



WOKINGHAM BOROUGH COUNCIL

A Meeting of the **PLANNING COMMITTEE** will be held at the Civic Offices, Shute End, Wokingham, RG40 1BN on **WEDNESDAY 3 FEBRUARY 2016 AT 7.00 PM**

A handwritten signature in black ink, appearing to read 'Andy Couldrick'.

Andy Couldrick
Chief Executive
Published on 26 January 2016

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Our Vision

A great place to live, an even better place to do business

Our Priorities

Improve educational attainment and focus on every child achieving their potential

Invest in regenerating towns and villages, support social and economic prosperity, whilst encouraging business growth

Ensure strong sustainable communities that are vibrant and supported by well designed development

Tackle traffic congestion in specific areas of the Borough

Improve the customer experience when accessing Council services

The Underpinning Principles

Offer excellent value for your Council Tax

Provide affordable homes

Look after the vulnerable

Improve health, wellbeing and quality of life

Maintain and improve the waste collection, recycling and fuel efficiency

Deliver quality in all that we do

MEMBERSHIP OF THE PLANNING COMMITTEE

Councillors

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

ITEM NO.	WARD	SUBJECT	PAGE NO.
90.		APOLOGIES To receive any apologies for absence.	
91.		MINUTES OF PREVIOUS MEETING To confirm the Minutes of the Meeting held on 6 January 2016.	5 - 8
92.		DECLARATION OF INTEREST To receive any declaration of interest.	
93.		APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.	
94.	Remenham, Wargrave and Ruscombe	APPLICATION NO. 153172 - STAR WORKS, STAR LANE, KNOWL HILL Recommendation: Conditional approval.	9 - 36
95.	Remenham, Wargrave and Ruscombe	APPLICATION NO. 153171 - STAR WORKS, STAR LANE, KNOWL HILL Recommendation: Conditional approval.	37 - 54
96.	Swallowfield	APPLICATION NO. 152725 - WILLOW TREE WORKS, SWALLOWFIELD STREET, SWALLOWFIELD Recommendation: Approval.	55 - 64
97.	Swallowfield	APPLICATION NO. 152659 - WILLOW TREE WORKS, SWALLOWFIELD STREET, SWALLOWFIELD Recommendation: Conditional approval.	65 - 86
98.		QUARTERLY ENFORCEMENT MONITORING REPORT To receive the quarterly enforcement monitoring report.	87 - 88
99.		PRE COMMITTEE SITE VISITS To consider any recommendations from the Head of	

Development Management to hold pre-committee site visits, set out in Members' Update.

Any other items which the Chairman decides are urgent

A Supplementary Agenda will be issued by the Chief Executive if there are any other items to consider under this heading.

GLOSSARY OF TERMS

The following abbreviations were used in the above Index and in reports.

C/A	Conditional Approval (grant planning permission)
CAC	Conservation Area Consent
R	Refuse (planning permission)
LB	(application for) Listed Building Consent
S106	Section 106 legal agreement between Council and applicant in accordance with the Town and Country Planning Act 1990
F	(application for) Full Planning Permission
MU	Members' Update circulated at the meeting
RM	Reserved Matters not approved when Outline Permission previously granted
VAR	Variation of a condition/conditions attached to a previous approval
PS	Performance Statistic Code for the Planning Application
Category	

CONTACT OFFICER

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**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 6 JANUARY 2016 FROM 7.00 PM TO 8.15 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 Ken Miall

Officers Present

Chris Easton, Service Manager, Highways Development Management
Mary Severin, Borough Solicitor
Colm Ó Caomhánaigh, Democratic Services Officer
Ian Bailey, Service Manager, Operational Development Management

Case Officers Present

Pooja Kumar and Daniel Ray

76. APOLOGIES

There were no apologies for absence.

77. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 9 December 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.

78. DECLARATION OF INTEREST

Councillor Simon Weeks declared that, although he had listed Item 88, application 152130 – Lambda Cottage, Wick Hill Lane, Finchampstead, he still had an open mind with regard to the decision.

79. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

No applications had been recommended for deferral, or withdrawn.

80. APPLICATION NO. 152661 -THE MAIDENOVER, SILVERDALE ROAD, EARLEY

Proposal: Full application for the proposed change of use from public house (Use Class A4) to retail (Use Class A1).

Applicant: Tesco Stores Ltd.

The Committee received and reviewed a report about this application, set out in Agenda pages 11 to 34.

The Committee was advised that the Members' Update included:

- a recommended rewording of condition 5;

- a recommended addition of a new condition 8;
- a recommended addition of Informatives 1 and 2;
- a clarification on parking;
- an update to the Officer's report;
- further information on the planning history.

It was noted that Members visited the site on Monday 4 January 2016.

David Chopping, representing Earley Town Council, spoke to the application.

Chris Elliot and David Hare, spoke in objection to the application.

