

# Public Document Pack



**WOKINGHAM  
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To:- All Committee Members

## **PLANNING COMMITTEE - WEDNESDAY, 10TH MAY, 2023**

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

Susan Parsonage  
Chief Executive

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**SUPPLEMENTARY UPDATE AGENDA  
Planning Committee – 10 May 2023**

**Planning Applications**

**Agenda Item: 113**

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

**Application No: 211335 Pages: 15 – 27\_**

No Updates.

**Agenda Item 114**

**Site Address: Land South Of, Cutbush Lane, (West Of Oldhouse Farm Lane), And gateway 4 plot at TVSP**

**Application No: 222906, Pages 41-78**

Amended address name (site area remains the same with no application implications):

The applicant has requested a change in the name of the location featured on the application, which was previously “Land South Of, Cutbush Lane, (West Of Oldhouse Farm Lane), And gateway 4 plot at TVSP”. The applicant has requested this is amended to read “Land South of Oldhouse Farm, Shinfield”. This has no implications on the application, the applicant’s ownership or certificate signed and is therefore non-material to the application.

Condition removal:

Previously, Condition 15 was secured to inform archaeological inquiry prior to commencement, however, since the report was published to the agenda, the applicant has provided an Archaeological Evaluation Report (*Shinfield Studios Backlot Shinfield Berkshire Archaeological Evaluation CA Project: AN0667 CA Report: AN0667\_1*) to which Berkshire Archaeology has formally confirmed effectively mitigates the need for the condition. As such, Condition 15 and references to this will be removed from the recommendation and report. Subsequently, Condition 16 is renumbered to 15 and Condition 17 as 16.

Addition of approved plans:

Addition\_of: *Shinfield Studios Backlot Shinfield Berkshire Archaeological Evaluation CA Project: AN0667 CA Report: AN0667\_1* to list of plans approved under Condition 2 to reflect recent Archaeological Evaluation and removal of Condition 15.

Amendment to 'Consultation Responses' Table:

Amendment to Environment Agency section, amending the current 'No comments received' to 'No objection subject to condition' reflecting recent response.

**Agenda Item 115**

**Site Address: High Barn, Church Lane, Finchampstead, Wokingham, RG40 4LR**  
**Application No: 222805, Pages 79-108**

No updates.

**Agenda Item 116**

**Site Address: Crockers, Rushey Way, Earley, Wokingham**  
**Application No: 221797, Pages 109-146**

Further clarity within Officer report:

Clarity provided following Chairman's Briefing on 9<sup>th</sup> May 2023 on the following matters:

*Density* – Paragraph 55 which is in relation to the dwelling density of the surrounding area, should read 27-47 Dwellings per hectare (DPH), rather than 27-27 Dwellings per hectare (DPH).

*Access* – As a point of clarity, access is a reserved matter wherein the detail on the entrance to the site will be considered at a later stage. Notwithstanding this, an application for Outline planning permission must indicate the area of access regardless of whether access is reserved. Unless the applicant has indicated that those details are submitted "for illustrative purposes only" (or has otherwise indicated that they are not formally part of the application) which is not the case, the local planning authority must treat them as part of the development in respect of which the application is being made. This aside, though the broad area of the access will be subsequently considered within this application, the details of this (width, length, visibility splays, carriageway connection etc) will be assessed in the Reserved Matters application to follow should approval be granted which will be subject to Highways Officer consideration in line with statutory policy and guidance.

*Amount of development* – The indicative site plan has been provided illustrating how a proposal for 9 dwellings will be accommodated within the site. Detailed layout is to be considered at Reserved Matters stage. Therefore, officers are considering the principle of development for 9 dwellings in line with the description of development.

*Trees and Landscape* – Landscape and layout are reserved matters. Therefore, impacts on existing landscape features (particularly in relation to on-site trees recently benefitting from Tree Protection Orders (TPO)) are only based on the indicative site plan submitted. Notwithstanding the fact that the applicant has stated that removal of some landscape features are likely required to facilitate a wider access, it should be noted that approval of this Outline planning application does not indirectly approve

landscape removal, as the need for this depends on an agreed layout and access, which matters are reserved and have not been assessed within this submission.

**Agenda Item 117**

**Site Address: Hatchgate and Kentons, Kentons Lane, Upper Culham RG10 8NU**  
**Application No: 213610, Pages 147-184**

This application has been withdrawn from the committee. Officers are awaiting further details from the applicant regarding highways safety.

**Agenda Item 118**

**Site Address: Strowdes, Upper Culham Lane, Remenham RG10 8NU**  
**Application No: 213587, Pages 185-228**

No updates.

**Agenda Item 119**

**Site Address: Unit31-33, Suttons Business Park, Suttons Park Avenue, Earley**  
**Application No: 230219, Pages 229-258**

Amended conditions:

Condition 4 is to be removed, and therefore Condition 5 onwards is renumbered. This is because the increase in floor space allowed through permitted development is only slightly larger than the existing industrial building. Part 7 Class H of the GDPO (2015) requires that gross floorspace of the industrial building must not exceed more than 1,000 sq/m more than the original buildings which would result in a maximum increase of only 200 sq/m more than the existing. This would not lead to overdevelopment of the site. Furthermore, the Highways Officer did not recommend imposing this condition under the current application, as adequate parking can be achieved regardless of any potential increases in floor space. Therefore condition 4 would not have met the tests for the imposition of planning conditions in accordance with the PPG.

Condition 6 (formerly Condition 7) to be amended to ensure demolition is excluded from any commencement of works. Will now read:

*“Prior to the commencement of the construction works hereby permitted details of secure and covered bicycle storage/ parking facilities for the occupants of [and visitors to] the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.”*

Condition 11 (formerly Condition 12) to be amended to ensure demolition is excluded from any commencement of works. Will now read:

*“Prior to the commencement of the construction works, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). 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 hard and soft landscape works shall be carried out in accordance with the approved details prior to 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.”*

## **Pre-emptive site visits**

None

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## **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