

# Public Document Pack

Please note: amendments were made to these minutes at the meeting held on 19 August 2015.

## MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 22 JULY 2015 FROM 7.00 PM TO 9.50 PM

### Committee Members Present

Councillors: Simon Weeks (Chairman), Tim Holton (Vice-Chairman), John Kaiser, Bob Pitts, Malcolm Richards, Rachelle Shepherd-DuBey, Chris Singleton and Wayne Smith

### Other Councillors Present

Councillors: Prue Bray, Philip Houldsworth, Julian McGhee-Sumner and Stuart Munro

### Officers Present

Tricia Harcourt, Senior Democratic Services Officer  
Chris Easton, Service Manager, Highway Development  
Clare Lawrence, Head of Development Management and Regulatory Services  
Mary Severin, Borough Solicitor  
Mark Cupit, Head of SDL Delivery

### Case Officers Present

Cris Lancaster, Jenny Seaman, Laura Ashton, David Smith, Pooja Kumar

### 11. APOLOGIES

An apology for absence was submitted from Councillor Chris Bowring.

### 12. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 24 June 2015 were confirmed as a correct record and signed by the Chairman.

### MEMBERS' UPDATE

There are a number of references to the Members' Update within these Minutes. The members' Update was circulated to all present prior to the meeting. A copy is attached.

### 13. DECLARATION OF INTEREST

Councillor Bob Pitts declared a personal interest in Item 18, application VAR/2015/1038 at Highfield Park, Eversley Road, Arborfield Cross on the grounds that his ex-wife lives in Poperhinge Way near the site.

He also declared a personal interest in Item 25, application VAR/2014/2499 for variation of condition at Plot 700 Wharfedale Road, Winnersh on the grounds that many years ago he used to work for Rockwell Collins the proposed occupiers of the site.

### 14. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

No applications had been recommended for deferral, or withdrawn.

### 15. APPLICATION NO: VAR 2014/2499 - ROCKWELL COLLINS PLOT 700 WHARFEDALE ROAD, WINNERSH

**Proposal:** Application to vary condition 12 of planning consent RM/2014/0366 to allow the movement of goods 24 hours per day every day.

**Applicant:** Winnersh Midco Sarl

Please note: amendments were made to these minutes at the meeting held on 19 August 2015.

The Committee received and considered a report about this application, set out in Supplementary Agenda pages 3 to 27 circulated separately.

The Committee was advised following deferral from the June Committee, the Delivery Management Plan had been revised in light of residents' concerns to provide a package of measure to further ensure that disturbance by night time activities on the site will be reduced. The number of potential night time visits by HGVs has been limited to 10 per month.

Details of a recommended revised replacement condition are set out in the Members' Update, with a new informative to require the submission of a new Delivery Management Plan by any future occupier, if the approved one does not meet their requirements.

Richard Bungay, representing himself and other local residents, spoke to raise objection to the 24 hour access.

Daniel Osborne, agent and Graham Crook from Rockwell Collins, both spoke in support of the application.

Councillor Prue Bray, a Local Ward Member, spoke to welcome the revised Delivery Management Plan.

Members agreed that the revised Delivery Management Plan was an improvement, and noted that improvements to the acoustic fence had also been agreed with residents.

**RESOLVED:** That application VAR/2014/2499 be approved, subject to the conditions and informative set out in the Members' Update.

**16. APPLICATION NO: F/2014/2611 - GROVELANDS AVENUE/GROVELANDS PARK, WINNERSH**

**Proposal:** Erection of residential development of 6 no. two bedroom dwellings with associated external works

**Applicant:** Wokingham Housing Limited

The Committee received and considered a report about this application, set out in Agenda pages 9 to 34.

The Committee was advised that the applicant had provided details of the anticipated vehicle movements and type of vehicles that would be used during the construction phase, a copy of this information is included in the Members' Update. In light of this, amendments to Condition 12 had been recommended, details of which were set out in the Members' Update.

Councillor Prue Bray, a Local Ward Member, spoke objecting to the aspect of the application relating to the movement of construction vehicles.

Councillor Philip Houldsworth, spoke in support of the work done to reassure residents

It was noted that Members had visited the site previously.

Members acknowledged, and agreed with the local concerns about the use of the road through the mobile home site for construction vehicles and were concerned to be told that

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the alternative access for construction vehicles could not be used. The Head of Development Management and Regulation advised Members that problems arising during the construction phase of a development were not a material consideration and not a valid planning reason for refusing the development.

Members felt that the applicant, Wokingham Housing Ltd should be encouraged not to bring forward applications before problems have been resolved.

**RESOLVED:** That application F/2014/2611 be approved, subject to the conditions set out on Agenda pages 18 to 23, with condition 12 amended as set out in the Members' Update.

**17. APPLICATION NO: O/2015/1056 - CARNIVAL POOL, SOUTHGATE HOUSE, THE BIG APPLE, WELLINGTON ROAD, WOKINGHAM**

**Proposal:** Part redevelopment and part retention and refurbishment of existing buildings to provide a mixed use leisure led development at the Carnival Pool facility and adjoining land, including Class D2 Assembly and Leisure, Class B1(a) Office) B1(b) Research and Development, C3 Residential and complimentary Retail (Class A1, A2, A3, A4, A5), and construction of a new multi-storey car park and new public spaces, as part of the regeneration of Wokingham Town Centre.

