

# Public Document Pack



**WOKINGHAM  
BOROUGH COUNCIL**

Civic Offices  
Shute End  
Wokingham  
RG40 1BN

E-mail: [democratic.services@wokingham.gov.uk](mailto:democratic.services@wokingham.gov.uk)

To:- All Committee Members

## **PLANNING COMMITTEE - WEDNESDAY, 16TH DECEMBER, 2020**

In response to the current Covid-19 pandemic, the above meeting is to be held virtually in line with Government guidelines. In order to allow the public as much opportunity to read and consider information provided to Members, the attached Members' Update is to be published and made available earlier than is standard for meetings of the Planning Committee.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Susan Parsonage'.

Susan Parsonage  
Chief Executive

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## MEMBERS' UPDATE Planning Committee – 16 December 2020

Site Address: Swallowfield Road Arborfield RG2 9JX  
Application No: 200711 Pages: Addendum.

No updates.

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Site Address: Ashridge Farm, Warren House Road, Wokingham, RG40 5QB  
Application No: 201515, Pages 5-74

**Pages 8 & 25** under the cited Heads of Terms,

- Amend first line to read as follows “Safeguarding of a corridor of land for the delivery of the NDR, for transfer to WBC upon completion of the associated S106 agreement;
- Insert new line as follows “*Contribution towards provision of pedestrian crossing on NDR*”

**Page 9** under condition 2, insert the following list of drawings to be approved:-

Site Layout	PLN-1-1101	R
Colour Site Layout	PLN-1-1102	G
Storey Heights Plan	PLN-1-1103	G
Dwelling Types Plan	PLN-1-1104	G
Tenure Plan	PLN-1-1105	H
Parking Plan	PLN-1-1106	H
Refuse Plan	PLN-1-1107	G
Location Plan	PLN-1-1109	A
Sales Area plan	PLN-1-1110	B
Garden Lengths Plan	PLN-1-1114	A
Arc+ Elevations & Plans	PLN-1-2101	A
Arc+/Wil+/Arc+ V1 Elevations & Plans	PLN-1-2102	B
Arc+/Wil+/Arc+ V2 Elevations & Plans	PLN-1-2103	A
Arc+/Wil+ x3 Elevations & Plans	PLN-1-2104	A
Arc+/Wil+ x4 Elevations & Plans	PLN-1-2105	B
Avo Elevations & Plans	PLN-1-2106	A
Bel-Eas Elevations & Plans	PLN-1-2107	A
Cor Elevations & Plans	PLN-1-2108	B
Had Elevations & Plans	PLN-1-2109	B
Had/Wil+ Elevations & Plans	PLN-1-2110	B
Hol Elevations & Plans	PLN-1-2111	B
Hur Elevations & Plans	PLN-1-2112	B
Ing Elevations & Plans	PLN-1-2113	B
Ken Elevations & Plans	PLN-1-2114	A
Wil+ Elevations & Plans	PLN-1-2115	A

Win V1 Elevations & Plans	PLN-1-2117	B
Win V2 Elevations & Plans	PLN-1-2127	A
Arc+/Wil+ x2 Elevations & Plans	PLN-1-2128	-
Apartment Block A Elevations and Plans	PLN-1-3000	E
Type 51 Elevations & Plans	PLN-1-2118	B
Type 51 x3 Elevations & Plans	PLN-1-2119	A
Type 51 x2/Type 55 Elevations & Plans	PLN-1-2120	B
Type 51 x3/Type 55 Elevations & Plans	PLN-1-2121	B
Type 52 Elevations & Plans	PLN-1-2122	A
Type 52 x3/Type 54 Elevations & Plans	PLN-1-2123	A
Type 54/Type 51/Type 54 Elevations & Plans	PLN-1-2124	B
Type54/Type 51/ 2b Fog Elevations & Plans	PLN-1-2125	B
2B Fog Elevations & Plans	PLN-1-2126	A
2B Fog Elevations & Plans V1	PLN-1-2129	-
Apartment Block C Elevations and Plans	PLN-1-3200	E
Apartment Block D Elevations and Plans	PLN-1-3300	E
Single Garage Elevations & Plans	PLN-1-3700	-
Double Garage Elevations & Plans	PLN-1-3701	-
Quad Garage Elevations & Plans	PLN-1-3702	-
Double Car Barn Elevations & Plans	PLN-1-3703	B
Quad Car Barn Elevations & Plans	PLN-1-3706	-
Substation	PLN-1-3803	-
Landscape Strategy	PLN-1-5000	D
Context Landscape Masterplan	PLN-1-5001	E
Context Landscape Masterplan (SANG identified)	PLN-1-5001	F
Public Open Space Inset 1	PLN-1-5002	-
Public Open Space Inset 2	PLN-1-5003	-
Open Space Areas Plan	PLN-1-5004	E
Open Space Areas Plan (SANG identified)	PLN-1-5004	F
Hedge Reinstatement Plan	PLN-1-5005	A

