

Public Document Pack

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 11 NOVEMBER 2015 FROM 7.00 PM TO 9.30 PM

Committee Members Present

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

Other Councillors Present

Councillors: David Chopping and David Lee

Officers Present

Clare Lawrence, Head of Development Management and Regulatory Services
Chris Easton, Service Manager, Highways Development Management
Mary Severin, Borough Solicitor
Colm Ó Caomhánaigh, Democratic Services Officer

Case Officers Present

Emy Circuit, Connor Corrigan, Chris Hannington, Katie Herrington and Graham Vaughan

56. APOLOGIES

There were no apologies for absence.

57. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 14 October 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.

58. DECLARATION OF INTEREST

There were no declarations of interest.

59. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

No applications had been recommended for deferral, or withdrawn.

60. TPO 1502/2015 AND TPO 1503/2015 - ARBORFIELD SDL

Proposal: To confirm TPOs 1502 and 1503 of 2015.

Applicant: Wokingham Borough Council

The Committee received and reviewed a report about these Tree Preservation Orders, set out in Agenda pages 11 to 34.

Members asked about objections from the developer's Arboricultural consultants. The Planning Officers explained that the TPOs were required to ensure that the trees are retained and not removed prior to construction. The trees are in the area of the proposed Suitable Alternative Natural Greenspace (SANG).

RESOLVED: That Tree Preservation Orders TPO 1502/2015 and TPO 1503/2105 be confirmed without modification.

61. APPLICATION NO. 150162 - LAND AT BIGGS LANE, ARBORFIELD

Proposal: Reserved Matters application for the erection of 113 dwellings with access from Biggs Lane and Princess Marina Drive, with associated internal access road, parking, landscaping and open space, footpaths and sustainable Urban Drainage (Suds).

Applicant: Crest Nicholson Operations Limited C/O Savills

The Committee received and reviewed a report about this application, set out in Agenda pages 35 to 64.

The Committee was advised that the Members' Update included:

- a full list of drawings and documents for condition 2 (Plans);
- the final text for condition 3 (Materials);
- a recommendation to delete condition 8 (Bus Stops);
- a recommended amendment to condition 12 (Flooding and Drainage).

Laurence Heath, representing Barkham Parish Council, spoke to the application. He welcomed the consultation that took place but expressed concern that some issues in relation to trees and transport have yet to be resolved satisfactorily.

Hugo Reeve, on behalf of the applicants, spoke in favour of the application.

Members welcomed the consultation and improvements in the design. Questions were asked about future-proofing the design in relation to parking demand, renewable energy and broadband provision.

Planning officers confirmed that the design meets the parking and sustainability requirements and that adequate service margins are included within the site layout to ensure where possible that utilities are installed within dedicated areas and not within the roads.

RESOLVED: That application no. 150162 be approved, subject to the conditions set out on Agenda pages 37 to 41 with conditions 2, 3, and 12 amended and condition 8 deleted as set out in the Members' Update.

62. APPLICATION NO. 152378 - MONTAGUE PARK (PHASE 5), LONDON ROAD, WOKINGHAM

Proposal: Reserved matters application pursuant to outline planning permission O/2010/1712 as varied by VAR/2015/0342 for a development of up to 650 dwellings and associated infrastructure. The reserved matters comprise 13 flats as an alternative to plots 398–405 previously approved under reserved matters RM/2014/0265 (Phase 5). Details of appearance, landscaping, layout and scale to be determined.

Applicant: Barratt Southern Counties

The Committee received and reviewed a report about this application, set out in Agenda pages 65 to 98.

The Committee was advised that the Members' Update included:

- clarification on the reasons for listing;
- a recommended update to condition 2 (Plans).

Andrew Waters, representing Wokingham Town Council, spoke in objection to the application.

Simon Packer, Agent, spoke in favour of the application.

David Lee, on behalf of Local Ward Member Bob Wyatt who was unable to attend the meeting, spoke in objection to the application.