**Applicant:** Wokingham Borough Council

The Committee received and considered a report about this application, set out in Agenda pages 35 to 120.

The Committee was advised that following concerns raised, a revised plan had been received showing the retention of some of the group of trees along the boundary with the railway, and that the Members' Update included details of:

- Recommended amendments to conditions 4, 12 and 36;
- Additional representations;
- Notification from Network Rail of their intention to provided additional capacity in the station carpark.

Andrew Waters, representing Wokingham Town Council spoke in general support of the application, but objecting to the size of the multi-storey car park.

Peter Must, representing the Wokingham Society and Barbara Young, a local resident, both spoke objecting to the application, particularly in relation to the bulk and design of the car park building.

Councillor Mark Ashwell, Deputy Executive Member for Regeneration and Communities, Sarah Morgan, representing the Regeneration Team and Gwynneth Hewetson, past Chair of More Arts, all spoke in support of the application.

Councillor Julian McGhee-Sumner, a Local Ward Member and Executive Member for Health and Wellbeing, spoke in support of the application.

It was noted the Members had visited the site on 20 July 2015 to familiarise themselves with the application site and surrounding area.

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Members commented on various issues that did not form part of this application, but would be resolved in the reserved matters application, yet to be submitted.

Concerns were expressed that the existing trees along the boundary with the railway should be retained as far as possible and strengthened to provide screening of the bulk of the car park building to mitigate the impact on the occupiers of the houses in Oxford Road. In response to further concerns, Officers confirmed that an alternative will be provided for the Cadets venue facility.

Members acknowledged that the carpark building was large and bulky, but felt that the level of parking spaces being provided was needed to replace those lost elsewhere in the town and to provide for the increased uses on the site, and that this was an appropriate location.

**RESOLVED:** That application O/2015/1056 be approved, subject to the conditions set out on Agenda pages 37 to 54, with conditions 4, 12 and 36 amended as set out in the Members' Update.

#### **18. APPLICATION NO; VAR/2015/1038 - LAND AT HIGHFIELD PARK, EVERSLEY ROAD, ARBORFIELD CROSS**

**Proposal:** Application to vary condition 3 of appeal planning consent 97/66796/T (There shall be no more than one mobile home and one caravan stationed on any of the plots) to be changed to "There shall be no more than two mobile homes and two touring caravan stationed on each of Plots 8 and 9".

**Applicant:** Mr J and D Rooney

The Committee received and considered a report about this application, set out in Agenda pages 121 to 146.

The Committee was advised that the Members' Update included details of:

- Recommended amendments to conditions 3, 4, and 6;
- An additional informative;
- The reasons for listing by the local Councillor;
- Clarification that, although detailed drawings have not yet been provided, it would be possible to provide four pitches on plots 8 and 9;
- A plan of the approved layout of the 4 pitches, (each comprising one mobile home, one touring caravan and associated amenity buildings) on the adjoining plot 10 which is of similar in size to plots 8 and 9

The following correction to the report was noted:

Paragraph 6 on Agenda page 134 in the Principle of Development section should read – *'The proposal is to vary the condition on the original planning permission, to allow 2 mobile homes and 2 touring caravans on each of plots 8 and 9 Highfield Park.'*

It was noted that Members had visited the site in relation to a previous application.

Confirmation was given that the compliance with fire regulations would be part of the site licence requirements, and that occupation by Gypsy and Travellers has been conditioned. The site will be regularly visited by Council Officers for compliance with the site license, so

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the occupancy can be monitored. There are currently discussions with the owners of the site to improve facilities overall including connection to mains drainage.

Members were reminded that the application is for an intensification of use on the site within existing boundaries which will contribute to the total number of GRT (Gypsy, Romany, Traveller) pitches in the Borough.

**RESOLVED:** That application VAR/2015/1038 be approved subject to:

- 1) the completion of Legal Agreements, as set out on Agenda page 122;
- 2) the conditions set out on Agenda pages 122 to 124, with conditions 3, 4, and 6 amended and the additional informative as set out in the Members' Update.

**19. APPLICATION NO: O/2014/1994 - BALCOMBE NURSERIES, BASINGSTOKE ROAD, SWALLOWFIELD**

**Proposal:** Outline application for the erection of 3 dwellings with garages and a balancing pond (means of access to be considered).

**Applicant:** Mr D. Evans

The Committee received and considered a report about this application, set out in Agenda pages 147 to 184.

The Committee was advised that the recommendation had been changed to include a requirement for a S106 Legal Agreement to secure the permanent use of the land to the rear of the proposed dwellings as open land, details of which were set out in the Members' Update. The Update also included clarification on proposed house sizes; and whether the land could be considered as previously developed land.

John Anderson, representing Swallowfield Parish Council, spoke in support of the application.

Garth Pearce, local resident, spoke in support of the application.