**Page 21:**

Amend condition 37 to read as follows:-

**37. Odour mitigation measures**

The development hereby approved shall not be occupied until written confirmation has been obtained from Thames Water that the odour mitigation measures relating to the operation of an odour control unit which the submitted odour modelling assessment (ref: Olfasense, 23 October 2020, report reference TWPS20A\_04) is based upon, is fully operational within the adjacent Sewage Water Treatment Works. The Odour Control Unit shall remain operational thereafter.

*Reason: To ensure the protection of residential amenities of future occupiers of the development. Core Strategy policies CP1, & CP3.*

**Page 23:** after condition 44, add the following conditions:

45. None of the dwellings hereby permitted shall be located within the odour zone 3 or above, as indicated by the odour contour map shown in "Figure 5: Output of dispersion model (worst-case)", of the submitted odour assessment report (ref: Olfasense, 23 October 2020, report reference TWPS20A\_04).

*Reason: To ensure the protection of residential amenities of future occupiers of the development. Core Strategy policies CP1, & CP3.*

46. There shall be no occupations within the development hereby permitted until the Ashridge Farm section of the Northern Distributor Road (as approved under planning permission 191010) has been constructed and is open to the public unless otherwise agreed in writing by the Council.

*Reason: In the interests of sustainable travel, convenience and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6.*

**Page 27:** Summary Information Box – for clarity, the total number of parking spaces given does not take into account 50% of the number of garages being counted. The figure with 50% of garages counted would be 316.6, providing a parking ratio of 2.1 spaces per dwelling.

**Page 27:** Consultation responses:-

- WBC Building Conservation Officer also responded on the application and considers the proposals will have an adverse impact upon the setting of the Listed Building and the adjacent grouping of designated and non-designated farm buildings. The response acknowledges that as the harm would be less than substantial, in accordance with the NPPF, the public benefits of the scheme will need to be weighed against the harm.
- WBC Education have subsequently advised that there would be no envisaged significant challenges to maintaining school place sufficiency as a consequence of the development.

**Page 54:**

Paragraph 111 refers to noise complaints associated with the installed Odour Control Unit. For clarity, Thames Water have confirmed that they will be installing acoustic screens around the unit in order to address this issue in order for it to commence use again.

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Site Address: Boundoak Industrial Estate, Wokingham Lane, Arborfield, RG2 9PN  
Application No: 201573, Pages 75-120

The agent has requested a variation of recommended condition 4, in order to allow up to two units to be occupied by the same tenant. Their reasons for this are set out below.