James Dempster, Agent, spoke in favour of the application.

Ken Miall, Local Ward Member, spoke to the application.

Members expressed concern about traffic conditions in the area especially during school drop-off and pick-up times. They asked about the related restrictions on delivery times and types of vehicles used and if the restrictions were enforceable. Planning Officers confirmed that they seek to impose conditions that are reasonable and enforceable. Residents can assist by reporting any infringements of the conditions should they occur.

John Kaiser asked if a review of the Traffic Regulation Orders (TROs) could be carried out within the vicinity of the site to ensure all was correct and appropriately in place. Chris Easton, Service Manager, Highways Development Management, confirmed that this was possible.

In response to questions about the parking provision and accessibility of parking during deliveries, Officers confirmed that the parking provision and access was deemed appropriate and was typical for this type of store.

RESOLVED: That application No. 152661 be approved, subject to the conditions set out on Agenda pages 11 to 13 with condition 5 amended, a new condition 8 added and new Informatives 1 and 2 added as set out in the Members' Update.

81. APPLICATION NO. 152130 - LAMBDA COTTAGE, WICK HILL LANE, FINCHAMPSTEAD

Proposal: Full application for the proposed erection of a replacement detached four bedroom house and double garage.

Applicant: Mr. Colin Singer

The Committee received and reviewed a report about this application, set out in Agenda pages 35 to 52.

The Committee was advised that the Members' Update included:

- clarification on the location of the dwelling;
- an amendment to the 'Representations' section of the report;
- clarification on protected species;
- clarification on the plans in the report.

Colin Singer, Applicant, spoke in favour of the application.

The Chairman, who was also the Local Ward Member, noted that the nearest neighbours preferred this application whereas the planning concern was about encroachment into the countryside.

Members asked if it was possible to put a time limit on the demolition of the cottage which was proposed to be replaced. The Planning Officer suggested that, if they were minded to approve the application, a condition could be added that the cottage must be demolished before the new dwelling may be occupied.

Members sought clarification on the status of the existing permission on the site should they approve the new application. Mary Severin, Borough Solicitor, suggested that any approval should include a legal agreement to revoke the previous permission otherwise both dwellings could be built.

Members asked for clarification on the second reason for the recommendation of refusal with regard to the absence of a detailed mitigation and/or compensation strategy relating to Bats which were a protected species. Ian Bailey, Service Manager, Development Management, told the meeting that a strategy would need to be submitted and agreed before the application could be approved.

RESOLVED: That application No. 152130 be approved, subject to:

- the completion of a Legal Agreement to revoke planning consent F/2014/0300 in the event 152130 is implemented;
- the submission and agreement (in consultation with the Council's Ecology Officer) of a detailed Bat Mitigation and/or Compensation strategy;
- conditions relating to the demolition of the existing cottage, to manage and control delivery and construction practices, and other standard conditions.

The above to be agreed by the Head of Development Management and Regulatory Services in conjunction with the Vice-Chairman of the Committee.

82. 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:

- 153171 and 153172 - Star Works, Star Lane, Knowl Hill, to view the relationship of the landfill operations to nearby residential properties.
- 152359 - Land At Hatch Farm Dairies including 42 and 44 King Street Lane, Winnersh, to assess the relationship of the major development with adjoining land uses and nearby residential properties.

RESOLVED: That pre-Committee sites visit be undertaken on Friday 29 January 2016 in respect of the following applications:

- 153171 and 153172 - Star Works, Star Lane, Knowl Hill, to view the relationship of the landfill operations to nearby residential properties.
- 152359 - Land At Hatch Farm Dairies including 42 and 44 King Street Lane, Winnersh, to assess the relationship of the major development with adjoining land uses and nearby residential properties.

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Agenda Item 94.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
153172	11/13	Wargrave	Remenham, Wargrave and Ruscombe	Councillor Halsall

Applicant	Grundon Waste Management Limited	Postcode	RG10 9XY
Location	Star Works, Star Lane, Knowl Hill		
Proposal	153172: Variation application to condition 7 of planning consent 340429 (Wokingham Borough Council) and 426466 (The Royal Borough of Windsor and Maidenhead)(granted on appeal on 05/09/1994) in order to extend the time for the deposit of non-inert waste from 17 years from the date upon which the deposit operations commenced to 20 years, to extend the time for the deposit of engineering/restoration materials (inert waste) from 17 years from the date upon which the deposit operations commenced to 21 years, and to extend the time for the completion of the site's restoration from 19 years from the date upon which the deposit operations commenced to 22 years.		
Type	Major – Other developments		
PS Category	6		
Officer	Graham Vaughan		

FOR CONSIDERATION BY	Planning Committee on 3 rd February 2016
REPORT PREPARED BY	Head of Development Management and Regulatory Services

SUMMARY

The application requests further time for landfill operations to take place on the site as it has not yet been fully filled. The main reasons for this are the reduction in the amount of waste being sent to landfill (through Government initiatives) and the restrictions on the amount of waste that can be sent to the site (e.g. through the limits on vehicle movements). As such, the site would not be fully filled in time with the original constraints placed on the permission and therefore appropriate restoration would not be able to take place.