Councillor Stuart Munro, Local Ward Member, expressed his agreement with the Parish Council's and resident's comments.

It was noted that Members had visited the site on Friday 17 July 2015, to view the site in the context of the street scene and wider character of the area.

Members were reminded that the application was in outline with only the means of access to be considered. All other details would be subject to a reserved matters application; although an illustrative layout has been provided and ecological improvements suggested, such as the balancing pond and the large open area.

It was noted that there is an extant planning permission which could still be fully implemented for a garden centre, with un-restricted Class A1 use. This permission has been part implemented by the creation of the access and a large area of hard standing. The applicant indicated informally that, if approved, it is intended to go ahead with the residential development, rather than the garden centre proposal.

Members noted the strength of the local support for the proposed development of three dwellings on the site, which, coupled with the ecological/landscape and surface drainage

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improvements proposed, are considered to be less harmful to the countryside than a fully developed garden centre.

**RESOLVED:** That application O/2014/1944 be approved, subject to the completion of a S106 Legal Agreement, as set out in the Members' Update; and to the conditions set out on Agenda pages 148 to 153.

**20. APPLICATION NO: F/2015/0726 - TWYFORD ORCHARDS, LONDON ROAD, RUSCOMBE**

**Proposal:** Erection of timber sheds on pitches 3, 4, 5, 6, 7, 8, 9, 11 and 12 and one metal shed on pitch 10

**Applicant:** Wokingham Borough Council

The Committee received and considered a report about this application, set out in Agenda pages 185 to 120.

The Committee was advised that the Members' Update included clarification on the size visibility and function of the proposed sheds.

Members were reminded that permission was granted in 2013 to extend the site, which is in the Green Belt, to provide an additional 10 pitches, although no additional storage facilities were included. The proposal will provide sheds of uniform design for the storage residents' personal and business equipment. This provision will prevent the erection of unauthorised structures.

**RESOLVED:** That application F/2015/0726 be approved, subject to the conditions set out on Agenda pages 185 and 186.

**21. APPLICATION NO: F/2015/1187 - 162 OLD WOOSEHILL LANE, WOKINGHAM**

**Proposal:** Erection of single storey side and rear extensions to dwelling, following demolition of existing conservatory

**Applicant:** Mr Kien Lac

The Committee received and considered a report about this application, set out in Agenda pages 203 to 230.

Members were reminded that the application was before the Committee because the applicant was a senior employee of the Council.

The Committee was advised that the Members' Update gave details of how the remaining garden area still complied with the guidance in the Borough Design Guide.

Clarification was given that although the side extension came up to the boundary wall, there would be no terracing effect because the house is detached and on a corner plot.

**RESOLVED:** That application F/2015/1187 be approved, subject to conditions set out on Agenda pages 203 and 204.

**22. QUARTERLY ENFORCEMENT MONITORING REPORT**

The Committee received and considered the Quarterly Enforcement Monitoring Report.

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The Head of Development Management and Regulatory Services, reported that every time a stop notice is served, there is an appeal, which is very resource heavy for the Service to deal with

**RESOLVED:** That the Quarterly Enforcement Monitoring Report be noted.

### **23. PRE COMMITTEE SITE VISITS**

The Head of Development Management and Regulatory Services had recommended that pre-Committee site visits be undertaken in respect of the following applications:

- RM/2015/1375 - Land west of Shinfield, west of Hyde End Lane, Shinfield - reserved matters application pursuant to outline consent VAR/2014/0624 for the erection of 69 dwellings including access roads garages, parking spaces, open space and landscape treatment of Phase 1a Shinfield West (access within site, appearance, landscaping, layout and scale). The site visit would enable Members to familiarise themselves with the application site and surrounding area
- RM/2015/0630 – Proposed Thames Valley Science Park, Land north of Lane End Farm, Curbush Lane, Shinfield – reserved matters application pursuant to outline consent O/2009/1027 for the development of phase 1a pf the proposed Thames Valley Science Park comprising the construction of a gateway building and all associated landscaping and ancillary works, plus temporary car parking arrangements. (Appearance, landscaping, layout and scale to be considered). The site visit would enable Members to familiarise themselves with the application site and surrounding area

**RESOLVED:** That pre-Committee site visits be undertaken on Friday 14 August 2015 in respect of the following applications:

- RM/2015/1375 - Land west of Shinfield, west of Hyde End Lane, Shinfield - reserved matters application pursuant to outline consent VAR/2014/0624 for the erection of 69 dwellings including access roads garages, parking spaces, open space and landscape treatment of Phase 1a Shinfield West (access within site, appearance, landscaping, layout and scale) – to enable members to familiarise themselves with the application site and surrounding area
- RM/2015/0630 – Proposed Thames Valley Science Park, Land north of Lane End Farm, Curbush Lane, Shinfield – reserved matters application pursuant to outline consent O/2009/1027 for the development of phase 1a pf the proposed Thames Valley Science Park comprising the construction of a gateway building and all associated landscaping and ancillary works, plus temporary car parking arrangements. (Appearance, landscaping , layout and scale to be considered - – to enable members to familiarise themselves with the application site and surrounding area

Site visits agreed at the 4 March and 29 April meetings in respect of :

F/2014/1561 – Land west of Old Wokingham Road (Pinewood), Crowthorne

F/2015/0430 – Pine Platt, Heath Ride, Finchampstead

which were not carried out, will now be undertaken on 14 August 2015.