*Firstly, the condition relates to a 1996 planning permission which was granted having regard to the 1995 Loddon Area Plan which in turn was based on studies and evidence from 1992. In any event since the Client took ownership of the site in 2004 there has*

*been regular and ongoing occupation of multiple units by the same business as many of the units are simply too small. There have been numerous tenants that have, over time, grown 'sideways' into two or more units as their needs change.*

*Since the original permission was granted in 1996 there has been a significant change in the development plan policy and national guidance with the adoption of the Core Strategy and more recently the NPPF. Paragraph 23 of the report clearly acknowledges that paragraph 80 of the NPPF seeks to ensure that planning decisions should help create the conditions in which business can invest, expand and adapt and that substantial weight should be given to supporting economic growth and productivity. Business could face considerable uncertainty should they wish to expand and adapt and could face the cost and upheaval of having to relocate to a different premises offsite.*

*In turning to the policy considerations. Policy CP15 of the Core Strategy refers to there being a need for a range of sizes as well as **expansion and investment** accommodation. Furthermore, paragraph 81(d) of the NPPF clearly states that planning policies **"be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances."***

*Both the Core Strategy and the NPPF highlight the need for there to be inherent flexibility in the planning system to allow businesses to grow and expand as their needs change over time which can often at relatively short notice.*

*The Council's latest evidence on industrial take by size of units is set out on page 45 of our Planning Statement that accompanies this application. The Council's most up to date evidence (Employment Land Needs Survey, January 2020) (set out on page 45 of our Planning Statement) clearly shows that the significant up take of business units within the borough are those units that range from 2,000 to 10,000 sq.ft which account for some 80% of all commercial units taken up. The units proposed range from 2,100 sq.ft to 6,290 sq.ft, which is fully supported by the latest evidence. The ability to allow no more than two units to expand by amalgamating with an adjoining unit would allow the scheme to accommodate needs of occupiers up to 10,000sqft. Such areas are based on users occupying both floors. There would then be the flexibility in the unit design for occupiers to expand in situ.*

*It is for this reason that we would request a variation of condition 4 to allow for no more than two units to be occupied by the same user. In light of this, could condition 4 be varied as follows:*

*The units hereby approved shall be retained in the unit sizes as identified in the approved plans and no more than two units shall be occupied by the same user.*

*This would ensure that the individual units are retained in accordance with the approved plans to which your colleagues in Policy have raised no objection whilst still allowing for a degree of flexibility that will support the needs of the individual business on site as their needs change over time. Such a variation would have no harm to the*

*amenities of neighbouring properties which would still be safeguarded by the other conditions relating to hours of operation and noise.*

*To conclude, such a variation will allow an appropriate level of flexibility for the industrial estate to respond to occupiers' demands to expand, an important consideration with regard to the application of both development plan and NPPF policy. Moreover, enabling no more than two units to be occupied by the same user would still allow the overall industrial estate to retain its current character of accommodating primarily small and medium sized units. In addition, the variation will allow the proposal to be more aligned with the Council's most up-to-date evidence on industrial demand. Amended in this form would enable the application scheme to be more responsive to economic needs which would only be consistent with economic planning policy and represent good planning.*

Further consultation has been undertaken with the Category Manager for Growth and Delivery. He agrees that the request from the applicant's agent is reasonable.

He states that the wider government approach is clearly about flexibility, and the proposed approach allows future businesses to grow should they wish to, but only into a maximum of two units in total. It could be argued that this flexibility helps to provide the 'expansion' element of CP15 and the 'variety of scales' noted in NPPF para 82.

The proposal revised Condition 4 therefore reads:

The units hereby approved shall be retained in the unit sizes as identified in the approved plans and no more than two units shall be occupied by the same user.

Reason:

To comply with Paragraph 80 of the NPPF, which seeks to create the conditions in which businesses can invest, expand and adapt, Paragraph 82 of the NPPF, which seeks storage and distribution operations at a variety of scales and Policy CP15 of the Core Strategy, which seeks to enable businesses to expand.

Condition 16 is amended as follows:

#### 16. Walking and Cycling

Prior to the commencement of development, details of measures ~~within the development~~ to improve footway and cycleway routes that connect the development with A327 and Poperinghe Way shall be submitted for approval by the local planning authority. The measures shall be implemented through a S278 agreement, in accordance with the approved details, prior to the occupation of the first unit.