Members expressed concern at the increase in the number of flats and decrease in the number of houses, given that flats usually have a higher turnover of residents. Some felt that the mix in this Phase was not acceptable.

The Planning Officers said that the mix has to be seen in the context of the overall development. The Outline approved did not specify proportions of houses and flats but referred to the mix in terms of the numbers of bedrooms per unit.

RESOLVED: That application no. 152378 be approved, subject to the conditions set out on Agenda pages 67 to 70 with condition 2 amended as set out in the Members' Update.

63. F/2015/0770 - THE LODGE, NORTH COURT, THE RIDGES, FINCHAMPSTEAD

Proposal: Proposed erection of 4-bedroom dwelling with associated parking, access following demolition of existing dwelling.

Applicant: Ms Rebecca Stead

The Committee received and reviewed a report about this application, set out in Agenda pages 127 to 164.

The Committee was advised that the Members' Update included:

- clarification of the volume and floor space of the original, extant permission and proposed building;
- clarification of the number of parking spaces;
- comments from the Parish Council and the public;
- recommended amendments to condition 1;
- a recommended addition of a new condition 10.

It was noted that Members visited the site on 6 November 2015 to view the site in the context of the wider area and countryside setting.

Frances Jones spoke in objection to the application and presented a photograph which she said indicated that the height of the original building was 4.5m - 1.3m lower than the proposed height. She believed that this increase exceeded guidelines.

Jim Bailey, Agent, spoke in favour of the application. He said that they could not proceed with the previous approved plans because a wall had collapsed. He believed that the new application involved an identical design.

Roger Marshallsay, representing Finchampstead Parish Council, spoke in objection to the application. He referred to a covenant that restricted height to 15ft and believed that this suggested that the height of the original building was 15ft (4.57m).

Members discussed the disputed height and asked about the quality of the original plans on which the previous application had been based. The Planning Officers said that there is a dispute about the height of the original dwelling and whether the building now proposed is of greater height. This cannot be resolved as the building is no longer in existence. However, it is believed that the previous plans were sufficient to gauge the size of the extension proposed. The current plans are satisfactory to determine the current proposal and members must consider if the application is acceptable on the basis of what is before them.

Clare Lawrence, Head of Development Management and Regulatory Services, said that the fact that the Committee had previously approved a similar design meant that if they refused this application, it would likely be overturned on appeal.

RESOLVED: That application no. F/2015/0770 be approved, subject to the conditions set out on Agenda pages 128 to 130 with condition 1 amended and a new condition 10 as set out in the Members' Update.

64. APPLICATION NO. 152354 - UNITS 62 – 67, SUTTONS BUSINESS PARK, READING

Proposal: Full application for the proposed redevelopment of site and the erection of new building for B2 use including office space and storage areas, plus associated car parking and landscape works.

Applicant: Mr C Hall, Standard Life Assurance Ltd.

The Committee received and reviewed a report about this application, set out in Agenda pages 99 to 126.

The Committee was advised that the Members' Update included:

- further clarification on the storage of chemicals and the footprint of the building compared to the previous buildings;
- a recommended additional condition.

Members asked if it was proposed to change the access point to the site. The Planning Officer confirmed that it remained unchanged.

RESOLVED: That application no. 152354 be approved, subject to the conditions set out on Agenda pages 99 to 105 with a new condition added as set out in the Members' Update.

65. APPLICATION NO. 150066 - LAND ADJACENT TO NORTON ROAD, WOKINGHAM

Proposal: Full application for the proposed erection of 6no two bedroom flats and 3no two bedroom terraced houses including demolition of existing light industrial unit.

Applicant: Wokingham Housing Limited

The Committee received and reviewed a report about this application, set out in Agenda pages 165 to 194.

The Committee was advised that the Members' Update included:

- further clarification on parking spaces and internal space standards;
- a recommended amendment to condition 11.

It was noted that Members visited the site on 6 November 2015 to view the site in the context of the character of the area.

Andrew Waters, representing Wokingham Town Council, spoke in favour of the application.