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## MEMBERS' UPDATE Planning Committee – 22 July 2015

Site Address: unit 700 Warfdale Road, Winnersh

Application No. VAR/2014/2499, supplementary report

Update to wording of recommended condition for clarity and to be clear on timing of when any future occupier would be required to submit a new Delivery Management Plan in the event that the document prepared by on behalf of Rockwell Collins does not meet their operational requirements:

1. All deliveries either departing or received at the approved building and activities relating to these deliveries will comply with the measures set out in the Delivery Management Plan dated 3rd July 2015.
2. This application shall supersede Condition 12 on planning permission RM/2014/0366 and all other conditions on this planning permission still apply

### *Informative*

In the event that a new tenant wishes to occupy the building and the terms Delivery Management Plan dated 3<sup>rd</sup> July 2015 does not meet their operational requirements, a new Delivery Management Plan will be submitted to and approved by the Local Planning Authority. If a revised DMP is required this should be submitted and approved by the Local Planning Authority prior to the occupation of the building by the tenant.

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Site Address: Land between Grovelands Avenue Workshops and Grovelands Avenue Park Winnersh RG41 5LD

Application No: F/2014/2611, Pages 9-34.

Since preparation of the report additional information has been received from the applicants regarding anticipated type and size of vehicles proposed to be used during construction and the anticipated frequency. This updates the information

attached as Appendix 2 to the report (Pages 15-16) which is replaced by the document attached to this update. In light of the additional information, it is recommended that Condition 12 be amended (Pages 20-21):

Condition 12. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing, the approved Statement shall be in accordance with the "Summary of anticipated vehicle movements " prepared by BDS Surveyors (TCG6360-14) and shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) measures to prevent the deposit of materials on the highway and details of wheel washing facilities;
- v) measures to inform local residents of commencement of development by letter and provide appropriate contact details for residents to contact the developer if they have concerns or issues
- vi) details of vehicle deliveries to and from the site during the construction phase (including site clearance) including the types and size of vehicles used, the number, times and frequency of vehicle movements, and the routes to access the site:
- vii) measures to ensure that the measures are implemented in accordance with the approved details associated with this condition.

Reason: In the interests of highway safety, safety and convenience and to ensure that neighbourhood amenity is preserved. Relevant policies: Core Strategy policies CP3 and CP6

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Site Address: Carnival Pool, Southgate House, the Big Apple, Wellington Road, Wokingham.

Application No: O/2015/1056, Pages 35-120.

### **Revised Drawing**

Following the Members' site visit and briefing on Monday 20 July the applicant has submitted a revised Phase 1 site plan (attached) showing how the proposed service access to the bowling alley may be revised to allow retention of some of the group of trees along the railway boundary. This possibility would need to be explored in more detail: Conditions 14-16 & 24 refer.

#### Clarification of Conditions 4 & 12:

4. Before **Phase 1** of the development is operational an Interim ~~Masterplan~~ **site layout and management strategy with** supporting information shall be submitted to and approved in writing by the local Planning Authority. The Interim Master Plan shall provide details of the following:
12. No development, including any works of demolition, shall take place until ~~the appointed main contractor has submitted a detailed~~ Construction Environmental Management Plan (CEMP) ~~based on the submitted Outline CEMP Report dated December 2014 and the detailed CEMP~~ has been **submitted to and** approved in writing by Local Planning Authority. ~~In addition to the issues identified in the Outline CEMP~~ The document shall include:
- i) parking provision for site operatives and visitors;
  - ii) provision for loading and unloading of plant and materials;
  - iii) storage of plant and materials used in constructing the development;
  - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - v) measures to prevent deposit of mud on the highway;
  - vi) measures to control dust during demolition;
  - vii) measures to control noise during construction;
  - viii) measures to control air quality during construction ;and
  - ix) routing of construction traffic.

The approved CEMP shall be adhered to throughout the construction period.

**Amendment to Condition 36** to tie in with the Carnival Pool's existing opening times.

36. No customer shall be permitted on any Class A3 restaurant and cafe, A4 drinking establishments, A5 hot food takeaways, D1 non-residential institutions or D2 Assembly and Leisure premises hereby permitted outside the hours of ~~07:00~~ **06:30** and 24:00. No customer shall be permitted to use outside areas ancillary to the use of the premises and doors and windows shall be kept shut outside the hours of 07:00 and 22:00.

#### Additional Representations

Three additional representations have been received reiterating previous concerns regarding development of the site preventing a future vehicular bridge link over the railway and provision for disabled people when existing car parks are relocated. These issues were addressed in the report (pages 64 & 65 of the agenda).

#### Other updates

Notification has been received from Network Rail, under Part 8A of the General Permitted Development Order 2015, of their intention to create a two-level decked car park at Wokingham Station providing net gain of 190 car parking spaces. This will replace spaces lost as a result recent developments and provide additional capacity bringing the total number of spaces up to 541, an increase of 120 compared to the situation before the recent redevelopment of the station and construction of the link road.