Reason:

In the interests of highway safety and convenience and neighbour amenities. Relevant policy: Core Strategy Policies CP3 & CP6.

Site Address: 1, Barkham Road, Wokingham, RG41 2XR  
Application No: 200700 Pages 121 - 156

Proposed additional condition:

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.

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Site Address: Land at Stanbury House, Basingstoke Road, Spencers Wood

Application No: 192884, Pages 157 – 182

Additional Information

A consultation response has been received from WBC Green Infrastructure. This states that they support the suitability of the site for a potential SANG but they also raise concerns regarding the detail of the design. Specifically, they consider detailed plans of the car park, pond, furniture provision and surfacing should be provided. Notwithstanding this, many of these details would be agreed through the use of conditions; in particular, the landscape management plan. Given this and the extant permission on the site, it is considered such details could be satisfactorily agreed following a grant of planning permission.

Changes to conditions

Additional condition to be added:

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.*

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## Pre-emptive site visits

None

## Non-Householder Appeal Decisions

(Note: Carried over from 9<sup>th</sup> December meeting)

Address	Development	Officer or Committee	Decision	Main planning issues identified/ addressed
Land adjacent to Ellis Hill Farm, The Coombes, Wokingham, Berkshire. RG41 4SU	Full application for the proposed erection of a Closed board fence 2m in height and 1No gate.	Officer	Appeal Dismissed	<ul style="list-style-type: none"> <li>- The visually impenetrable fencing, particularly having regard to the amount proposed, would appear bulky, unsightly and incongruous in this context, entirely at odds with its rural, verdant setting. The proposal would therefore harm the character and appearance of the countryside.</li> </ul>
Plot 7, The Coombes, Coombes Lane, Barkham, Wokingham, Berkshire RG41 4SJ	Full planning application for the erection of a 1.2m post and rail fence and gate.	Officer	Appeal Dismissed	<ul style="list-style-type: none"> <li>- In respect to the effect on protected trees, the proposal would conflict with Local Plan Policies which seek, among other things, that development protects and retains existing trees, hedges and other landscape features, and conserves natural assets. There is also conflict with paragraph 175 of the NPPF, which seeks that development should not cause the loss or deterioration of ancient woodland.</li> <li>- It has not been demonstrated nor has cogent evidence been provided by the appellant to confirm that the proposal would not harm protected species on site.</li> <li>- The proposal would not harm the character and appearance of the area.</li> </ul>
Plot B, Land at The Coombes, Coombes Lane, Barkham, RG2 9JG	Enforcement Notice Ref.192111 - without planning permission, the erection of an extension to the water tank building to create an enlarged building	Officer	Appeal A Dismissed and Enforcement Notice Upheld	<ul style="list-style-type: none"> <li>- The erection and alteration of the building is not development permitted by Class E, Part 6, Schedule 2 of the GPDO.</li> </ul>
Plot B, Land at The Coombes, Coombes	Enforcement Notice Ref.191383 - without planning permission, the carrying out of	Officer	Appeal B Dismissed and Enforcement	<ul style="list-style-type: none"> <li>- The engineering works for the creation of access into the site require planning permission and there is none.</li> </ul>

