MEMBERS’ UPDATE
Planning Committee – 4 February 2015

Site Address: 134 - 146 London Road, Ruscombe
Application No: O/2014/1386, Pages 4 - 28.

Conditions

Additional condition required as follows:

17. 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.

Alteration to condition 10 as follows:

Parking – To comply with Wokingham Borough Council Parking Standards.

Recommendation

Parts C and E to include “to the satisfaction of the local planning authority.

Section 106

For information, the Section 106 agreement is currently being drafted through the Council’s legal department. Affordable housing is set out in paragraph 26 on page 20 of the agenda. The requirement is for 6.4 units. It is envisaged 6 units would be provided as affordable housing with the additional 0.4 ‘units’ provided through a commuted sum. This will be finalised through the Section 106 agreement.

Footpath leading to rear of site

The applicant has stated the footpath gives some permeability through the site and it would allow for greater connectivity between properties. In particular, it gives more direct access to London Road and relevant bus stops for properties to the south east. The Crime Prevention Officer has said that general crime prevention principles state that closed cul-de-sacs are better in terms of safety than cul-de-sacs with pedestrian accesses through them. There are however no objections to the footpath from a highway perspective.

Access is a reserved matter and therefore the location of the footpath does not have to be agreed. As such, approving the current site layout does not mean a footpath would have to be implemented. Members could potentially place an informative on
an approval stating that a footpath should not be included at a reserved matters stage.

Drainage

The Environment Agency has not objected to the proposal and significant weight should be placed on this as the EA is the relevant statutory consultee for these matters. The Council’s drainage advisor, WSP, have provided additional comments regarding drainage and it is considered that this matter could be satisfactorily controlled by a condition. Weight should be given to the fact the application is an outline with all matters reserved and therefore only the principle and the number of units on the site is considered. The wording of condition 12 ensures that any drainage details will be dealt with through the reserved matters application.

Realignment of Hedge

The submitted layout shows that the hedge at the edge of the site would be realigned. This would mean removing the overgrown sections which have encroached into the site and replanting the hedge where necessary. Landscaping is a reserved matter and full details will need to be agreed at a reserved matters stage.

Site Address: Land North of Croft Road (Rear of 89 - 95 Clares Green Road), Spencers Wood, Reading.
Application No: F/2014/2323 Pages 29-60

Surrounding Building Heights as follows:-

Fern-a-ce – is approximately 8.5-9m high
Glenroy – Approximately 8.5m (8.7m including chimney).
The Oaks – Approximately 4.69m

Surrounding Density as follows :-

General density of surrounding area: 11.29 d/ha
Proposed density: 14 d/ha

Additional consultation responses:

Two additional letters of objection received regarding amended plans from neighbours. Issues raised are previously summarised and addressed in report however new comments received regarding:

• Village Concept Statement – (2013) – in particular regarding road access and hedgerow retention. (Officer Note: comments regarding issues raised in the ‘Village Concept Statement 2013’, for example ‘traffic to new residential areas will be dissuaded’ and ‘no large stretches of hedgerow or mature trees will be removed
alongside Croft Road’. The ‘Village Concept Statement’ attached with the letter is extracted from another applicants Environmental Statement, in particular for application O/2013/0346, and therefore doesn’t carry any weight for this application. Despite this, the proposal has considered the issues raised and retains important amounts hedgerows and mature trees around the site. In particular the mature hedgerow that is adjacent to Croft Road and the hedgerows that border the site. The Ecology and Landscape Officer have assessed the application and raised no objections in respect to impact on hedgerows and trees)

Parish Council Response following amended plans: ‘The application appears to have met some of the primary concerns, however, the parish council remains concerned for the impact on the highway junction of Croft Road with Clares Green Road and Grovelands Road. The parish council request that highways funding from this development be invested in reducing on-street parking at the junction which restricts the sight lines and is dangerous.’ (Officer note: the Highways Department has considered the implication of the development on the surrounding infrastructure and is satisfied subject to the completion of the off-site works)

Consultation responses

Countryside Access / Public Rights of Way: No official comment received although internal meetings have taken place with officer and subsequently rights of way agreed through the Section 106.