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Site Address: Highfield Park, Eversley Road, Arborfield, RG2 9PP  
Application No: VAR/2015/1038, Pages 121-146

### Amendment to conditions

1. Condition 3 to be amended to the following:-

There shall be no more than 4 permanent gypsy and traveller pitches in total on the site. On each of the 4 permanent pitches hereby approved no more than two caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed at any time, of which only one caravan on each pitch shall be a static caravan or mobile home in use for residential occupancy at any one time.

*Reason: In the interests of visual and residential amenity and infrastructure provision.*

*Relevant Policy: Core Strategy Policies CP1, CP2, CP3 and CP4 and Managing Development Delivery Local Plan policy TB10*

2. Condition 4 to be amended as follows:-

Prior to commencement of development, plans showing the siting of the mobile homes, touring caravans, and utility/dayrooms shall be submitted to and approved in writing by the Local Planning Authority. The proposed mobile homes, touring caravans, and utility/day rooms shall be provided and sited in accordance with the approved plans. Any material change to the position of a mobile home, or its replacement by another mobile home in a different location or residential occupancy of more than one static caravan or mobile home on each pitch at any one time shall only take place following the written agreement of the council.

*Reason: In the interests of visual amenity and infrastructure provision.*

*Relevant Policy: NPPF, Wokingham Adopted Core Strategy policies CP2, CP3 and CP4 and Managing Development Delivery Local Plan policy TB10.*

3. Condition 6 to be amended as follows:-

No external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

*Reason: In the interests of visual amenity and highway safety.*

*Relevant Policies: Core Strategy policies CP1, CP3 and CP6 and Managing Development Delivery Local Plan policy TB10*

### Additional Informatives

1. Prior to development commencing details of the private fire hydrant(s), or other suitable emergency water supplies to meet Royal Berkshire Fire & Rescue Service requirements shall be submitted to the Royal Berkshire Fire & Rescue Service.

### Listing

Councillor Gary Cowan listed the application as not compliant with policy and supports objections of Arborfield and Newland Parish Council

### Clarifications

Paragraph 6 (Page 134) – this should read to allow 2 mobile homes and 2 touring caravans on each of Plots 8 and 9

Concerns were raised as to whether four pitches could be provided on the site in the absence of any plans showing the layout and due to comment at paragraph 21 that Plots 8 and 9 are large enough to meet the majority of key considerations for site layout in the Borough Design Guide.

While there is a condition requiring drawings to be provided (now amended to show the siting of amenity blocks/day rooms), the following extra information is provided to demonstrate that the site can satisfactorily accommodate 4 gypsy pitches.

Plots 8 and 9 are each 15m in width and 43-44m in length (so 30m width in total).

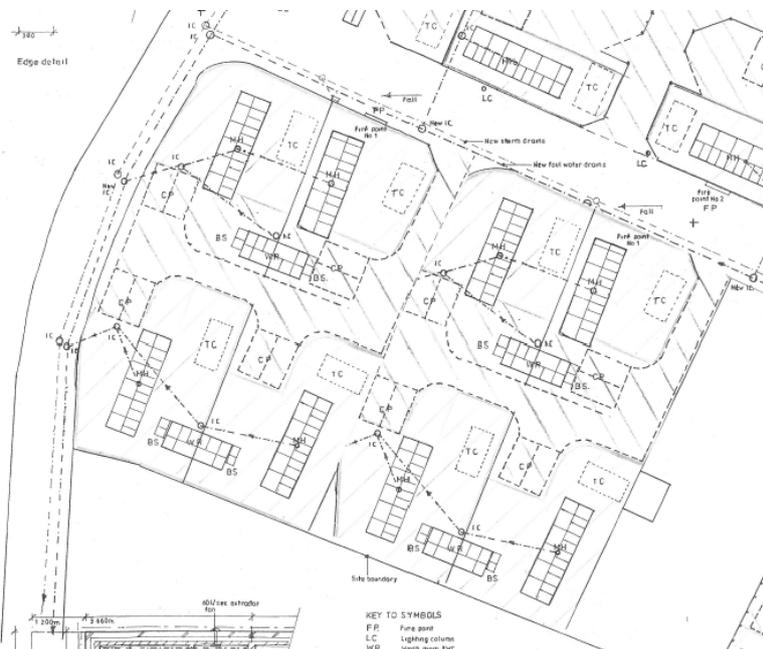
The adjoining Plot (Plot 10) has recently been subject of a planning application to provide 4 pitches. Plot 10 is 32.5m wide and just over 44m in length.

By using the approved site layout from Plot 10, it is possible to demonstrate that 4 pitches can satisfactorily be located on Plots 8 and 9 even in the absence of a layout plan (by just leaving out the gap between the new access road and Plot 9 and the gap between the car parking spaces and the main access road to the pitches)

The following plan shows the approved layout of the four pitches on Plot 10.