Members welcomed the provision of affordable housing but asked about the internal space being below standard for the higher occupancy level. Planning Officers explained that new standards were introduced on 1 October 2015 but that this application has been designed before that and complies with the current Borough Design Guide.

RESOLVED: That application no. 150066 be approved, subject to the completion of a Legal Agreement and conditions set out on Agenda pages 165 to 172 with condition 11 amended as set out in the Members' Update.

66. 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:

- 150260 - 97 Oxford Road - Demolition of exiting building (Use Class D1 Dentist),and erection of Gospel Hall, to assess the impact on the character of the area and adjacent properties
- 152192 - 7-9 Wiltshire Road, Wokingham - 33 bed sheltered apartments, to assess the impact on the character of the area and adjacent properties.
- 152643 - 6 Meadow Road, Earley - Proposed first floor rear extension plus the installation of ground floor side windows, to assess the impact on the adjacent properties.
- 152680 - 1 Pykes Farm Cottages, Forest Road - Erection of two storey side extension, to assess impact on the character of the area.
- 152374 - Land adjacent to 8 Budes Cottages, Keephatch Road, Wokingham - Full application for the proposed erection of a new dwelling at land adjacent to 8 Budes Cottages with new parking area to be erected, to assess the impact on the character of the area.

RESOLVED: That a pre-Committee site visit be undertaken on Friday 4 December 2015 in respect of the following application:

- 150260 - 97 Oxford Road - Demolition of exiting building (Use Class D1 Dentist),and erection of Gospel Hall, to assess the impact on the character of the area and adjacent properties
- 152192 - 7-9 Wiltshire Road, Wokingham - 33 bed sheltered apartments, to assess the impact on the character of the area and adjacent properties.
- 152643 - 6 Meadow Road, Earley - Proposed first floor rear extension plus the installation of ground floor side windows, to assess the impact on the adjacent properties.
- 152680 - 1 Pykes Farm Cottages, Forest Road - Erection of two storey side extension, to assess impact on the character of the area.
- 152374 - Land adjacent to 8 Budes Cottages, Keephatch Road, Wokingham - Full application for the proposed erection of a new dwelling at land adjacent to 8 Budes Cottages with new parking area to be erected, to assess the impact on the character of the area.

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MEMBERS' UPDATE

Planning Committee – 18 November 2015

Site Address: Arborfield Garrison and adjoining land

Application No: 150162, Pages 35 - 64.

A copy of the plans have been emailed to all Planning Committee Members

Update of Conditions:

Condition 2 (Plans); full list of drawings;