Residential properties are located near the site primarily on Star Lane and these would be impacted by the proposal. It should be noted however, that only the time period for landfill operations would be altered by the proposal and that all other constraints from conditions would remain in effect (e.g. the number of vehicle movements or the time of day in which operations take place). As such, and given that the site is already a major developed site in the Green Belt having been used for landfill for a long period of time, it is considered the benefits of completing the landfill operation and allowing full restoration of the site are significant and outweigh the harm on residential amenity arising from allowing operations to carry on for longer. It is considered all other aspects would be satisfactorily mitigated through the use of conditions already in place and therefore the proposal is compliant with the development plan and recommended for conditional approval.

PLANNING STATUS

- Green Belt
- Countryside
- Ancient Woodland consultation zone

- Archaeological Interest
- Contaminated land consultation zone
- Footpaths
- Wind turbine consultation zone
- Farnborough Aerodrome consultation zone
- Landfill consultation zone
- Groundwater protection zone
- Tree Preservation Order
- Local Wildlife site
- Protected species consultation zone

RECOMMENDATION

153172: That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:

A. Conditions and informatives:

1. Condition 7 now reads:

The deposit of non-inert waste shall cease not later than 20 years from the date upon which deposit operations commenced and the deposit of inert waste shall cease not later than 21 years from the date upon which deposit operations commenced. All restoration operations, excluding aftercare, shall be completed within 22 years of the date of the start of waste disposal operations. *Reason: To ensure the timely completion of landfill operations and subsequent restoration in order to protect the Green Belt, Countryside and residential amenities. Relevant Policy: Core Strategy Policies CP1, CP3, CP11 and CP12, Managing Development Delivery Local Plan Policies TB01, TB02 and TB21*

2. All other conditions of planning permission 340429 apply to this permission. Please see appendix two for list of conditions attached to 340429.

PLANNING HISTORY

184/47	Interim development order (IDO) for mineral extraction granted in July 1947
340429 & 426466	Remedial filling and restoration of former landfill site, extension of landfill and restoration of quarry, site roads, weighbridge and office on land west of Star Works allowed at appeal on 5 th September 1994
MIN/2004/2560	Mineral extraction at star works - Appeal against conditions imposed on previous consent 342286 part allowed and part dismissed at appeal on 12 th September 2006
VAR/2008/0333	Proposed variation to conditions 1 & 2 of consent 97/65283 to allow revised cell boundaries and delay the construction of engineered batter conditionally approved 17 th October 2008
VAR/2008/0334	Application for variation of Condition 11 to allow an increase in the number of Heavy Goods vehicle movements and Non-Compliance with Condition 4 relating to provision of batters adjacent to Area "C" of permission 340429 conditionally approved on 11 th September 2008
VAR/2010/1795	Variation of condition 11 of Permission 34029: From The maximum number of heavy goods vehicle movements importing waste and soils

	and exporting minerals from the site shall not exceed 90 movements in any one day of which not more than 48 movements shall relate to the import of waste and soils, To: The maximum number of heavy goods vehicle movements importing waste and soils shall not exceed an average of 70 per day on a monthly basis calculated on the basis of 5.5 working days per week. The number of HGV movements shall not exceed 90 movements in any one day conditionally approved on 16 th December 2011
VAR/2015/0670	Application to vary conditions 14 & 15 of appeal planning consent 340429 (Remedial filling and restoration of former landfill site, extension of landfill and restoration of quarry, site roads, weighbridge and office on land west of Star Works, Star Lane, Knowl Hill) to allow the permitted hours of operation to be extended to 1600 on Saturdays and 0900 - 1600 on Sundays withdrawn on 4 th June 2015

SUMMARY INFORMATION

Total extraction site area	32 hectares
Grundons operation site area	17.3 hectares
Actual landfill site area	6.7 hectares
Unfilled landfill site area	Approximately 3.3 hectares (final part of Cell 7)

CONSULTATION RESPONSES

Highways	No objection
Biodiversity	No comments received
Tree and Landscape	No objection
Environmental Health	No objection
Policy	No objection
Rights of Way	No comments received
Wargrave Parish Council	Objection due to impact on residential amenity. Raise concern due to late timing of application and previous changes to vary loads. Consider the situation is unacceptable and should be ended with the site restored as originally agreed
Local Members (Wokingham Borough Council)	Listing request from Councillor Halsall if the recommendation is for approval due to impact on environment and residential amenity
Hurley Parish Council (adjoining Parish/Borough)	Do not support or object but comment that at a recent residents meeting, it was considered the applications should be refused and the operating company withdraw from the site. If the applications are to be approved then the site should be appropriate monitored by the EA/WBC
Local Member (adjoining Parish/Borough)	Letter of objection from Councillor Hunt with regards to the following: <ul style="list-style-type: none"> • Both Grundon and the EA have been lax in applying the waste management license • Significant odours have arisen from the site and many residents cannot enjoy their gardens • Many residents have anticipated that the