The following plan shows the approved layout for four pitches superimposed onto Plots 8 and 9. This demonstrates that four pitches with all necessary facilities (mobile home, touring caravan, amenity building/day room and bin storage) can be provided on Plots 8 and 9.



Paragraph 39 – states that information is not needed to demonstrate gypsy status since pitches will have an occupancy limitation (condition 2). To clarify, valid occupancy by GRT will be secured by:-

1. Occupancy condition on planning consent
2. Licensing with Environmental Health
3. Enforcement of planning condition and licensing conditions if it is clear non GRT occupancy is taking place

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Site Address: Balcombe Nurseries, Basingstoke Road, Swallowfield  
Application No: O/2014/1994, Pages 147-184.

#### Amended Recommendation

A Section 106 Agreement is needed to secure the permanent use of the land to the rear of the proposed houses as open land and to secure the ecology enhancements (retention and maintenance).

Amended recommendation is:

#### **APPROVAL subject to:-**

##### **(A) Completion of a Section 106 Agreement to secure the following:-**

- Land to the rear of the houses to be kept open in perpetuity
- Ecological enhancements to be carried out in accordance with Drawing 05 received 17/02/15
- Details to be provided of the maintenance of the ecological enhancements in perpetuity

##### **(B) And subject to the following conditions:- (as agenda)**

#### Clarifications

Paragraph 52 – Proposal may be CIL liable. The figures given are indicative, as the proposal is an outline application with only means of access to be determined. The size of dwellings may change.

Concern has been raised by one councillor in respect of the size of the dwellings and whether these are out of character with the area as surrounding houses are smaller. The application is in outline with only means of access to be determined, so size and design can be considered in detail at a later stage. Conditions require the siting and design of houses to be submitted at the reserved matters stage and the applicants would need to demonstrate that the buildings would be in keeping with the character of the area.

It is worth noting that house sizes and design in the area do vary – Balcombe Lodge for instance, which is located to the rear of the site, is a very large dwelling. The illustrative drawings show dwellings that are designed to look like barn buildings/conversions (now that the windows at first floor level are significantly reduced) which are not identical in size or design. The buildings are also capable of being sited so that they are spaced well apart and this together with the large area of

land available for landscaping will enable any new development to integrate sympathetically with its surroundings.

Some concern has been expressed about the site being considered as previously developed (or brownfield) land. The NPPF provides a definition of previously developed land which is as follows:-

“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes; land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure of fixed surface structure have blended into the landscape in the process of time”.

In this case, there is a building on site, but this occupies a very small part of the site; according to the agents documents in 2007 this had been recently constructed and has never been used in connection with a garden centre use. The access has been constructed, as have landscaping bunds and hardcore laid across much of the site and all pre commencement conditions were discharged.

It is considered debatable whether the site can be considered as previously developed land; the site has not been used for many years and while residents have referred to the site having an “unkempt” and “derelict” appearance, it is considered more accurate to view the site as being “land that was previously developed but where the remains of the permanent structure of fixed surface structure have blended into the landscape in the process of time” as set out in the NPPF.

Even if the site had been considered as previously developed, the NPPF states that it should not be assumed that the whole of the site should be developed. The proposal is considered on balance to be acceptable; but only given:-

- the fallback position,
- the limited number of dwellings,
- the use and permanent retention of the land behind the proposed dwellings for ecological enhancement
- Substantial room for landscaping
- The provision of the balancing pond in front of the dwellings

It is considered that the land available for the provision of residential development is, and indeed should be, extremely limited and does not “open the gates” to a larger amount of residential development. It should be fully clear that the current proposal is an on balance recommendation for approval and further development would not be favourably viewed.

Site Address: Twyford Orchards, London Road, Ruscombe  
Application No: F/2015/0726, Pages 185-202.

One clarification as a result of a query from a councillor:-

There is no set size for sheds in a rural location. It is a matter of judgement based on size, visibility and function.

There were a number of structures on the original site. While the planning department do not hold records for these, and so the structures were unauthorised, the aerial photos show that many of these structures existed since at least the 1990's. It is considered preferable to allow sheds of limited size rather than risk going back to a situation where random buildings of different sizes, materials and heights are erected because of a lack of storage space. The sheds are low in height and restricted in size and will be seen in the context of part of the gypsy site.

The agent has stated that the proposal has been scaled down from an earlier proposal of one 20' x 10' container per plot to two 8' x 10' timber sheds which will present a more modest façade whilst not allowing storage of individual large items.

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Site Address: 162, Old Woosehill Lane, Wokingham, RG41 3HQ  
Application No: F/2015/1187, Pages 203-230.

Councillor Singleton has questioned whether the remaining garden area would comply with the Borough Design Guide at the site. The resultant garden space would be of an irregular size but would have a width ranging between 14m and 10m, and a depth ranging between 5.5m and 9m. Whilst the proposed garden depth would be below the recommended 11m, the remaining garden area would sufficiently accommodate typical garden activities as stated within the Borough Design Guide.