The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan & Survey

1272 D 1000 B Site Location Plan

1272 D 1001 Site Survey Plan (Topo)

Layout Plans 1:500

1272 D 1100 D Roof Plan

1272 D 1200 E Parking Strategy Plan

1272 D 1201 H Tenure Strategy Plan

1272 D 1202 F Refuse Strategy Plan

1272 D 1204 F Boundary Condition Strategy

1272 D 1300 Z Site Layout Plan (red line)

1272 D 1301 L Existing and Proposed Levels - Site Plan

1272 D 1304 B Elevation Location Plan/ Section Lines

Apartment Block Plans 1:100

1272 D 1500 G Apt Block 1 -Ground floor plan

1272 D 1501 G Apt Block 1 -1st floor plan

1272 D 1502 G Apt Block 1 -Second floor plan

1272 D 1503 E Apt Block 2 -Ground floor plan

1272 D 1504 E Apt Block 2 -1st floor plan

1272 D 1505 E Apt Block 2 -Second floor plan

1272 D 1506 D Apt Block 3 -Ground floor plan

1272 D 1507 D Apt Block 3 -1st floor plan

1272 D 1508 D Apt Block 3 -Second floor plan

1272 D 1509 C Apt Block 4 -Ground floor plan

1272 D 1510 C Apt Block 4 -1st floor plan

1272 D 1511 C Apt Block 4 -Second floor plan

1272 D 1512 C Apt Block 5 -Ground floor plan

1272 D 1513 C Apt Block 5 -1st floor plan

1272 D 1514 C Apt Block 5 -Second floor plan

1272 D 1515 F Apt Block 6 -Ground floor plan

1272 D 1516 F Apt Block 6 -1st floor plan
1272 D 1517 F Apt Block 6 -Second floor plan

House Layout Plans 1:50

1272 D 1600 E House Type 1 (HT1) -Ground floor
1272 D 1601 E House Type 1 (HT1) -1st floor
1272 D 1602 D House Type 2 (HT2) -Ground floor
1272 D 1603 C House Type 2 (HT2) -1st floor
1272 D 1604 D House Type 4 (HT4) -Ground floor
1272 D 1605 D House Type 4 (HT4) -1st floor
1272 D 1606 E House Type 5 (HT5) -Ground floor
1272 D 1607 E House Type 5 (HT5) -1st floor
1272 D 1608 D House Type 6 (HT6) -Ground floor
1272 D 1609 D House Type 6 (HT6) -1st floor
1272 D 1610 D House Type 8 (HT8) -Ground floor
1272 D 1611 D House Type 8 (HT8) -1st floor
1272 D 1612 D House Type 8 (HT8) -2nd floor
1272 D 1613 E House Type 12 (HT12) -Ground floor
1272 D 1614 E House Type 12 (HT12) -1st floor
1272 D 1615 E House Type 14a (HT14a) -Ground floor
1272 D 1616 E House Type 14a (HT14a) -1st floor
1272 D 1617 D House Type 14c (HT14c) -Ground floor
1272 D 1618 D House Type 14c (HT14c) -1st floor
1272 D 1619 E House Type 15a (15a) -Ground floor
1272 D 1620 E House Type 15a (15a) -1st floor
1272 D 1621 E House Type 15a (15a) -2nd floor
1272 D 1622 D House Type 17 (HT17) -Ground floor
1272 D 1623 D House Type 17 (HT17) -1st floor
1272 D 1626 E House Type 18 (HT18) -Ground floor
1272 D 1627 E House Type 18 (HT18) -1st floor
1272 D 1628 E House Type 18a (HT18a) -Ground floor
1272 D 1629 E House Type 18a (HT18a) -1st floor
1272 D 1630 B House Type 24 (HT24) -Ground floor
1272 D 1631 B House Type 24 (HT24) -1st floor
1272 D 1632 C House Type 24 (HT24) -2nd floor
1272 D 1633 F House Type 27 (HT27) -Ground floor
1272 D 1634 F House Type 27 (HT27) -1st floor
1272 D 1635 C House Type 28 (HT28) -Ground floor
1272 D 1636 D House Type 28 (HT28) -1st floor
1272 D 1637 D House Type 28 (HT28) -2nd floor
1272 D 1650 H Affordable House (AFT1) -Ground floor
1272 D 1651 H Affordable House (AFT1) -1st floor
1272 D 1652 D Affordable House (AFT2 & 2a) -Ground floor
1272 D 1653 D Affordable House (AFT2 & 2a) -1st floor
1272 D 1654 G Affordable House (AFT3) -Ground floor
1272 D 1655 G Affordable House (AFT3) -1st floor
1272 D 1656 G Affordable House (AFT3) -2nd floor
1272 D 1659 House Type 6a (HT6a) -Ground Floor
1272 D 1660 House Type 6a (HT6a) -First Floor

