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**WOKINGHAM
BOROUGH COUNCIL**

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To:- All Committee Members

PLANNING COMMITTEE - WEDNESDAY, 12TH APRIL, 2023

I am now able to enclose, for consideration at the next Wednesday, 12th April, 2023 meeting of the Planning Committee, the supplementary agenda.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Susan Parsonage', with a stylized flourish at the end.

Susan Parsonage
Chief Executive

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**SUPPLEMENTARY UPDATE AGENDA
Planning Committee – 12 April 2023**

Planning Applications

Agenda Item 102

Application No: N/A

Address: Shinfield Footpath 14

Pages 17 - 26

No updates

Agenda Item 103

Application No: N/A

Address: Shinfield Footpath 11 and Shinfield Footpath 12

Pages 27 - 34

No updates

Agenda Item 104

Application No: 222513

Address: Lawrence Centre, Oaklands Park, Wokingham RG41 2FE

Pages: 35 - 59

No updates

Agenda Item 105

Application No: 223613

Address: The Piggott C of E School, Twyford Road, Wargrave RG10 8DS

Pages 61-100

The description of the application contains an error and refers to 3no. netball courts. It should read:

*Full application for the proposed new multi-use hall, erection of an extension to the existing science block and the retrofit/repurposing of existing dining hall into a new admin block, school entrance and drama hall. Landscaping and erection of **4no.** netballs court to rear/side. (Commissioned by WBC).*

Agenda Item 106

Application No: 222319

Address: Reddam House, Bearwood Road, Sindlesham, Wokingham, RG41 5BG

Pages 101-136

No updates.

Agenda Item 107

Application No: 221843

Address: Reddam House, Bearwood Road, Sindlesham, Wokingham, RG41 5BG

Pages 137-158

No updates.

Agenda Item 108

Application No: 211335

Address: Land adjoining, Lynfield House, White Horse Lane, Finchampstead, Berkshire, RG40 4LX

Pages 159-178

No updates.

Pre-emptive site visits

None

Non-Householder Appeal Decisions

Non-Householder Appeal Decisions will be reported quarterly prior to the following meetings as part of the Supplementary Planning Agenda:

- April 2023
- July 2023
- October 2023

App No.	Address and Description	Committee (Y/N)	Decision	Main Issues identified/Addressed.
211277	423-431 Reading Road, Winnersh RG41 5HU Demolition of an existing workshop and store and the erection of 7 x 3 bedroomed terraced houses with parking and new access road.	N	Allowed	The appeal failed to demonstrate how the scheme would not be viable to the required contribution regarding affordable housing (AH), which would lead to conflict with AH policy. This conflict is minor, and the proposal would result in a small number of AH in the area (1.4 units equivalent). The adverse impacts of approving would not demonstrably outweigh the benefits in terms of AH,

				environment, and highways and thus benefits from assumption in favour of sustainable development.
213232	<p>Land at Croft Road, Spencers Wood Shinfield RG2 9EY</p> <p>Outline application with Appearance, Landscaping and Scale reserved for the proposed Erection of an Emergency Siren and 2 self-build plots.</p>	N	Dismissed	<p>Location of the proposal would be unsuitable and would introduce development into a location where there currently is none, which would harm the character of the countryside.</p> <p>Location within DEPZ would create additional pressure of emergency plan and would not comply with para 97 of NPPF.</p> <p>Planning obligation to secure AH would not be necessary.</p>
220081	<p>Wiltshire Cottage, Monks Alley, Binfield, RG42 5NY</p> <p>Application for Listed building consent for the proposed repairs/replacement of windows to the Grade II Listed building.</p>	N	Dismissed	The proposal would fail to preserve heritage asset and its setting and would be contrary to Section 16 of the Act, CP3 of the CS and policy TB24 of MDD Local Plan.
220684	<p>Handpost Farm, School Road, Barkham RG41 4TN</p> <p>Full application for the proposed erection of a replacement dwelling and incorporation of the existing Handpost Cottage Annex into Handpost Farm (house). Demolition of menage building.</p>	N	Dismissed	<p>Design, height, and positioning of the development would be harmful to the countryside and character.</p> <p>Loss of landscape would negatively impact the character of the countryside. Planting schemes do little to offset the harm caused to landscape.</p>
220295	<p>Unit 1 Southgate House, Alexandra Court, Wokingham, RG40 2SL</p>	N	Allowed	The minor scale of development would not result in harm to the Conservation Area and

