



## **PLANNING COMMITTEE - WEDNESDAY, 10TH MARCH, 2021**

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', written in a cursive style.

Susan Parsonage  
Chief Executive

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## MEMBERS' UPDATE

Planning Committee – 10 March 2021

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### Agenda items

Site Address: Waingels College, Waingels Road, Woodley RG5 4RF  
Application No: 203456 - Pages 16-43

Condition 19 on page 22 should be headed "Drainage Implementation and Maintenance".

Because of its location near to neighbours and within school grounds, Condition 20 is added as follow:

#### **20. 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.*

Paragraph 28 on page 33 of the officer report concludes that the floodlights are acceptable structures in the countryside. As confirmation, the applicant has no intention for the floodlights to be retractable. Application 173584 for a similar sized pitch included eight light poles that were retractable but only for maintenance purposes. There was no condition within that planning permission requiring that the light poles be retracted when not in use.

Paragraph 54 on page 37 of the officer report refers to 3db noise increase as being insignificant. As some context, this consideration is not affected by whether the site is in a built up, rural or semi-rural area. Rather, it is a consideration of the noise increase arising from the development against the existing noise levels as having no observed effect or an insignificant effect. In this case, the noise level would be interrupted by regular road and rail traffic.

To aid in the consideration of the application, the following photographs along Waingels Road and within the school campus are provided:



View from Waingels Road at eastern end



View from Waingels Road in approximate area of pitch



View from Wangles Road at point of construction access



View from Waingels Road at western end



View of pitch from the west



View of pitch from western end in context of rail gantries



Existing pitch and floodlights

Site Address: Loddon Court, Lambs Lane, Swallowfield, RG7 1JE  
Application No: 203534 Pages: 59 – 66

None.

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Site Address: 34 Hilltop Road, Earley, RG6 1DA  
Application No: 203514 Pages: 83-93

Page 85: The following conditions and informative are added:

7. Prior to occupation of the development hereby permitted until the vehicle parking spaces have 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.*

8. No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 10 metres measured from the carriageway edge.

*Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.*

9. Prior to occupation of the development hereby permitted until the vehicular access from the highway has been increased to a width of 10.04 metres (this work will need separate authorisation by the Borough's highway section – see informative below).

*Reason: To allow vehicular access to off-street parking spaces without causing damage to the footway and kerb, and to avoid undue delay in vehicles leaving the highway in the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.*

#### Informative

The Head of Highways at the Council Offices, Shute End, Wokingham [0118 974 6000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

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Site Address: 33 Cottesmore Road, Woodley, Wokingham, RG5 3NX  
Application No: 210022 Pages: 107 – 114

In the fourth paragraph of the Summary on page 107, it should read that revised plans were received on 9<sup>th</sup> February, not 9<sup>th</sup> March. The application was then re-advertised on February 10<sup>th</sup>.

## Pre-emptive site visits

None

## Non-Householder Appeal Decisions

Address	Development	Officer or C'ttee	Decision	Main planning issues identified/ addressed
Linkside Duffield Road Sonning RG4 6GJ	Demolition of existing house and outbuildings and erection of a building containing 12 apartments, a detached car port & cycle store, car parking, widened site access and landscaping.	Officer	Appeal Dismissed	<ul style="list-style-type: none"> <li>- Due to the siting, increased width, depth and footprint and overall scale, massing and bulk the proposed development would cause significant harm to the character and appearance of the area.</li> <li>- The proposal would likely cause, significant harm to trees protected by a Tree Preservation Order.</li> <li>- The proposal would not make satisfactory provision for affordable housing on the appeal site. It would cause significant harm to the provision of affordable housing in this location and would be at odds with the Council's adopted housing and planning strategy in circumstances of a significant affordable housing need.</li> </ul>
7 New Road Twyford RG10 9PS	Full planning application for the relocation and replacement of existing single garage; relocation of existing shed; removal of jacuzzi, brick wall and greenhouse; construction of a detached four-bedroom dwelling,	Officer	Appeal Dismissed	<ul style="list-style-type: none"> <li>- The proposed development would disrupt and erode the important contribution that undeveloped rear garden areas make to the spaciousness and green appearance of the local area.</li> <li>- The proposed development would fail to fully respect both the local pattern of development and would cause harm to the character and appearance of the area.</li> </ul>

	formation of a parking area and driveway together with landscaping of the site, erection of acoustic fence and associated works to the rear of No.7 New Road.			
Owl End Willow Lane Wargrave RG10 8LG	Full application for the proposed change of use of existing ancillary outbuilding to independent dwelling, plus changes to fenestration, with associated landscaping and parking.	Officer	Appeal Dismissed	<ul style="list-style-type: none"> <li>- Due to the provision of additional hardstanding and the increase in the residential curtilage, the proposal would fail to preserve the openness of the Green Belt and would result in the encroachment of development into the countryside, which would conflict with the purposes of including land within the Green Belt, as set out in Paragraph 134 of the Framework</li> <li>- The proposed development is not in a suitable location for housing with regards to its accessibility to local services and facilities</li> <li>- No special circumstances as such to justify the development</li> </ul>

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