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## Pre-emptive site visits

### **RM/2015/1375 - Land west of Shinfield, west of Hyde End Lane Shinfield RG29EP**

Reserved Matters application pursuant to Outline Planning consent VAR/2014/0624 for the erection of 69 dwellings including access roads garages parking spaces open space and landscape treatment of Phase 1a Shinfield West (access within site appearance landscaping layout and scale).

### **RM/2015/0630 - Proposed Thames Valley Science Park, Land North of Lane End Farm, Cutbush Lane, RG2 9AE**

Reserved Matters application pursuant to Outline Planning Consent O/2009/1027 for the development of phase 1A of proposed Thames Valley Science Park comprising the construction of a gateway building and all associated landscaping and ancillary

works plus temporary car parking arrangements –  
Appearance, Landscaping, Layout and Scale to be considered.

**F/2014/1561 - Land West of Old Wokingham Road (Pinewood), Crowthorne**

Proposed erection of 116 dwellings with associated access, highway works, drainage works (SUDS), open space and landscaping including provision of Suitable Alternative Natural Greenspace (SANG).

Reason - to assess the impact on the character of the area, relationships with adjacent land uses and highway impact

**F/2015/0430 – Pine Platt, Heath Ride, Finchampstead**

Proposed erection of a 5 bedroom dwelling with associated car parking and landscaping following the demolition of the existing dwelling

Reason – To view the site in the context of the streetscene and wider character of the area

Residential development at

Grovelands Avenue  
Winnersh  
Wokingham

**SUMMARY OF ANTICIPATED VEHICLE  
MOVEMENTS DURING CONSTRUCTION**

Application ref F/2014/2611



Windward House  
Hollow Lane  
Shinfield, Reading  
Berkshire RG2 9DX

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0118 9884477

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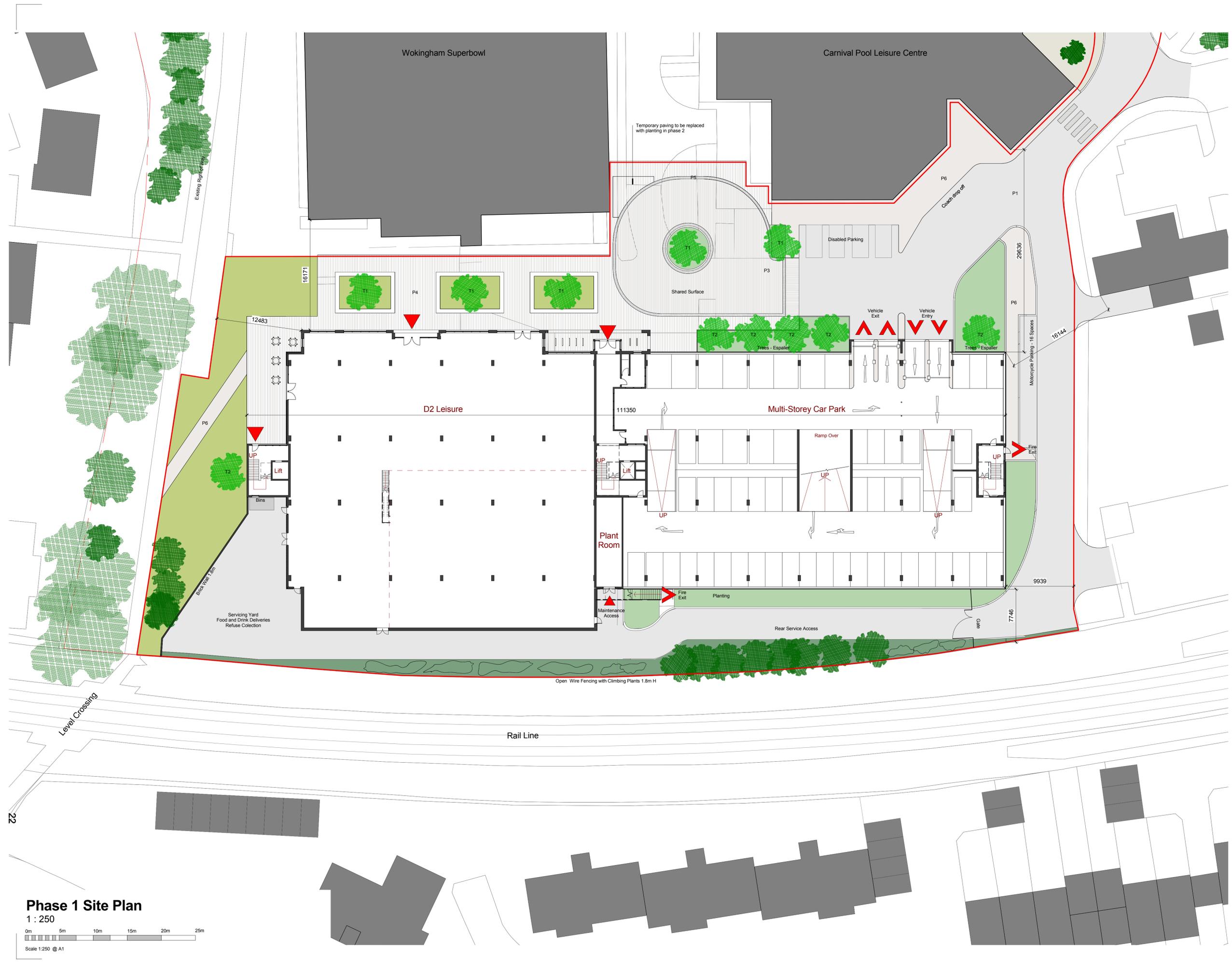
Web:  
www.bdssurveyors.co.uk

