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**WOKINGHAM
BOROUGH COUNCIL**

Civic Offices
Shute End
Wokingham
RG40 1BN

PLANNING COMMITTEE - WEDNESDAY, 24TH 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 – 24 March 2021

Agenda items:

Item #70

Site Address: Land to the South of Cutbush Lane Shinfield RG2 9AA

Application No: 181387- Pages 5-43

Clarifications and update to report

Summary information pp. 5, first paragraph – Size of buildings misquoted should be 14,080m² not 14,800m²

pp. 6 and pp. 16 amend recommendation A and C to:

- Offsite landscaping to the south of the site
- Offsite ecology enhancements
- Footpath improvements with regards to the re-surfacing of a section of public footpath 3
- Employment skills plan or Employment skills contribution at the election of the developer/University
- The University covenants with the Council that following the Commencement of Development and only during the temporary period authorised by the Temporary Planning Permission they will not apply for planning permission or reserved matters approval in respect of land forming Thames Valley Science Park Phase 2 until an assessment of the cumulative trip generation of the Temporary Planning Permission and Thames Valley Science Park Phase 2 has been submitted to and approved in writing by the Council using the Strategic Traffic Modelling Exercise and for the avoidance of doubt this obligation binds the land comprising the Site and Thames Valley Science Park Phase 2

In addition, shorten timeframe for Recommendation C on page 16 for completion of the legal agreement from 6 months to 3 months.

Pp. 7 condition 2 replace **INSERT** with the plans listed below:

Site Location Plan (18546-SBR-TFS-XX-DR-A-80101 Rev 1)

Site Layout Plan (Ref: 18546-SBR-TFS-XX-DR-A-80103 Rev 08)

Site Sections Plan (Ref: 18546-SBR-TFS-XX-DR-A-85101 Rev 03)

Site Ancillary Structures Bicycle Shelter (18546-SBR-TFS-XX-DR-A-83101 Rev 1)

Site Ancillary Structures Perimeter Security Fence (18546-SBR-TFS-XX-DR-A-83102 Rev 1)

Site Ancillary Structures Refuse Enclosure (18546-SBR-TFS-XX-DR-A-83103 Rev 1)

Site Ancillary Structures Security Hut (18546-SBR-TFS-XX-DR-A-83104 Rev 1)

Site Ancillary Structures WC Block (18546-SBR-TFS-XX-DR-A-83105 Rev 1)