	<p>operations would cease in 2016</p> <ul style="list-style-type: none"> • There is a discrepancy between 2010 and 2016 figures in terms of the amount of imported material required • The Star Works site is not advertised by Grundon on their website • Grundon should apply for a variation of the contours for restoration instead of time for landfill
Windsor and Maidenhead (adjoining Local Planning Authority)	No comments received

REPRESENTATIONS

At the time of writing, 16 letters of objection have been received. Whilst these primarily relate to application 153172 a summary of the objections have been provided for both applications on the site.

- Grundon have failed to comply with the license conditions for a long time and do not cover deposited waste properly
- Litter blows across into neighbouring sites and there are regular revolting smells
- Smells cover long distances and can be detected approaching the site not just next to it
- Methane gas comes off the site often having a detrimental and disrupting impact
- Reverse alarms from lorries are heard 6 days a week
- The existing vehicle movements are not utilised to the full amount
- 3 years is a long time and residents have been expecting the site to finish in 2016
- Residents cannot enjoy their gardens particularly during summer months
- Seagulls and other birds visit the site on a daily basis and nothing has been done about them
- Waste material is deposited outside the site and is hazardous to people and animals
- Traffic from the site interferes with walkers and this could increase
- The site is an eyesore from the public footpaths and bridleways
- No evidence is provided to say the works can be completed in three years
- Grundon have not reached the tonnage limit each year so how can they complete the site in three years
- No evidence of existing restoration can be seen
- The land should be restored as it is now and the delays have arisen due to the mismanagement of the site

APPLICANTS POINTS

- National trend in waste generation has led to less waste being sent to landfill – this could not be foreseen at the time of the appeal
- Full restoration of the site could not take place if the operations were to stop at the current specified time – this could lead to a landscape which would not integrate into the area
- No other aspect would be altered – the same constraints would still be in place in terms of the conditions of the planning permission and also the Environmental Permit from the Environment Agency

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
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	NPPW	National Planning Policy for Waste
	NPPG	National Planning Policy Guidance
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP9	Scale and Location of Development Proposals
	CP11	Proposals outside Development Limits (including countryside)
	CP12	Green Belt
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC06	Noise
	TB01	Development within the Green Belt
	TB03	Major Existing Developed Site in the Green Belt (Star Brick and Tile Works)
	TB21	Landscape Character
Waste Local Plan for Berkshire	WLPB	Policy 11
Replacement Minerals Local Plan for Berkshire	RMLP	Policies 18 and 19

PLANNING ISSUES

Description of Development:

1. The proposal is for the extension of time for landfill operations at the Grundon Waste Management landfill facility at Star Works, Star Lane, Knowl Hill. Two variation applications have been submitted for this with application 153172 specifically requiring the time limit of the condition placed on the original approval to be increased and application 153171 requiring further time for the weighbridge, security compound and store to remain on the site.
2. Specifically application 153172 requests that condition 7 is changed to read “extend the time for the deposit of non-inert waste from 17 years from the date upon which the deposit operations commenced to 20 years, to extend the time for the deposit of engineering/restoration materials (inert waste) from 17 years from the date upon which the deposit operations commenced to 21 years, and to extend the time for the completion of the site’s restoration from 19 years from the date upon which the deposit operations commenced to 22 years”. This would enable landfill to be continued for three more years and restoration to take place for a year after that.
3. The site is within the Green Belt and designated countryside but is recognised in the Local Plan as a major existing development site in the Green Belt. The use of the site is well established since being mined for mineral extraction from 1947 as part of the approval of an interim development order. In 1994, an application for

the site to be used as landfill was allowed at an appeal stage subject to a significant number of conditions which commenced in 1999. Some of these conditions were contested in 2004 and this was part allowed and part dismissed at an appeal stage. Two further applications were made in 2008 to change further conditions and these were both approved. Other applications have been made on the site but relate to working practices or the installation of new equipment and are therefore not directly relevant to this application.

4. Application VAR/2010/1795 was originally submitted to alter conditions 7 and 11 much in the same way as the current application. During the course of the application however, Grundon were advised that it was premature to be considering an extension of time at this point and therefore removed the request to vary condition 7.
5. The current application does not propose any changes to the existing conditions other than the length of time in which landfill operations can be carried out. All the conditions that protect the amenity of local residents would remain in place in accordance with the appeal decision and planning history.

