

4. Demolition and Construction Method Statement

Construction method statement - 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,
- v) measures to control the emission of dust and dirt during construction,
- vi) 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.

5. Electric Vehicle Charging:

No part of the development hereby approved shall be occupied until the Electric Vehicle Charging (EVC) point(s) have been provided. The EVC point(s) shall be installed in accordance with the approved details and shall be permanently retained and made available for the purpose of charging a vehicle, unless agreed otherwise, in writing, by the Local Planning Authority.

Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07

6. Cycle Parking As Approved

The development shall not 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 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

7. Drainage Details

No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

1. Calculations indicating the existing runoff rate from the site.
2. BRE 365 test results demonstrating that infiltration is not achievable.
3. Calculations demonstrating that there will be no flooding of pipes for events up to and including the 1 in 100 year flood event with a 40% allowance for climate change.
4. As connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable.
5. A drainage strategy plan indicating the location and sizing of SuDS features, to ensure that adequate attenuation is provided with discharge controlled at existing rates, or preferably better.
6. Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2019) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

8. Biodiversity Enhancements

Prior to commencement of development, a strategy for biodiversity compensation and enhancement for the site shall be provided to the local authority for its approval. This strategy shall demonstrate adequate compensation for all soft landscaping lost to sealed surface and provide species enhancements appropriate to the local ecological context. Once approved the strategy shall be implemented in full unless otherwise agreed by the local authority in writing.

Reason: To ensure that the proposal is in accordance the National Planning Policy Framework which seeks biodiversity gain secured by development.

9. Unexpected Land Contamination

If land contamination is found at any time during site clearance, groundwork, and construction the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the local planning authority for written approval.

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.

10. Hours of work

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 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.

11. Landscaping

Prior to the commencement of the construction works, full details of soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, a planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable. All 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 (and TB06 for garden development).

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:

- amended plans being submitted by the applicant to overcome concerns relating to cycle parking, electric vehicle charging provision and disabled parking provision.

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. Great Crested Newts are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). This site is wholly within a green risk zone according to modelling undertaken to inform a Borough wide licence issued by Natural England. Green zones have moderate habitat suitability and Great Crested Newts may be present. The permission granted does not provide authorisation for development to proceed under the Wokingham Borough Council District Licence for Great Crested Newts. Should any Great Crested Newts or evidence of Great Crested Newts be found prior to or during the development, all works must stop immediately and an ecological consultant 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.
3. 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.