Site Ancillary Structures Substation Housing (Ref: 18546-SBR-TFS-XX-DR-A-83106 Rev 2)
Site Ancillary Structures Typical Plant Equipment (18546-SBR-TFS-XX-DR-A-83107 Rev 1)
Root Protection Construction Detail Plan (Ref: 66202168-MLM-ZZ-XX-SK-C-0001 Rev PO1)
Landscape General Arrangement Sheet 1 of 2 (Ref: 30845 RG-L-01-1 Rev P5)
Landscape General Arrangement Sheet 2 of 2 (Ref: 30845 RG-L-01-2 Rev P5)
Landscape Details Planting & Boundary Treatment (30845 RG-L-100 Rev P1)
Proposed Cutbush Lane Access Junction (Drawing No. A282-011 P4)
Cutbush Lane Access – Interim Construction Arrangement (Drawing No. A282-013 P2)
Oldhouse Lane Construction Access (ref: A282-012 Rev P1)
Cutbush Lane Access – Swept Path Analysis (Drawing No. A282-014 P3)
Swept path Analysis Internal Layout HGVs (ref: A282-005 P2)
Swept path Analysis Internal Layout Fire and Refuse Vehicles (ref: A282-006 P2)
Workshop T1A, B & C 25m x 75m General Arrangement (1000-CSL-ZZ-XX-DR-S-002 Rev B)
Workshop T1A, B & C 25m x 75m Elevations (1000-CSL-ZZ-XX-DR-S-003 Rev B)
Workshop T1A, B & C 25m x 75m Roof Plan (1000-CSL-ZZ-XX-DR-S-004 Rev B)
Workshop T2A, B & C 25m x 75m General Arrangement (1000-CSL-ZZ-XX-DR-S-005 Rev B)
Workshop T2A, B & C 25m x 75m Elevations (1000-CSL-ZZ-XX-DR-S-006 Rev B)
Workshop T2A, B & C 25m x 75m Roof Plan (1000-CSL-ZZ-XX-DR-S-007 Rev B)
Workshop T3A, B & C 25m x 55m General Arrangement (1000-CSL-ZZ-XX-DR-S-008 Rev B)
Workshop T3A, B & C 25m x 75m Elevations (1000-CSL-ZZ-XX-DR-S-009 Rev B)
Workshop T3A, B & C 25m x 75m Roof Plan (1000-CSL-ZZ-XX-DR-S-010 Rev B)
Workshop T4 25m x 55m General Arrangement (1000-CSL-ZZ-XX-DR-S-011 Rev B)
Workshop T4 25m x 55m Elevations (1000-CSL-ZZ-XX-DR-S-012 Rev B)
Workshop T4 25m x 55m Roof Plan (1000-CSL-ZZ-XX-DR-S-013 Rev B)
Studio Stages Front Elevation North and Side Elevation West Plan (21_MEGA_H438_COM_GEN_12_1 A0-FS-E-NW Rev A)
Studio Stages Front Elevation South and Side Elevation East Plan (21_MEGA_H438_COM_GEN_12_1 A0-FS-E-SE Rev A)
Studio Stages Roof Plan (21_MEGA_H438_COM_GEN_12_1 A0-RP Rev A)
Studio Stages Proposed Sections Plan (21_MEGA_H438_COM_GEN_12_1 A0-FS-S Rev A)
Studio Stages Roof Section Plan (21_MEGA_H438_COM_GEN_12_1 A0-P Rev A)
Transport Statement (1st February 2021), prepared by ALP
Travel Plan (Ref: A282-R010/B (8th March 2021)), prepared by ALP
Flood Risk Assessment & Drainage Strategy Report (8th March 2021), prepared by ALP
Ecological Appraisal (1st February 2021), prepared by EPR
Ecology Biodiversity Net Gain updated plans and calculation (5th March 2021), prepared by EPR
Economic Benefits Statement (February 2021), prepared by Barton Willmore
Arboricultural Survey (5th March 2021), prepared by FLAC
Heritage Statement (February 2021), prepared by Barton Willmore
Archaeological Desk Based Assessment (January 2021), prepared by Wessex Archaeology

Written Scheme of Investigation for Archaeological Evaluation and Geo archaeological Test Pits (February 2021), Wessex Archaeology
Archaeological Evaluation and Geoarchaeological Test Pits Interim Statement (March 2021), prepared by Wessex Archaeology
Noise Impact Assessment Rev 2 (5th March 2021), prepared by Hoare Lea
Air Quality Assessment Rev 2 (5th March 2021), prepared by Hoare Lea
Contaminated Land Risk Assessment Rev C05 (Ref: 662020206-MLM-ZZ-XX-RP-J-0001), prepared by MLM
Utilities Assessment Rev 02 (20th January 2021), prepared by Hoare Lea
Energy and Sustainability Statement Rev 6 (5th March 2021), prepared by Hoare Lea
Site Waste Management Plan (January 2021), prepared by Serious Stages
Landscape Management Plan (February 2021), prepared by Barton Willmore
Fire Safety Strategy Report Rev 1 (29th January 2021), prepared by Hoare Lea
External Lighting Assessment Rev 3 (5th March 2021), prepared by Hoare Lea
Community Engagement Strategy note, sent 15th March 2021

Pp 9 Condition 8 insert the document ref and replace **INSERT** with Construction Environmental Management Plan ref: A282-R006H

Pp. 11 Condition 17 amend the landscaping condition to remove reference to hard landscaping since these details are approved. Condition to be amended to as follows:

Prior to the occupation of the development, full details of soft landscape proposals shall be submitted to and approved in writing by the local planning authority. Soft landscaping details shall include 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 no later than the first planting season following 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.

Pp. 14 Insert additional condition with regards to a lighting plan

Prior to commencement of any works in regards to the installation of the lighting (including any infrastructure or servicing to supply them) a lighting strategy shall be submitted for approval to the Local Planning Authority. This shall take into account a design strategy for biodiversity for the site and the strategy shall:

- a) Identify those areas/features that are particularly sensitive for bats and that are likely to cause disturbance; and
- b) Show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly

demonstrated that areas to be lit will not disturb or prevent the above species having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specification and locations set out in the strategy and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Pp. 20, Summary information - correction of cycle spaces from 20 as stated to 30

Pp. 21, Clarification to report – the Ecology Officer raises no objections to the application and package of offsite biodiversity enhancements have been secured.