Equally no comment from Urban Design & Conservation Officer / English Heritage. (Officer note: the application is located way from any listed building or conservation area).

Housing: Comments received regarding Section 106 contributions.

Natural England: no comments received (Officer note: The Ecology Officer is satisfied with the SPA mitigation measures and contributions towards Clares Green SANG)

Highways Agency: no comments received (Officer note: would not expect to see any comments on a scheme this size.)

Conditions

Removal of Condition 11

(Officer Note: a condition will be secured within the Section 106 agreement and on advice of the Head of Highways. Condition 11 has therefore been removed. It is agreed that the works should be completed prior to final occupation to mitigate and reduce any potential damage during the construction stage – however temporary measures can be secured in the Construction Management Plan. This is subject to final Section 106 agreement).

Amendment to Condition 25 regarding construction times:
25. 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.
Typegraphical error in Reason for refusal:

Recommendation (to include)

C. That the committee authorise the Head of Development Management to refuse planning permission on the following ground in the event of an S106 agreement not being completed as outlined before the 31st of March 2015 for the following reason:-

The proposal fails to demonstrate how the development will make satisfactory provision of the necessary infrastructure required through the cumulative impact of development within the SDL and therefore represents a piecemeal approach that does not accord with the overarching infrastructure approach envisaged in the Core Strategy. As such the proposal is likely to compromise the delivery of the necessary infrastructure within the South of M4 Wokingham SDL and is contrary to policies CP4, CP6, CP10, CP19 and Appendix 7 of the Core Strategy and the Council’s adopted South of M4 Wokingham SDL SPD and Infrastructure Delivery and Contributions SPD.

Section 106 Contributions

(Officer Note: the contributions below are being negotiated but the applicant has agreed in principle to pay the contribution of £28,000-£29000 per dwelling, compatible with other developments in the SDL. In the event that the contributions are not agreed, the application will be refused in accordance with the above change to recommendation and the reason.

List of Contributions

Green Infrastructure
Children's Play (Equipped)
Amenity Open Space
Countryside Access
Biodiversity
Sports Halls
Ryeish Green Sports Hub
Country Parks
Swimming Pools
Allotments
Community Facilities
Cemeteries
SAMM

Education
Primary
Secondary 11-16
Secondary Post 16
SEN Primary
SEN Secondary

Highways
A327 Corridor
Basingstoke Road Improvements
Bus Services
Bus Stop Improvements
My Journey
Arborfield Cross
Strategic Transport Contribution (including ERR)
Total (Minimum):
£28,000

Off-Site Affordable: £552,851.00

Affordable and Specialist Housing: Error in paragraph 5, should read... The application proposes no affordable houses on site, however, the S106 agreement submitted with the application will secure a financial contribution of £552,851 towards the provision of off-site affordable housing... (Officer Note: The revised sum is policy compliant with the 35% Affordable Housing contribution. Equally the previously submitted sum was miscalculated internally – not negotiated lower).

Amendment to Conclusion

The proposed development is consistent with the principles and parameters established by the outline planning permission, which themselves reflect the Council's adopted policies and guidance for development within the South of the M4 SDL. It is considered that the applications will deliver high quality development in accordance with the Council' spatial strategy and vision and therefore can be recommended for approval.

Site Address: Henry Street Garden Centre, Swallowfield Road, Arborfield
Application No: F/2014/2013, Pages 61 - 82.

Comparison of existing and proposed floorspace

The existing floorspace on the site is as follows:-
| Open sided canopies          | 1865 |
| Outdoor sales area          | 1929 |
| Indoor retail area          | 3101 |
| **SUBTOTAL**                | **6895 m²** |
| Restaurant and kitchen      | 461  |
| **TOTAL**                   | **7676 m²** |

The additional floorspace proposed is:-

| Restaurant extension over existing service yard | 486 |
| Outdoor sales area extension                    | 431 |
| Opening up of polytunnel for seasonal access   | 464 |
| **TOTAL**                                       | **1381 m²** |

Increase in customers anticipated?