Principle of Development:

6. The principle of development was established through the granting of planning permission for landfill operations and in essence, this cannot be revisited. However, it should be acknowledged that planning policies have changed since the original application and in particular national policies such as the National Planning Policy Framework (NPPF) and the National Planning Policy for Waste (NPPW) have come into existence. Furthermore, although not planning policy, clearly issues around waste and landfill have grown in significance since the original permission which is reflected in Government incentives and agreements and some weight should be attached to this.
7. In terms of national policy, the NPPW states that local plans should encourage suitable sites for waste management and in determining applications, waste planning authorities should, *inter alia*:
 - a. Concern themselves with implementing the planning strategy in the Local Plan and not with the control of processes which are a matter for the pollution control authorities. Waste planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced;
 - b. Ensure that land raising or landfill sites are restored to beneficial after uses at the earliest opportunity and to high environmental standards through the application of appropriate conditions where necessary.
 - c. Consider the extent to which the capacity of existing operational facilities would satisfy any identified need.
8. Further to this, the National Planning Policy Guidance (NPPG) gives information on determining waste applications. Specifically related to this proposal the NPPG states:

- a. Waste planning authorities should be aware that the continued provision and availability of waste disposal sites, such as landfill, remain an important part of the network of facilities needed to manage England's waste.
 - b. The continued movement of waste up the Waste Hierarchy may mean that landfill sites take longer to reach their full capacity, meaning an extension of time limits to exercise the planning permission may be needed in some circumstances, provided this is in accordance with the Local Plan and having taken into account all material considerations.
9. At the local level, saved policies from Waste Local Plan for Berkshire and Replacement Minerals Local Plan are applicable:
- a. Policy 18 of the Minerals Local Plan 1995 (which remains a relevant consideration) seeks to ensure that all restoration is carried out within a reasonable timescale to an appropriate standard and an acceptable landform, landscape and ecological character that is appropriate to its location. In addition Policy 18 seeks to ensure that Mineral Planning Authorities (MPA's) are guided by the overarching aim of restoration of sites without undue delay and will impose conditions to ensure this.
 - b. Policy 19 Minerals Local Plan 1995 seeks to secure environmental and public benefits, and where possible, recreational benefits through the restoration, after-care and after-use of mineral sites. However, as the applicant has stated in their accompanying information, there have been contributing factors which have impacted upon the amount of inert waste material and soils that are available for the progressive restoration of the site.
 - c. Policy 11 of the Waste Local Plan for Berkshire does not include the proposal site as a preferred area for waste however this was not adopted until 1998 (i.e. after the permission had been granted).
10. Through policies CP1 and CP3, the Core Strategy aims to provide sustainable development that is appropriate for the area. Although not specifically aimed at minerals and local waste, both policies seek environmental improvements and that impacts on local residents' amenity are minimised and mitigated against.
11. For applications within the Green Belt, policies CP12 of the Core Strategy and TB01 of the Managing Development Delivery Local Plan aim to limit development and maintain openness in the Green Belt. Specifically relating to the proposal site, policy TB03 of the MDD Local Plan states:
- a. The Star Brick and Tile Works, Knowl Hill is identified as a major existing developed site in the Green Belt and is defined on the Policies Map.
 - b. Within the defined development envelope of the Star Brick & Tile works, the principle of limited infilling or the partial or complete redevelopment of the site will only be acceptable where it would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

12. In policy terms, through the NPPW and saved local policies, it can be seen that existing facilities are acceptable to meet an operational need. Indeed the volume of waste to be deposited in the site would not change, only the time taken to reach this volume. This is recognised particularly in the NPPG which acknowledges that the changes to waste disposal may result in additional time required for landfill sites.

13. In terms of Green Belt 'appropriateness' it should be noted that the principle of this has already been established by the approval of landfill operations at the site and therefore cannot be re-considered. Furthermore, appeal inspector states in the decision letter at paragraph 14 that "restoration by landfill offers, in principle, the most satisfactory way of restoring the appeal site to a condition compatible with its special landscape designation." Therefore, given the visually sensitive nature of the application site, the principle of allowing the applicant additional time to ensure that there is a suitable and acceptable standard of restoration is acceptable.

Environmental Impact Assessment (EIA) Development:

14. Due to the scale and type of activity, the proposal could be considered EIA development. Waste management facilities fall under paragraph 11 (b), Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) with one of the thresholds being a site area exceeding 0.5 hectares. Paragraph 13 (b) of Schedule 2 also relates to the change or extension of development listed in Schedule 1 or 2 with the threshold being the development has changed to the extent it has a significant impact, or it exceeds the thresholds listed in earlier relevant paragraphs.

15. The applicant has considered the proposal against Schedule 3 of the EIA regulations being the selection criteria for screening Schedule 2 development and concluded that the impact of the proposal would not lead to an EIA being required. The Council have considered this and screened the proposal and also conclude the impacts are not substantial to the extent they would require an EIA.

