

## **SUPPLEMENTARY UPDATE AGENDA Planning Committee – 13 MAR 2024**

### **Planning Applications**

#### **Agenda Item: 74**

**Site Address: Land South of Cutbush Lane East, Shinfield. RG2 9AA.**

**Application No: 232995**

**Pages: 17 – 67**

Page 42: Add in the following text to be inserted as paragraph 103:

Due to the above consideration and the nature of the application together with the conditions recommended especially in terms of the restriction on the timing for the delivery of the road, the application is not considered to constitute the need for an Environmental Impact Assessment under the 2017 regulations (as updated).

Page 44: Add in the plans below for condition 2:

A392-IV1-102 P2 NHM Access Road Red Line Plan

A392-IV1-110 P3 NHM Access Road Utilities Overview

A392-IV1-502 P6 NHM Access Road Surface Water Catchments

A392-IV1-701 P5 NHM Access Road Materials

Page 46: Replace condition 7 with the following:

The main contractor, when appointed, will implement in full the approved Construction Environmental Management Plan (CEMP) (Abley Letchford Partnership Ltd, Reference A392-R019/C dated 23rd January 2024) which shall be updated with a plan to supersede plan ref: A392-IV1-101 rev. P7 in Appendix A once this has been agreed under condition 8. The CEMP shall be reviewed and updated if necessary on an ongoing basis and any updated details shall be submitted for approval to the Local Planning Authority.

*Reason: To minimise the environmental impacts of construction and to protect residential amenity. Relevant policy CP1 and CP3*

Pages 61 – 66:

For clarity, please note that the plans included here should have been labelled for information only. These are not under consideration for item 74 and they relate to agenda item 75 – 232833 for the Natural History Museum Collection Facility.

**Agenda Item: 75**  
**Site Address: Land South of Cutbush Lane East, Shinfield. RG2 9AA.**  
**Application No: 232833**  
**Pages: 69 – 148**

Page 75 – 77:

Updated comments received from Shinfield Parish Council withdrawing the objection that was set out in the report at the time of drafting. Their updated comments for the application are now as follows:

**Christopher Howard**

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**From:** [REDACTED]  
**Sent:** 08 March 2024 14:48  
**To:** Christopher Howard  
**Subject:** Natural History Museum Planning Application

External Email

CAUTION: This is an EXTERNAL EMAIL - STOP & THINK before clicking a link or opening attachments.

Dear Chris,

Further to our conversation today I can confirm that Shinfield Parish Council are content that the proposed conditions in respect of this application adequately address our concerns and we look forward to being part of the community engagement around this development.

Kind Regards

Bruce  
**Bruce Winton**  
Clerk

School Green Centre  
School Green  
Shinfield  
RG2 9EH



<https://shinfieldparish.gov.uk/>

Page 73:

Further representation received by Cllr Gary Cowan outlined below:

- The site is designated as green fields and is outside the original boundaries of the South of M4 SDL on which already extra development has taken place. *Officer note: this is noted in the report and a planning balance made in accordance with local and national planning policy.*

- The access road design is in such a way that it will provide access to the other green fields beyond for obvious reasons of future development. *Officer note: The access road is subject to planning application 232995. the road is clearly linked to the Natural History Museum collection but as with any road, access could be potentially altered in future years. Any future development would however be subject to a further planning application which would need to be considered on its merits should this be forthcoming.*
- The development will generate very few local jobs. Wokingham Borough Councils Planning Department seem to support development of all the green field sites along the north bank of the Loddon for reasons only best known to them. *Officer note: each application is considered on its own merits, the committee report has been submitted which contains a planning balance where benefits and disbenefits are assessed in accordance with local and national planning policy. The facility will generate employment as outlined and this will be retained in the long term.*
- The impacts of development along the A327 corridor seems to be completely ignored by Wokingham Borough Council Planning and Highways Department and ignored in the local transport plan. *Officer note: the application has been subject to transport modelling for the wider area. This has been assessed by the Highways Officer who raise no objections in terms of the impact of the forecast trip rates.*
- With the evolving LPU update it is as if the South of the Borough along the A327 is to face destruction and development not possible imagined. *Officer note: this is not a matter for the current planning application. The Local Plan update will be undertaken by a separate process.*
- It seems is as if Wokingham Borough Council has an agenda to make the residents of the South of the Borough in particular Shinfield and Arborfield pay the price for fighting to retain their existing rural environment rapidly being destroyed by Wokingham Borough. *Officer note: this application has been assessed on its own merits and these are outlined in the report.*

Page 90:

Replace text in paragraph 50 with that set out below:

The approach shows a strong commitment to sustainability, the building has been designed to be net zero ready with an all-electric strategy and energy demand reduction measures. It should be noted that the programme of the building (storage of specimens, laboratories etc.) requires a highly controlled internal environment achieved through the use of electric fans, meaning that the energy demand is relatively high, however significant work has been done throughout the design process to reduce this demand as far as possible. Embodied emissions are also assessed and reduced through the design process, an approach which aligns with industry best practice and exceeds the requirements of planning policy. The delivery of the

sustainability measures will be controlled by conditions. The Sustainability Officer supports the approach

Page 97:

Paragraph 99, replace words 'net carbon zero' with 'net zero ready'.

