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WOKINGHAM
BOROUGH COUNCIL

Civic Offices
Shute End
Wokingham
RG40 1BN

PLANNING COMMITTEE - WEDNESDAY, 9TH NOVEMBER, 2022

In order to allow the public as much opportunity to read and consider information provided to Members, the attached Supplementary Planning Agenda is to be published ahead of the meeting 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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Supplementary Planning Agenda Planning Committee – 09 November 2022

Planning Applications

50. Land South of Old Bath Road, Sonning RG4 6GQS Application No: 220663, Pages 15 to 105

No update.

Agenda item 51. Site Address: Cherry Trees", Limmerhill Road, Wokingham. Application No: 222516, Pages 107-140

No update.

52. Land At 1100 Series and E2 Building Winnersh Triangle Wokingham RG41 5TS Application No: 222366, Pages 141- 180

Corrections and clarification

Page 146, Consultation Responses – additional comments received:

CONSULTATION RESPONSES	
Thames Water	<p>No objection subject to informatives</p> <p>Following a re-consultation, Thames Water required that two conditions are imposed.</p> <p><i>[Officer Comment: The first condition is proposed – see Additional Conditions section below, Condition 20 refers. The second condition was requested as Thames Water considered that the proposal would be located within 5m of strategic water main. The proposed condition is not considered to meet the necessity and reasonableness test as the applicant provided further information that demonstrated that the development would not be sited within the specified 5m buffer zone. Informative 20 refers.]</i></p>
National Highways	No objection subject to condition.

	<p>Following a re-consultation, National Highways confirmed that they were content with the simplified wording of the condition it had originally proposed provided that the applicant would be provided to submit the outstanding information.</p> <p><i>[Officer Comment: The condition has been reworded to reflect these requirements. Condition 2 refers.]</i></p>
Royal Berkshire Fire and Rescue Service	<p>Response received – no comments made</p> <p>Following a re-consultation, Royal Berkshire Fire and Rescue Service commented that no details were provided in relation to fire resistance of the roof material and that the applicant will be required to provide a test certificate for the roof construction to confirm the fire safety standard it meets.</p> <p><i>[Officer Comment: the fire resistance of materials used in construction is a matter that is governed by Building Regulations legislation. Informative 21 refers.]</i></p>

Page 170, Condition 19: Insert document reference as follows:

Energy and Sustainability Overview Rev 03 dated 01.11.2022 prepared by Hoare Lea

Additional Conditions

Page 171: Additional conditions added:

Foul Water Drainage

20. No development shall be occupied until confirmation has been provided that either:
- i. Foul water Capacity exists off site to serve the development, or
 - ii. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water, or
 - iii. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

Where a development and infrastructure phasing plan is agreed pursuant to subparagraph (ii) above, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core Strategy Policy CP1 and Managing Development Delivery Local Plan Policies CC09 and CC10.

Sustainability (BREEAM)

21. The development hereby approved shall target a Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'Very Good' or higher. No later than 6 months following the substantial completion of the development, a verification report confirming the BREEAM rating achieved ('Very Good' or higher) for each building shall be submitted for approval in writing by the Local Planning Authority.

Reason: To ensure the scheme contributes to sustainable development. Relevant Policies: CP1 of the Core Strategy, Policies CC04 and CC05 of the Managing Development Delivery Local Plan and the Sustainable Design and Construction Supplementary Planning Document.

Additional Informatives

Page 174: Additional informative added:

Thames Water - Foul Water Drainage

- 17) The developer can request information to support the discharge of Condition 20 (Foul Water Drainage) by visiting the Thames Water website at thameswater.co.uk/preplanning.

Thames Water – Surface Water

- 18) The application indicates that SURFACE WATER will NOT be discharged to the public network and as such Thames Water has no objection, however approval should be sought from the Lead Local Flood Authority. Should the applicant subsequently seek a connection to discharge surface water into the public network in the future then we would consider this to be a material change to the proposal, which would require an amendment to the application at which point we would need to review our position.
- 19) If the applicant subsequently requires connection to the public sewerage system, this will require that the public sewerage drainage strategy is produced, which should contain the points of connection to the public sewerage system as well as the anticipated flows (including flow calculation method) into the proposed

connection points. This data can then be used to determine the impact of the proposed development on the existing sewer system. If the drainage strategy is not acceptable Thames Water will request that an impact study be undertaken.

Thames Water – Water Mains

- 20) The proposed development is located in close proximity to a strategic water main. Where works have the potential to impact on local underground water utility infrastructure, you should read our guide ‘working near our assets’ to ensure your workings will be in line with the necessary processes you need to follow if you are considering working above or near our pipes or other structures. <https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scaleddevelopments%2Fplanning-your-development%2Fworking-near-ourpipes&data=05%7C01%7Cdevelopment.contr ol%40wokingham.gov.uk%7C82166f8d92fe406637e308dab8f0867a%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C638025640427613064%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=jkDV4oOH866520754L7vkT9WMTp87dLvz6FKuYPuzrA%3D&reserved=0> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk.

Fire Safety

- 21) The applicant’s attention is brought to the requirement to provide a test certificate for the roof construction to confirm the fire safety standard it meets as part of the Building Regulations approval process.

Pre-emptive site visits

None.