The development proposal is expected to result in a 5.0% increase in customer numbers. The traffic generation of the proposed development is likely to result in one additional vehicle movement to/from the site in the morning peak hour period and three additional two way trips in the evening peak. In addition, it is forecast there will be an additional 14 two-way vehicle movements to/from the site during the Saturday peak hour. This raises no objection from the Highways Officer.

Peak occupancy of car park in May and December?

The maximum car park occupancy in May 2013 on a Saturday was some 147 vehicles and the maximum number of parked cars on a Saturday in the peak week in December 2013 was some 223 vehicles. Taking into account the forecast traffic generation set out above, it is expected that the maximum car parking accumulation on a Saturday in May will be some 163 vehicles and the maximum number of parked cars on a Saturday during the peak week in December will be 246 vehicles. The proposed customer car parking provision is for 260 spaces, and is considered sufficient to accommodate the proposal.

Clarification on what existing retail restrictions apply to the site

Various previous planning permissions have restricted retail use of the site by condition. To clarify, condition 5 of F/2006/9198 superseded all previous conditions as listed in the planning history section of the report.

Condition 5 states:
A minimum of 51% of the total retail floorspace on the site shall be used to sell products of a nursery garden centre or equipment required for the improvement or maintenance of a garden and no more than 49% shall be used to sell any other...
classes of goods which may include books, antiques, products required for the maintenance of the home, products for pets, gift products, speciality food produce and aquatic products, under no circumstances should any one of the 'other classes' of goods comprise the whole 49%.

Pre-emptive site visits
F/2014/2637: Land at Market Place Peach Street and Rose Street (referred to as Peach Place), Wokingham.

Part redevelopment and part retention and refurbishment of existing buildings to provide a mixed use development for town centre uses including Class A1 shops, Class A2 financial and professional services, Class A3 restaurants and cafés, Class A4 drinking establishments, Class A5 hot food takeaways and a new public square, plus 26 Class C3 dwellings (a net gain of 21), as part of the regeneration of Wokingham Town Centre.

The proposals include:

- Demolition of 34-35 Market Place, 2-22 (even) Peach Street, 1-6 The Arcade and the wall along the Rose Street frontage; and the removal of Rose Street car park;
- Retention of 24-38 (even) Peach Street (Marks & Spencer, the Haka and Redan Public House);
- Retention and refurbishment of 36 Market Place (including two first-floor apartments) with external alterations; and 1-5 (odd) Rose Street (including two second-floor apartments) with external alterations;

Erection of new buildings for the uses listed above, new public toilets and associated works including reconfiguration of part of Marks & Spencer car park.

Reason: A combined site visit and briefing is proposed at 15:00-17:00 on Wednesday 25 February 2015 to give members the opportunity to gain a thorough understanding of this relatively complex proposal before it is reported to the Planning Committee on 4 March 2015.

F/2014/2105: Former Allied Bakeries site, Viscount Way, Woodley, RG5 4BJ
Proposed erection of 68 dwellings with associated roads, parking, amenity space, landscaping and creation of new access onto Loddon Bridge Road.
Reason - to assess the impact on the character of the area, relationships with adjacent land uses and highway impact. Residents are opposed to the proposed new access onto Loddon Bridge Road, and so Councillors will need to view the development in the context of highway safety.

F/2014/2865: Land at Heathlands Road, RG40 3AS

Proposed erection of two no. bedroom single storey dwelling, to include the construction of a new roof on existing garage, following demolition and removal of existing garage block

Reason - to assess the impact on the character of the area / countryside and relationships with adjacent land uses.

F/2014/2353: Land to rear of 58 Hurst Road, Twyford

Proposed erection of 12no dwellings (including 4no affordable dwellings) with access, parking, open space and landscaping.

Reason - to assess the impact on the character of the area, neighbouring properties and potential drainage issues

F/2014/2784: Green Isle, Wargrave Road, Remenham

Proposed erection of dwelling and boathouse following the demolition of existing dwelling and boathouse. Plus alterations to existing footbridge.

Reason - to assess the impact on the character of the area/green belt. Logistics of this to be agreed with Chair of Committee.