	Application for advertisement consent for 1 no. bollard cover advertisement to be used during opening hours. NON-Illuminated.			would not set a precedent for the future. The proposal would not disrupt the flow of traffic and would not impair pedestrian visibility to drivers.
201002	Land west of Kingfisher Grove, Three Mile Cross, RG7 1LZ Outline application for the proposed erection of 49 dwelling, including 22 units of affordable housing, with new publicly accessible open space and access. (Access to be considered)	Y	Allowed	There is a small risk of incident occurring and due to works occurring at AWE Burghfield, the release of material would not be sustained. The overall risk from the AWH site would not result in a barrier to the emergency services to carry out responsibilities nor would it affect the ability of the Council to execute the REPPiR plan and people living on site could be safely accommodated. There would be harm to the landscape character, though only minor, which would conflict with policy. Overall accessibility to the site would be poor, bar one or two improvements meaning future residents would not benefit from appropriate accessibility.
221225	14 Coningham Road, Wokingham, Shinfield RG2 8QP Full application for the proposed erection of 1no detached dwellinghouse with associated access and parking.	N	Dismissed	The proposal would have adversely affected the character and appearance of the area by undermining positive distinctive attributes of the area and introducing or exacerbating negative components.
211578	"Woodside And Wayside House", Shinfield Road, Reading, Shinfield	N	Dismissed	Dramatic increase in volume and bulk of built form, a more overt presence of vehicles and displacement of existing attractive tree cover. This

	Outline application with some matters reserved for the proposed erection of a care home (C2 use class) comprising 68 bed spaces, with associated parking following demolition of existing dwellings. (Access, Appearance, Layout and Scale to be considered)			would interrupt underlying grain of settlement pattern, adversely reduce overall sense of spaciousness and greenery, and introduce built form that would have harmful presence in area. Proposal would result in unacceptable harm to living conditions of residents of neighbouring dwellings.
213431	"Land Adjacent to Castle End Road", Hare Hatch, Reading Full application for the proposed change of use of building and land to a mixed use of equestrian and dog day care (retrospective).	N	Allowed	The development is contrary to Local Plan policy TB01. However, limited weight was given by inspector due to inconsistencies of policy with the updated Framework. Therefore, the Framework is a material consideration that justifies a decision other than in accordance with Council's development plan. The proposal would not harm the countryside and presents a suitable use and would not cause harm the character of the Hare Hatch 'Area of Special Character.'
212507	"Office And Yard Rear Of", 182 Hyde End Road, Spencers Wood, Wokingham Full application for the proposed change of use of land to outside storage in association with the existing business, together with the erection of acoustic fencing and associated landscaping.	N	Dismissed	The appellants have not clearly demonstrated how the proposal would not cause harm to the living conditions of the occupiers of neighbouring dwellings with regards to noise disturbance. No harm to the character or appearance of the area.
220458	Land East of Lodge Road, Hurst Outline application for the proposed	N	Dismissed	The proposed development would conflict with development plan in particular policies CP9 and CP11 concerning location

	<p>development of approximately 200 homes, open space, pedestrian and cycle links, recreational facilities (Use Class E) and other associated infrastructure and primary vehicular access via the existing Lodge Road gated access with required improvements (all matters reserved except for access).</p>			<p>within the countryside and CC02. Despite Council's inability to demonstrate 5-year HLS, significant weight would be given to CS Policies CP1, CP3, CP6, CP9 and CP11, and to MDDL Policies CC01 and CC02; and that full weight should be given to CS Policy CP2 and MDDL Policy CC03.</p> <p>Proposal would have a moderate adverse impact on rural character and appearance of the appeal site and surrounding area and would fail to conserve the low-density pattern of settlement.</p> <p>Loss of agricultural land would be a disbenefit to the proposal but should only carry modest weight against the proposal.</p> <p>Site is not considered to be a sustainable location for a development of this scale, nor could it be made sustainable by improvements and contributions made by appellant.</p> <p>The UU would not ensure that the provision of the off-site BNG mitigation land for the full 30-year monitoring period.</p>
220133	<p>101 and 101A Pound Lane, Sonning, Wokingham</p> <p>Outline application for the proposed erection of a 4 storey 70 Bedroom care home with associated parking</p>	N	Dismissed	<p>Proposal represents an intrusive and unduly assertive form of development that is out of character with the locality in terms of height, bulk, scale, mass, and proportions.</p>

	and servicing following demolition of the existing 2No dwellings and outbuildings (Access, scale, Layout and Design to be considered).			<p>The proposal would generate excessive greenhouse gas emissions.</p> <p>Living conditions of neighbours would be adversely impacted by loss of privacy only, resulting from the proposed development.</p> <p>Proposal would adversely harm assets of the natural environment.</p> <p>Well-reasoned case for the proposed development and is needed in policy CP2 and CP5 to provide appropriate housing mix to be delivered to meet the needs of residents and inclusive communities.</p>
213156	<p>"Parrot Farm", Arborfield Road, Shinfield, Wokingham</p> <p>Full application for change of use from mixed agricultural use to storage plus the erection of 1 no. palisade gate. (Retrospective)</p>	N	Allowed	<p>The site is outside development limits and exceptions to CP11 would not apply to the development. Thus, the location is unacceptable.</p> <p>The proposal does not harm the character and appearance of the area due to screening from public view. Also, it does not lead to excessive encroachment of development away from the original buildings on site.</p> <p>The proposal would deliver some economic benefits and significant weight should be placed on the need to support economic growth and productivity in rural areas. In this case, the economic benefits must carry substantial weight as a material consideration.</p>

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