1272 D 1661 House Type 6 Handed (HT6) -Ground Floor
1272 D 1662 House Type 6 Handed (HT6) -First Floor
1272 D 1663 House Type 8a (HT8a) -Ground Floor
1272 D 1664 House Type 8a (HT8a) -First Floor
1272 D 1665 House Type 8a (HT8a) -Second Floor
1272 D 1666 House Type 8a Handed (HT8a) -Ground Floor
1272 D 1667 House Type 8a Handed (HT8a) -First Floor
1272 D 1668 House Type 8a Handed (HT8a) -Second Floor
1272 D 1669 House Type 8 Handed (HT8) -Ground Floor
1272 D 1670 House Type 8 Handed (HT8) -First Floor
1272 D 1671 House Type 8 Handed (HT8) -Second Floor
1272 D 1672 House Type 14a Handed (HT14a) -Ground Floor
1272 D 1673 House Type 14a Handed (HT14a) -First Floor
1272 D 1674 House Type 18 Handed (HT18) -Ground Floor
1272 D 1675 House Type 18 Handed (HT18) -First Floor
1272 D 1676 House Type 18a Handed (HT18a) -Ground Floor
1272 D 1677 House Type 18a Handed (HT18a) -First Floor
1272 D 1678 House Type 27a Handed (HT27a) -Ground Floor
1272 D 1679 House Type 27a Handed (HT27a) -First Floor
1272 D 1686 House Type 28 Handed (HT28) -Ground Floor
1272 D 1687 House Type 28 Handed (HT28) -First Floor
1272 D 1688 House Type 28 Handed (HT28) -Second Floor
1272 D 1689 Affordable House 2 Handed (AFT2) -Ground Floor
1272 D 1690 Affordable House 2 Handed (AFT2) -First Floor
1272 D 1691 House Type 12 (HT12a) -Ground floor
1272 D 1692 House Type 12 (HT12a) -1st floor
1272 D 1693 House Type 14b (HT14b) -Ground floor
1272 D 1694 House Type 14b (HT14b) -1st floor
1272 D 1695 House Type 15a handed version (HT15a) -Ground floor
1272 D 1696 House Type 15a handed version (HT15a) -1st floor
1272 D 1697 House Type 15a handed version (HT15a) -2nd floor
1272 D 1698 House Type 15b handed version (HT15b) -Ground floor
1272 D 1699 House Type 15b handed version (HT15b) -1st floor
1272 D 1700 House Type 15b handed version (HT15b) -2nd floor
1272 D 1701 House Type 27a (HT27a) -Ground floor
1272 D 1702 House Type 27a (HT27a) -1st floor

Roof Layout Plans 1:100

1272 D 1680 C Roof Plan -HT1, HT2, HT4 & HT5
1272 D 1681 C Roof Plan -HT6, HT8, HT12 & HT14
1272 D 1682 C Roof Plan -HT15a, HT15b, HT17 & HT17a
1272 D 1683 D Roof Plan -HT18, HT18a & HT24
1272 D 1684 B Roof Plan -HT27 & HT28
1272 D 1685 E Roof Plan -AFT1, AFT2, AFT2a & AFT3

Street Elevations / Sections at 1:100

1272 D 1800 E Elevation 1 -SANG Street Elevation
1272 D 1801 E Elevation 2 -Gateway Elevation
1272 D 1802 E Elevation 3 -Lakeside Elevation

1272 D 1803 D Elevation 4 -Green Grid Street Elevation
1272 D 1804 E Elevation 5 -Spine Road Street Elevation
1272 D 1805 E Elevation 6 -Lakeside to SANG Street Elevation
1272 D 1810 G Sections through Central Green Space sheet 1
1272 D 1811 Sections through Central Green Space sheet 2

Unit Elevations at 1:100

1272 D 1850 G House Type 1 (HT1) -Elevations
1272 D 1851 D House Type 2 (HT2) -Elevations
1272 D 1852 E House Type 4 (HT4) -Elevations
1272 D 1853 E House Type 5 (HT5) -Elevations
1272 D 1854 H House Type 6 & 6a (HT6 & 6a) -Elevations
1272 D 1855 E House Type 8 & 8a (HT8 & 8a) -Elevations
1272 D 1856 F House Type 12 & 12a (HT12 & HT12a) -Elevations
1272 D 1857 G House Type 14, 14a, 14b & 14c (HT14) -Elevations
1272 D 1858 G House Type 15 & 15a, 15b (HT15 & 15a & 15b) -Elevations
1272 D 1859 G House Type 17 (HT17) -Elevations
1272 D 1860 H House Type 18, 18a (HT18 & HT18a) -Elevations
1272 D 1861 F House Type 24 (HT24) -Elevations
1272 D 1862 E House Type 27 & 27a (HT27 & 27a) -Elevations
1272 D 1863 D House Type 28 (HT28) -Elevations
1272 D 1864 G Affordable House (AFT1) -Elevations
1272 D 1865 F Affordable House (AFT2) -Elevations
1272 D 1866 E Affordable House (AFT3) -Elevations
1272 D 1868 Affordable House (AFT2a) -Elevations