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Period	Activity	Site operative vehicles (all daily arrivals)	Delivery vehicles	Anticipated frequency	Anticipated vehicle type.
Weeks 1-4	Site clearance and groundworks	Site agent – 1 van Groundworkers – 2 vans	Tipper lorries for spoil removal  Concrete lorries for foundations  Builders Merchant lorries delivering substructure materials, blocks, drainage etc  Tipper lorries delivering drive sub-base material.	2 per day  4 per day on pour days  5 per week  5 per week	8-wheel tipper  8-wheel Concrete mixer lorry  16T rigid lorry with hiab crane  8-wheel tipper
Weeks 5-7	Substructure and ground floors	Site agent – 1 van Bricklayers – 2 vans	Builders Merchant lorries delivering bricks, blocks, sand, cement.  Ground floor structure delivery	2 per week  1 per week	16T rigid lorry with hiab crane  16T rigid lorry with hiab crane

Weeks 8-11	Ground floor walls	Site agent – 1 van Bricklayers – 2 vans Scaffolders – 1 16T lorry	Builders Merchant lorries delivering bricks, blocks, sand, cement, lintels, wall insulation etc	2 per week	16T rigid lorry with hiab crane
Weeks 12-13	First floor structure	Site agent – 1 van Bricklayers – 2 vans Carpenters – 2 vans	Builders Merchant lorries delivering timber joists, floor boarding etc	2 per week	16T rigid lorry with hiab crane
Weeks 14-16	First floor walls	Site agent – 1 van Bricklayers – 2 vans Scaffolders – 1 16T lorry	Brick/block deliveries Builders Merchant lorries delivering lintels, wall insulation etc	2 per week 2 per week	16T rigid lorry with hiab crane 16T rigid lorry with hiab crane
Weeks 17-20	Roof structure	Site agent – 1 van Carpenters – 2 vans	Builders Merchant lorries delivering roof timbers, fascia, soffit, guttering etc	2 per week	16T rigid lorry with hiab crane
Weeks 21-24	Roof covering	Site agent – 1 van Roofing contractor – 2 vans	Builders Merchant lorries delivering roofing felt, battens, roof tiles etc	2 per week	16T rigid lorry with hiab crane
Weeks 25-28	1 <sup>st</sup> fix internal fit out	Site agent – 1 van Plumbers – 2 vans Carpenters – 2 vans Electricians – 2 vans	Builders Merchant lorries delivering doors, windows, sanitaryware, staircases, door linings etc	3 per week	16T rigid lorry with hiab crane
Weeks 29-32	Plastering	Site agent – 1 van Plasterers/dry liners – 2 vans	Builders Merchant lorries delivering plaster & plasterboard.	2 per week	16T rigid lorry with hiab crane

Weeks 32-36	2 <sup>nd</sup> fix internal fit-out	Site agent – 1 van Plumbers – 2 vans Carpenters – 2 vans Electricians – 2 vans Kitchen fitters – 2 vans	Builders merchant lorries delivering internal doors, kitchen units, appliances etc	3 per week	16T rigid lorry with hiab crane
Weeks 37-40	Decorations & External works	Site agent – 1 van Decorators – 2 vans Groundworkers – 2 vans	Builders Merchant lorries delivering sand, paving slabs, block pavers etc.	3 per week	16T rigid lorry with hiab crane



**Key Plan**

- Site Boundary
- Existing Trees
- Proposed Trees
- P1 Asphalt - Make good existing road surface
- P2 Make good existing footpath paving
- P3 Silver grey natural stone/concrete sets 100w x varying lengths
- P4 Silver grey natural stone/concrete sets 200w x varying lengths
- P5 Dark grey natural stone/concrete cobbles - dish channel. 80 x 80.
- P6 Footpath - Asphalt with rolled chippings
- Grass
- Herbaceous Planting and Ground Cover
- Ground Cover and Climbing Plants
- T1 Street tree narrow crown / Fastigate form
- T2 Espalier tree

**NOTES:**

This drawing is for illustrative purposes only. It is not based on information from a formal arboricultural survey including species, quality, TPO designations, canopy size or root protection zones.

Rev	Drawn	Revision Description	Date

**Status** FOR APPROVAL

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**PROJECT**  
Carnival Pool

**CLIENT**  
Wokingham Borough Council

**DRAWING NUMBER**  
6960\_SK\_150722  
**TITLE**  
Phase 1 Site Plan

**DRAWN** GO  
**CHECKED** CT  
**LATHAMS JOB NUMBER** 6960  
**REVISION**  
**SCALE** As indicated  
**DATE** 07/22/15

ORIGINAL SIZE  
**A1**

**Phase 1 Site Plan**