Lane, Barkham, RG2 9JG	an unauthorised engineering operation consisting of the culverting of a ditch and removal of a section of an earth bund		Notice Upheld	
Plot B, Land at The Coombes, Coombes Lane, Barkham, RG2 9JG	Proposed wooden fencing	Officer	Appeal C Dismissed	<ul style="list-style-type: none"> <li>- The proposed close boarded fencing would be a strikingly discordant and urbanising feature. It would be entirely out of keeping with the prevailing character and it would detract considerably from the ambience of the by-way.</li> <li>- The erection of the fence would involve either driving stakes into the ground or digging post holes. This has the potential to damage tree roots, which can in turn lead to the death or premature decline of any tree affected. In the absence of any clear strategy to avoid such harm, the development would be in conflict with local plan policies.</li> <li>- No negative impact on biodiversity including protected species.</li> </ul>
White Heart Grove, The Coombes, Wokingham RG2 9JQ	Full planning application for the proposed installation of woodland security fencing	Officer	Appeal Dismissed	<ul style="list-style-type: none"> <li>- The proposed development would maintain the character and appearance of the area.</li> <li>- The proposed development would have the potential to result in significant harm to protected trees and the designated Ancient Woodland.</li> <li>- The proposal would be unlikely to result in the loss or major deterioration of the Local Wild Site.</li> </ul>
Woodclyffe Willows, Wargrave Road, Wargrave RG10 8JD	Full planning application for the proposed erection of a 1.5m high acoustic timber fence	Officer	Appeal Dismissed	<ul style="list-style-type: none"> <li>- The proposed development would not meet any of the exception criteria for a new building specified in the NPPF and as such, it should be regarded as inappropriate development within Green Belt.</li> <li>- Given the height and extensive length, the proposed fence would have a significant</li> </ul>

				<p>visual impact on the openness of the Green Belt.</p> <ul style="list-style-type: none"> <li>- The proposed development would cause significant harm to the character and appearance of the area, the Wargrave Conservation Area and the Green Route.</li> </ul>
Tanners Farm, Swallowfield Road, Arborfield RG2 9LA	Full planning application for the proposed change of use of buildings and land from agricultural to Light industrial use	Officer	Appeal Allowed	<ul style="list-style-type: none"> <li>- Overall, the proposal would be in an appropriate location with regards access to services and would not harm the character and appearance of the countryside area.</li> </ul>
Edgefield, Western Avenue, Woodley, Reading RG5 3BH	Enforcement Notice – Without planning permission, and Full planning application for the change of use of residential swimming pool to a mixed use of residential swimming pool and use for the provision of baby and toddler swimming classes (Retrospective). Linked case 3247007 / 200405	Officer	Appeal Allowed, Enforcement Notice Quashed, and Planning Permission Granted	<ul style="list-style-type: none"> <li>- The use of the swimming pool facility would not have an unduly harmful effect on the living conditions of neighbouring residents with particular regard to noise and activity</li> <li>- The proposal would not have a harmful or unacceptable impact on highway safety in this location</li> </ul>
344 Barkham Road, Barkham RG41 4DE	Full application for proposed erection of one 4no bedroom dwelling with associated landscaping, car parking and bin storage, plus provision of new vehicular access	Officer	Appeal Dismissed	<ul style="list-style-type: none"> <li>- The proposal would harm the living conditions of the occupiers of 342 and 344 Barkham Road and 1 Dowles Barn Close having particular regard to privacy and outlook</li> </ul>
Land at Chapel Green House, Chapel Green, Wokingham RG40 3ER	Full application for the erection of 2No detached dwellings following demolition of existing stable block	Officer	Appeal Allowed	<ul style="list-style-type: none"> <li>- The appeal site is a suitable location for housing and would comply with local plan policies</li> </ul>
Westwood Yard, Land to the northwest of	Full planning application for proposed change of use to builder's yard	Officer	Appeal Dismissed	<ul style="list-style-type: none"> <li>- The appeal scheme is materially harmful to the character and appearance of the countryside area</li> </ul>

<p>Sheerlands Road,          Arborfield          RG40 4QX</p>	<p>including formation of hardstanding and erection of 2 detached ancillary buildings (retrospective)</p>			<ul style="list-style-type: none"> <li>- There would be materially harmful impact on the living conditions of the occupiers of neighbouring residential properties, with particular reference to noise disturbance</li> </ul>
<p>Land at Meadows,          London Road,          Wokingham          RG40 1PD</p>	<p>Enforcement Notice – Without planning permission the erection of a building</p>	<p>Officer</p>	<p>Appeal Dismissed and Enforcement Notice Upheld</p>	<ul style="list-style-type: none"> <li>- The location of the development is not acceptable</li> <li>- The building results in an encroachment of built development into the rural landscape, having harmful effect on the character and appearance of the surrounding area</li> </ul>