Apartment Block Elevations at 1:100

1272 D 1870 J Apartment Block 1 Elevations
1272 D 1871 E Apartment Block 2 Elevations
1272 D 1872 J Apartment Block 3 Elevations
1272 D 1873 F Apartment Block 4 Elevations
1272 D 1874 E Apartment Block 5 Elevations
1272 D 1875 G Apartment Block 6 Elevations

Elevations at 1:100

1272 D 1880 Refuse and Cycle Store Elevations -sheet 1
1272 D 1881 Refuse and Cycle Store Elevations -sheet 2

Unit Elevations at 1:100

1272 D 1882 House Type 6 -Elevations
1272 D 1883 House Type 8 & 8a handed -Elevations
1272 D 1884 House Type 14a handed & 14b-Elevations
1272 D 1885 House Type 18 & 18a handed -Elevations
1272 D 1886 House Type 27a handed -Elevations
1272 D 1887 House Type 28 handed -Elevations
1272 D 1888 House Type AFT1a -Elevations
1272 D 1889 House Type AFT1a handed -Elevations
1272 D 1890 House Type AFT2 handed -Elevations
1272 D 1891 House Type HT12a -Elevations

1272 D 1892 House Type 15a handed -Elevations
1272 D 1893 House Type 6 handed -Elevations
1272 D B Design and Access Statement
1272 D Design Codes

AECOM Drawings

60312043 CIV PD O1 101 P8 General Arrangement
60312043 CIV PD O1 102 P3 Northern General Arrangement
60312043 CIV PD O1 103 P3 Southern General Arrangement
60312043 CIV PD O1 141 P1 Drainage Longsections Sheet 1 of 3
60312043 CIV PD O1 142 P1 Drainage Longsections Sheet 2 of 3
60312043 CIV PD O1 143 P1 Drainage Longsections Sheet 3 of 3
60312043 CIV PD O1 131 P2 Highway Longsections
60312043 M001706 DWG 1301 B Proposed Lighting With Constant Light Output
60312043 M001706 DWG 1302 B Proposed Lighting Without Constant Light Output

Murdoch Wickham Drawings

1400 004 L Landscape Plan
1400 006 C Landscape Sections Through SuDS Sheet 1
1400 007 B Landscape Sections Through SuDS Sheet 2

Documents

Arboricultural Impacts Report September 2015 (SJA Trees)
Flood Risk Statement August 2015 (AECOM)
Hydraulic Design Technical Note and Calculations Report August 2015 (AECOM)
Statement on Planning Conditions September 2015 (Savills)
Transport Statement September 2015 (i-Transport)
Ecology Report April 2015 (AECOM)
Energy Statement June 2015 (AECOM)
Flood Risk Statement June 2015 (AECOM)
Foul and Surface Water Drainage Statement June 2015 (AECOM)
Geotechnical and Geo-Environmental Interpretative Report June 2015 (AECOM)
Landscape and Ecology Management Plan April 2015 (AECOM)
Planning Statement June 2015 (Savills)
Statement of Community Involvement June 2015 (Curtin & Co)
Street Lighting Report June 2015 (AECOM)
Sustainability Statement June 2015 (AECOM)
Utilities Statement May 2015 (Hilsom Moran)

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Condition 3 (Materials)

The materials to be used in the construction of the development hereby permitted shall be in accordance with the detail submitted under Conditions application reference 152908, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3

Condition 8 (Bus Stops) - Removal of Condition

[Officer Note: condition is removed as contributions have been secured via the s106 legal agreement in the Outline permission and therefore provision of bus stops, shelters and related facilities is by Wokingham Borough Council following the payment of contribution. Therefore the applicant would not be able to comply with the original condition suggested as they are not responsible for delivering such facilities]

Note Condition numbers will be reordered accordingly (1 – 11).