Page 100:

Add in the following text to be inserted as paragraph 117:

Due to the above consideration and the nature of the application together with the conditions recommended, the application is not considered to constitute the need for an Environmental Impact Assessment under the 2017 regulations (as updated).

Page 104: Update to condition 3, replace with the following:

The use hereby permitted shall not be commenced until the access road subject to planning ref: 232995 has been delivered and the route is open and operational unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure that the development is carried out in a coordinated approach for the infrastructure that will serve for access to the facility. Relevant policy CP6 of the Core Strategy.*

Page 104/5: Replace condition 7 with the following:

**Public Art Community Engagement & Consultation:**

Prior to development above slab level the applicant shall submit for approval to the Local Planning Authority, a Public Art Community Engagement & Consultation Strategy to inform a Public Art Strategy. The Public Art Community Engagement & Consultation Strategy shall include details as to how local schools, community groups and residents will be engaged, how they will work with a commissioned art/s to input and co-create designs for the final public art commission/s. This shall define the area for the public art to be located, which in general, can be defined as the front part of the site / building towards the main entrance.

Within 3 months of the final community engagement activity/event, the Public Art Strategy shall be submitted for approval to the Local Planning Authority. This shall include details of how the Public Art Community Engagement & Consultation Strategy has informed the detailed design of the artwork commission/s. The Public Art Strategy shall include details of the following:

- a) Nature of the artwork/s i.e. theme/s, narrative,
- b) Material/s to used
- c) Dimension/s
- d) Number of piece/s
- e) Location/s of the public art pieces to be defined on a plan
- f) Procurement and commissioning
- g) Phasing of delivery and installation

- h) Ongoing maintenance requirement/s and responsibilities (i.e. who undertakes and pays for this)

The Public Art Strategy shall be implemented as approved and artwork installed prior to occupation of the facility and retained on site in perpetuity or for as long as the facility occupies the site, unless otherwise agreed in writing by the Local Planning Authority through further details to be submitted under this condition.

*Reason: To support the character and appeal of the site. Relevant policy: Core Strategy CP1, Wokingham Borough Design Guide Supplementary Planning Document*

Page 110: Replace condition 26 with the following:

### **Community Engagement Strategy**

Prior to operation hereby approved, a Community Engagement Strategy reflecting the principles set out within the Planning Statement and amplified within doc ref: Community Engagement at Thames Valley Science Park January 2024 shall be submitted for approval by the Local Planning Authority. The Community Engagement Strategy shall include evidence of engagement with Wokingham Borough schools, community groups, Shinfield Parish Council and Wokingham Borough Council. The Strategy shall be reviewed and updated every five years.

*Reason: The community benefits weigh strongly in favour of supporting the proposed development outside of developments limits which otherwise may be considered inappropriate and these need to be delivered. Relevant Planning Policy NPPF*

Pages 123 – 129:

Perspective images have been compressed from the originals. These are included within the report on pages 86 - 88 for a clearer impression and will be included in the presentation.

### **Agenda Item: 76**

**Site Address: 33 Barkham Ride, Finchampstead, Wokingham, RG40 4EX**

**Application No: 223528**

**Pages: 149 - 234**

### **Update to recommendation**

The overall recommendation (of approval) and proposed legal obligations as outlined in the main report remain unaltered. However, the following is also included for clarity to set a duration for the S106 legal agreement to be completed:

- ii) Refuse full planning permission if the legal agreement is not completed within three months of the date of this resolution (unless officers on behalf of the Assistant Director – Place and Growth agree to a later date for completion of the legal agreement)

It should be noted that each S106 obligation has a per trigger cost of £474 as a monitoring fee.

**Victoria Gardens**

To clarify, Victoria Gardens, to the west of the site (which comprises of 26 mobile homes) was formally land at 31 Barkham Ride. However, plots on Victoria Gardens are now independently owned and are bought and sold on the open market.

**Additional information on Badgers in relation to paragraph 12.5 of the main report**

Since the publication of the main report, a video of a Badger entering the application site has been provided to the Local Planning Authority, via Cllr Margetts. Upon consultation with the Council's Ecologist, they have confirmed that the nearest Badger sett is too distant to be at risk from development at 33 Barkham Ride. There were no other setts identified during ecological survey work on site and therefore there is not a substantial planning concern about impact on the local Badger population.

The most that would be expected is a CEMP (or equivalent) that included mitigation measures for foraging animals during construction. This is secured via condition 26 as listed in the main report.

**Agenda Item: 77**

**Site Address: Whitehouse Farm, Beech Hill Road, Spencers Wood, Wokingham, RG7 1HR.**

**Application No: 232560**

**Pages: 235 - 296**

Applicant's name was inadvertently omitted from the main report. The applicant is: Bartlett Tree Experts

**Agenda Item: 78**

**Site Address: South Wokingham Strategic Development Location Phases 2 & 3**

**Application No: 190914, 191068 & 192325**

**Pages: 297 - 309**

An updated report was circulated to Members and published on the website on 8 March 2024 (Supplement Item No 78- Supplementary Update 13032024 1900 Planning Committee).

### **Pre-emptive site visits**

None confirmed

### **Non-Householder Appeal Decisions**

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

- January 2024
- April 2024
- July 2024

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