Pp.27, para. 10, second sentence – Typo on dates should be 2017 not 2007 as stated.

Pp. 35, para. 51, first sentence – correction should be 200m² of solar panels rather than 200 solar panels as stated.

Pp.37, para. 61, third sentence – 10 blue badge spaces are provided not 9 as stated.

Pp. 40, para. 82, first sentence - correction should be 200m² of solar panels rather than 200 solar panels as stated.

Pp. 21 Letter of full support from Arborfield and Newland Parish Council.

Pp 21, 2 letters of support from the Department of Digital, Cultural, Media and Sport outlining the economic gains of the media sector

Pp. 22, Insert for the second round of consultation: 4 further letters of letters of support from residents and one further letter of objection.

Issues raised in the letter of objection are summarised within the report. Concern is raised with regards to noise although there is in excess of 350m separation from the site to the dwelling concerned which is sufficient to overcome any significant issues with regards noise associated to the use of the site. The noise strategy identified that levels would be no greater than existing background noise at this level of separation. In respect to ecology issues raised, the ecology officer has assessed the application and they support the range of mitigation measures secured.

Pp. 22, Insert letter of objection and comment from the owners of Shinfield Grange - University Collage Estate of Management in regard to:

The UCEM support the principle of development.

Objection in regards to the process and detailed design as summarised below:

Premature to the masterplanning for the wider area and request deferral until this has been undertaken – *Officer note: the application for the development is temporary at this stage. Whilst it is acknowledged that the stage building has a potential life span of 25*

years as acknowledged by the UCEM, condition 3 requires all buildings and infrastructure to be removed from site by the end of the 5 year period. For the reasons as discussed in paragraphs 6-8.

Discussions with respect to the wider masterplanning will continue and this is not considered to prejudice any potential land uses given the temporary consent.

The scale, height, massing, landscaping and ecology proposed is not appropriate and the development will be visible from the Shinfield Grange site. In addition, they are concerned that this could have an impact of any potential on the development of the Shinfield Grange site thereby not in accordance with policy CP19. *Officer note: In terms of the potential for impact to the Shinfield Grange site, the application is for a temporary consent and needs to be considered on this basis. Notwithstanding this, whilst it is acknowledged that the stage building is tall, there is significant mature landscaping including large trees on the eastern boundary of the Shinfield Grange site which in part provides mitigation to this. Further hedgerow planting is proposed for the application site towards the common boundary which will mitigate the impact of the buildings.*

For landscape and ecology impacts, offsite planting and ecological mitigation will be secured through the S106 and the Landscape Officer and Ecology Officer support this approach together with the impact to neighbouring sites and the wider views.

With regards to potential future development, any development on the Grange site would be assessed on its own merits and nothing currently exist therefore cannot be considered as part of this assessment. However any proposals on the site would require a good buffer from the tree belt that runs along footpath 3 and this is likely to result in around 40m between the stage building and any potential building envelope on the Grange site (subject to detailed design and without prejudice to any forthcoming application). On this basis, the application is not considered to prejudice development at Shinfield Grange even if the application been for a full, non-time restricted consent.

Impact of noise and hours of operation – *Officer note: the significant majority of the activities will take place within the buildings themselves. The Environmental Health Officer has assessed the application and requires conditions 21 and 22 which have been attached with regards to noise. In regard to working hours, it is not considered necessary to control these given the isolated nature of the site and the temporary consent sought and these were not requested by the Environmental Health Officer.*

Impact of lighting – *Officer note: The biodiversity officer has assessed the application with regards to the lighting strategy and they raise no objections to this. Further details will be required by the additional condition below.*

Design and Access Statement and Landscape Assessment not on the portal – *Officer note, this was checked and the details were available on the portal.*

Item #71

Site Address: Land South of Old Bath Road Sonning, RG4 6GQ

Application No: 201833 - Pages 93-136

Page 99:

The recommended Condition 16 (Electric Vehicle Charging) should read: "Prior to the commencement of the development hereby permitted, details for Electric Vehicle Charging points..."

Page 126: (Paras. 87 and 88):

Affordable Housing contributions should be based on the net gain (54 units) of dwellings rather than the gross figure noted in the report. Hence, the correct Affordable Housing contribution in lieu would equate to 21.6 units and the financial contribution would be £1,605,236.16.