Condition 12 (Flooding and Drainage)

Alteration to Plan Number within condition – to ensure correct plan for development.

Within 12 months from the commencement of development, detailed proposals to reduce the extent of existing flooding on Princess Marina Drive north of the lake shall be submitted to the Local Planning Authority. The detailed proposals will be agreed by the Local Planning Authority prior to the first occupation of any dwelling in Phase 1b as defined in the Site Layout Plan drawing 1272-D-1300 Revision Z. The detailed proposals shall be implemented in accordance with the approved scheme and thereafter retained unless otherwise agreed in writing.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10

Site Address: Montague Park (formerly known as Buckhurst Farm), London Road, Wokingham

Application No: 152378, Pages 65-98.

To clarify the reasons for listing on page 72 of the report, the application proposes a block of 13 flats (one one-bedroom and 12 two-bedroom) as an alternative eight approved dwellings (a terrace of seven three-bedroom houses and a one-bedroom flat); a net gain of five.

Condition 2 should be updated as follows:

Drawing No	Title	Received by the LPA
C2481-P001	Location plan	17.08.2015
C2481-P002 Rev M	Site Layout Plan	23.10.2015
C2481-APT G01 Rev. GD	Apartment Block G Plans Sheet 1	23.10.2015 04.11.2015
C2481-APT G02 Rev. GD	Apartment Block G Plans Sheet 2	23.10.2015 04.11.2015
C2481-APT G03 Rev. BD	Apartment Block G Elevations	23.10.2015 04.11.2015

C2481-APT G04 Rev AB	Streetscenes	17.08.2015
C2481-P011	Boundary details	17.08.2015
C2481-P500 Rev AB	Cycle and Bin Store Details	04.11.2015
B97407_507B	Phase 5 Re-plan Area Planting Proposals	23.10.2015

Site Address: Units 62 – 67, Suttons Business Park, Earley

Application No: 152354, Pages 99 - 126.

Further Clarification

The proposed store is stated as being used for the storage for chemicals (as a result of the prospective user of the building should it be granted permission). The nature of the chemicals proposed does not require planning permission to be carried out and in any case, separate legislation exists for the safe storage of chemicals.

In terms of footprint of the existing and proposed building, the increase would be as follows:

Combined footprint of previous buildings: 407m²

Footprint of new building: 1961m²

Percentage increase: 482%

Footprint of store building: 255m²

Changes to conditions

To ensure the storage building remains as ancillary to the main building in the future, it is considered an additional condition would be required:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the storage building as shown on plans '30693-PL-105C' and '30693-PL-106' shall remain as ancillary to the main building and shall not be used for any other purposes including separate offices.

Reason: To ensure the building remains as ancillary and could not be used in a way which may generate additional traffic movements and be contrary to the character of the area. Relevant policy: Core Strategy policies CP3 and CP6

Site Address: The Lodge, North Court, The Ridges, Finchampstead, RG40 3SH

Application No: F/2015/0770, Pages 127-163.

Area and volume

During the site visit members asked for clarification of the volume and floor space of the original, extant permission and proposed building, and to clarify the number of parking spaces;

	Original	F/2014/0168	Proposed	Increase (from original)
Volume <i>Including</i> basement (CM3)	396.0	1,162	1,162	193.43%
Volume <i>excluding</i> basement (CM3)	396.0	783.3	783.3	97.8%
Floorspace <i>including</i> basement	107	445	445	315.89%
Floor space <i>Excluding</i> basement	107	307	307	187%

Amendment to the report

Proposed parking spaces as stated within the 'Summary Information' section should read '4 including one visitor bay and basement garage'.

Parish comments

- . Original ridge height is in dispute, **(See paragraph 15-16 of report)**
- . we have seen evidence that indicates original height was 15ft, making the proposed development more imposing and out of character when compared with original Victorian house. **(See paragraph 13-19 of report)**
- . The proposed development is unsympathetic to existing environment. **(See paragraph 13-19 of report)**
- . The substantial increase in volume will be inappropriate on this plot. **(See paragraph 13-19 of report)**

Additional public comments

8 additional comments have been received stating;

- Not in keeping/ not sympathetic to the surrounding area **(See paragraph 13-19 of report)**
- Significantly larger than the original building. **(See paragraph 13-19 of report)**
- Stated original height is wrong **(See paragraph 15-16 of report)**
- Potential planning creep *(Officer Comment: any future planning application would be assessed on its merits)*
- Restrictive covenant *(Officer Comment: Covenants are not considerations related to planning. However an assessment of the impact of the height of the proposal is had under paragraph 15-19 of report).*
- Contrary to policy
- Comments about procedure
- Applicants misleading people

Additional plan

New site plan with original footprint outlined in red. (RSE 10/B)

Additional/amended Condition

To include new plan;

1. This permission is in respect of the submitted application plans 01A, 02A, 03A, 04A, 05A, 06A, 07A, 08A, 09, 10, coloured elevation received by the authority on the 23/07/2015, and topographic survey received by the authority on the 29/09/2015, and plan RSE 10, received on the 28/10/2015, and RSE 10/B received on the 10/11/2015. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Condition 10: Hours of construction

No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Site Address: Land adjacent to Norton Road, Wokingham

Application No: 150066, Pages 165 - 194.

Further Clarification

The proposal sets out that all spaces will be unallocated. Under the current parking standards, this means they need to provide 9.9 spaces. As 11 spaces have been provided, they exceed the parking standard. Weight should also be given to the fact the site is in a sustainable location with good bus and train links. This has been checked with the Highways Officer.

As a result of the new internal space standards, the proposal falls slightly short for the higher occupation level. However as with previous internal space standards, a planning judgement can be made if the proposal falls short. In this instance, the harm caused by the small shortfall is considered to be outweighed by the benefit of the provision of affordable housing on an allocated housing site.

Changes to conditions

Amend condition 11 to read: No part of any building(s) hereby permitted shall be occupied or used until the **unallocated** vehicle parking...

Pre-emptive site visits

150260 - 97 Oxford Road (TBC)

Demolition of exiting building (Use Class D1 Dentist),and erection of Gospel Hall.

Reason – to assess impact on the character of the area and adjacent properties

152192- 7-9 Wiltshire Road, Wokingham

33 bed sheltered apartments.

Reason – to assess impact on the character of the area and adjacent properties

152643- 6 Meadow Road, Earley (TBC)

Proposed first floor rear extension plus the installation of ground floor side windows

Reason – to assess impact on the adjacent properties

152680- 1 Pykes Farm Cottages, Forest Road,

Erection of two storey side extension

Reason – to assess impact on the character of the area

152374- Land adjacent to 8 Budes Cottages Keephatch Road Wokingham

Full application for the proposed erection of a new dwelling at land adjacent to 8 Budes Cottages with new parking area to be erected.

Reason – to assess impact on the character of the area

NOTES:
 All dimensions and levels are set out for the intended ground level unless otherwise stated.
 The drawing is the copyright of the Edwards Intra Partnership LLP.

Rev. B. Completed
 10/11/2015
 Rev. A. Original footprint
 dated, proposed
 corrected 10/11/2015

**THE LODGE
 NORTH COURT
 THE RIDGES
 FINCHAMPSTEAD
 REBECCA STEAD**

SITE PLAN
 1:200
 27-10-15

The Edwards Intra Partnership LLP
 Architects & Surveyors
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