Business Need:

16. Grundon have been operating the landfill site since it began in 1999 and therefore have experience and knowledge of the site. A statement supporting the business case for the application has been submitted and is summarised below. The permission for the landfill had a raft of conditions which restricted the operation of the site. Primarily this was to protect residential amenity but also to ensure the site was effectively managed. Some of the main restrictions included the amount of waste that could be sent to the site (70,000 tonnes per year) and the number of vehicle movements (90 per day of which up to 48 for the landfill). This restriction however impacted on the amount of landfill that was actually completed and therefore a relaxation of this, and then a permanent change, was agreed by applications made in 2008 and 2010 respectively to an average of 70 per day on a monthly basis (however this still maintained the overall cap of 90 per day).

17. Following an up-to-date review of the existing levels of landfill, it is clear that the

process will not be completed in the originally envisaged timescale. A likely timescale shows that the input of non-inert waste would cease by the end of 2018 with inert waste being completed by the end of 2019 (and subsequent restoration occurring after this). It should be noted that prior to Grundon's ownership of the site, the original top and sub soils for the ground had been removed by the previous owner. This means an input of inert waste is required to achieve the necessary restoration (i.e. to bring the land levels to a point where restoration is viable). Once the site has been completed, restoration in accordance with the previously agreed details would take place. Until such time it is impractical to start restoration on other areas due to the fact the site is still in use.

18. As stated, the reason for not achieving the full amount of landfill has been partly due to the restraints placed on the planning permission. In particular, the amount of waste is dictated by the tonnage and vehicle movement limits and therefore one of these limits can be reached before the other. This can result in fewer vehicle movements than consented as there has been more waste per vehicle movement already brought in. Grundon note that the reason for this limit is to protect the amenity of the local area and the road network and therefore are not seeking to vary the conditions that restricted the operation of the site. One of the other reasons the land has not been fully filled is due to changing attitudes surrounding waste and what is sent to landfill. Indeed aspects such as the recession, increases in landfill tax and the success of schemes to promote recycling have meant less waste is going to landfill than would have been envisaged at the time of the appeal decision.

19. In their business case, Grundon state that the curtailed restoration of the landfill prior to approved levels being reached across the site would result in a landform which potentially would not blend into the surrounding landscape. Indeed the restoration scheme has already been agreed based on achieving a complete site. The statement also emphasises that no other aspect would be altered through the application. For example, the number of vehicle movements would not be changed, the time the landfill operates each day would remain the same and the area which requires waste would not be increased. As well as these restrictions remaining in place, the site would also still be bound by the Environmental Permit from the Environment Agency.

20. Consideration should also be given to the fact the site is near completion and 3 years is a realistic timescale for filling in the final part. The extension of time, when assessed against the previous time to complete operations at the site by the Inspector in 1994 is not considered to be an undue delay in planning terms.

Character of the Area:

21. The site is an active landfill site and therefore already has a distinct appearance and impact on the area. Whilst the site is within the Green Belt and in designated countryside, it nonetheless was considered acceptable in character terms when determined at appeal. Part of the reason for this was the restoration of the site once landfill operations had ceased and in order to achieve this, the Inspector placed conditions on the original permission relating to the restoration of the land.

22. It is acknowledged that by allowing the current application, landfill operations would take place for longer and therefore the impact on the character of the area,

which is acknowledged as not being typical for a rural area like this, would remain. However, by ceasing operations in line with the current time limit, part of the land would not be filled and could not be fully restored. In doing so, the landfill operations would effectively undermine the quality of the restored landscape and have a detrimental impact in perpetuity as full restoration would not take place.

23. As a result, a balance has to be made between extending the time further against ceasing operations in line with the current limits. Given that this would impact in perpetuity and that the extension of time would last three years, the benefits of continuing operations and restoring the land fully are considered to outweigh the relatively short time period that would occur beyond the original timescale by allowing the proposal.

Residential Amenity:

24. There are properties on Star Lane in both Wokingham and Windsor and Maidenhead Boroughs which are impacted by the landfill operations as well as properties on Canhurst Lane which is entirely within Wokingham Borough. It should also be noted the former Seven Stars Pub, to the east along the A4 and in Windsor and Maidenhead Borough, is being converted into residential units. The actual landfill operations take place to the north and north west of these properties with the other elements of the site (e.g. weighbridge, security compound) being located closer to the properties on Star Lane.
25. As highlighted in the objections, residential amenity has been impacted due to noise from machinery and movement of lorries, smells from the ongoing landfill operation and litter blown across the site during operations. In particular, this has impacted on enjoyment of gardens (and at times properties themselves) and public footpaths around the site. However, conditions are in place from the original permission which aim to protect residential amenity and these would not be altered as a result of the proposal. If however the site is not operated in line with these conditions, then this is a matter for planning enforcement and not this application to resolve. Similarly, the site has to be in compliance with an EA permit but it is acknowledged residents have stated this is not the case. Given this permit is under separate legislation from the Planning Act, it is not the requirement of this application, or Wokingham Borough Council, to enforce this permit. In any case, the Environmental Health Officer has not raised any objection to the application.
26. The original permission put a time limit on the landfill operations in order to protect residential amenity. Although it is acknowledged the proposal would result in further impact on amenity, it should be considered in the context of the site as a whole. At the time of the appeal, it could not be foreseen that the amount of waste going to landfill would decrease in such a way that would result in the site not being entirely filled and certainly it would be impossible for an Inspector to predict the future. Further to this the impact of leaving the site unfinished as stated above would be detrimental to the character of the area resulting in an abnormal landform in what is a sensitive landscape. As such, greater weight is attached to this to the extent it outweighs the additional impact on amenity that was originally envisaged particularly as the timescale is an additional 3 years. Although 3 years may appear to be a long time, in planning terms and in the context of the site operations, 3 years is not considered to be an undue delay. It

is also considered likely the site can be completely filled in this timeframe given that it is the last section and Grundons as a business, would want to ensure the site is finished rather than reapplying.

Access and Movement:

27. Elements such as traffic movements, access and parking provision have all been considered and approved by the original permission. Although some changes have occurred over time through subsequent variation applications, these remain in effect. The proposal would result in these movements continuing for longer than originally planned but would not change the number or how vehicles access the site. As a result, the current impacts of this would continue to exist however given that this has already been deemed acceptable in planning terms; no objection from the Highways Officer is raised with regards to this.

Landscape and Trees:

28. Given the established impact of the site, it is considered no significant additional harm would arise as a result of extending the time limit for operations or for retaining the security compound. Allowing the extension of time would mean the site could be fully restored which would, over time, lead to a betterment in terms of the overall landscape character.

Ecology:

29. Given the established impact of the site, it is considered no significant additional harm would arise as a result of extending the time limit for operations or for retaining the security compound. Allowing the extension of time would mean the site could be fully restored which would, over time, lead to a betterment in terms of ecology.

CONCLUSION

The existing operation cannot be completed in time primarily due to the reduction in the amount of waste that is sent to landfill nationally but also due to the restrictions placed on the original permission. Leaving the site unfinished would mean a significant portion of the land could not be properly restored which would lead to a detrimental impact on the landscape in the Green Belt and Countryside. Given this, the impact of not completing and restoring the site is considered to outweigh any negative impacts of the proposal; primarily the impact on residential properties located near the landfill site particularly as all other restrictions on the operation of the site would remain in place. As such, the proposal is considered to accord with local and national planning policy and is therefore recommended for approval.

CONTACT DETAILS

Service	Telephone	Email
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk

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Appendix Two: Original conditions for planning application 340429

DECISION

71. For the above reasons and in exercise of powers transferred to me, I hereby allow these appeals and grant planning permission for the remedial filling and restoration of former landfill site, extension of landfill and restoration of quarry, site roads, weighbridge and office on land west of Star Works, Star Lane, Knowl Hill in accordance with the terms of the applications (Nos 340429 and 426466) dated 14 October 1992 and the plans submitted therewith, subject to the following conditions:

1. the development hereby permitted shall be begun before the expiration of 5 years from the date of this letter;

2. the development hereby permitted shall be carried out in complete accordance with the following submitted documents and plans:

APP/015/06A; APP/015/03A; APP/015/04; APP/015/05A; APP/015/06A; APP/015/07A (Inquiry Plans "A", "P", "G", "Q", "R" and "S"),

the details of which are approved except as amended by the following conditions;

3. no development shall begin until the improvement of Star Lane with the A4 and the site access have been constructed in accordance with approved Plan 1004/2/C or other approved scheme;

4. no development shall commence within 50m of the northern boundary of Area A nor within Cells 2, 6 and 8 until permission has been granted for the provision of 1 in 6 batters outside but adjacent to the western boundary of Area C of the site; no waste shall be deposited in Cells 2, 6 or 8 until the necessary batter has been provided in accordance with the approved scheme;

5. no minerals are permitted to be removed from the site by virtue of this permission for any purpose whatsoever;

6. other than civic amenity waste, no deposit of household waste shall take place;

7. the deposit of waste shall cease not later than 17 years from the date upon which deposit operations commence. All restoration operations, excluding after-care, shall be completed within 19 years of the date of the start of waste disposal operations;

8. notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any Order revoking and re-enacting that Order) no office, plant or fixed machinery shall be erected, nor any skips or waste disposal vehicles stationed on the site unless a specific grant of planning permission has been obtained in respect thereof;
9. no deposit of imported waste and imported soil shall take place which would result in a deposit rate exceeding 70,000 tonnes per annum (commencing on the 1st of January) during the course of the development. By 1st February each year the amount of waste and soils imported to the site in the previous calendar year from 1st January to 31st December shall be submitted in writing to the County Planning Authority;
10. no inert waste shall be imported to the site except that required for forming internal haul roads and for forming soil forming materials, cover material and other necessary site works;
11. the maximum number of heavy goods vehicle movements importing waste and soils and exporting minerals from the site shall not exceed 90 movements in any one day, of which not more than 48 movements shall relate to the import of waste and soils;
12. within 12 months of the date of this permission a scheme specifying the depths of topsoil, subsoil and soil making materials available for restoration and a plan indicating the position, size, height and duration of existing stockpiles (including the whole of the soil mounds on the western boundary) and stockpiles to be used for the separate storage of topsoil, subsoil and any soil making materials shall be submitted to the County Planning Authority. The storage of topsoil, subsoil and soil making materials shall be carried out in accordance with the approved scheme and plan. Soil mounds shall be sown with grass seed. Weeds shall be controlled by cutting or herbicides. All soils shall be retained on site;
13. a plan at a scale of 1:2500 showing details of the proposed landfill and restoration operations, together with quantities of topsoil, subsoil and imported soils in each soil heap on 1st October during each even year of the life of the landfill site shall be submitted to the County Planning Authority by 1st November of that same year;

14. no machinery other than water pumps silenced to the satisfaction of the County Planning Authority and necessary for the approved disposal of water shall be operated, nor shall any work be undertaken in connection with the movement of soil, extraction of minerals, recent despatch or movement of waste and soil transporting vehicles, maintenance of plant or subsequent restoration except between the following hours:

0700 - 1800 Monday to Fridays
0700 - 1300 Saturdays,

and no such operations or work shall take place on Sundays, Bank or Public Holidays without the prior written approval of the County Planning Authority;

15. notwithstanding condition 14, no operations within 100m of any residential property shall be carried out in connection with the deposit of waste, the formation and subsequent removal of material from any soil/overburden storage area and the subsequent restoration of the site except between the following hours:

0830 - 1800 Monday to Fridays
0830 - 1300 Saturdays,

except during periods of temporary operation when times will be in accordance with Condition 14 and no such operations or work shall be carried out on Sundays, Bank or Public Holidays without the prior written approval of the County Planning Authority;

16. no deposit of non-inert waste shall take place within 100m of any residential property;

17. except where vehicle failure renders it impracticable, all maintenance of waste disposal vehicles shall be undertaken off-site;

18. the sole means of access to and egress from the site shall be by the site entrance off Star Lane shown on Plan 015/P/002 (Plan "A");

19. the access point to the site shall be drained to prevent the accumulation of surface water at the entrance. The egress road between the wheel spinner/wheel washing equipment and Star Lane shall be metalled to a width of 5.5m and maintained to prevent the occurrence of any potholes;

20. the use of the haul road by vehicles shall not begin until a notice board of durable material and finish has been placed so as to be clearly visible to all drivers of heavy goods vehicles exiting the site instructing them to turn right and proceed south to the A4 Bath Road;

21. prior to the use of the site by heavy goods vehicles, a close boarded timber fence to a height of 2m shall be constructed along the southern side of the access road for a length of not less than 100m centred on the point of closest approach to Canhurst Farm Cottages between points A and B on Inquiry Plan CC;

22. all plant, machinery and vehicles shall operate only within the permitted hours except in an emergency and shall be silenced at all times in accordance with the manufacturers' specifications;

23. except for temporary operations, the free field Equivalent Continuous Noise Level, expressed as an hourly LAeq level, at the noise sensitive premises due to operations in the site shall not exceed the following limits:

Meadow View.....	50 dB(A)LAeq
Oakfield.....	49 dB(A)LAeq
Spring Hill.....	52 dB(A)LAeq
Spring Field.....	55 dB(A)LAeq
Canhurst Cottages...	55 dB(A)LAeq

Measurements so taken shall have regard to the effects of extraneous noise and shall be corrected for any such effects;

24. for temporary operations the free-field noise level due to work at the nearest point to the noise sensitive properties shall not exceed 70 dB(A)LAeq expressed as for Condition 23. Temporary operations shall not exceed a total of 8 weeks in any 12 month period for work close to any individual noise sensitive property. Temporary operations shall include site preparation, bund formation and removal and site restoration and other temporary activities as shall be agreed with the County Planning Authority;

25. noise levels shall be monitored by the operating company at 3 monthly intervals at up to 5 locations to be agreed with the County Planning Authority prior to the commencement of development. The results shall include the L90 and LAeq noise levels, the prevailing weather conditions and any comments on the sources of noise which are controlling the noise climate. The survey period shall be for 15 minutes at each location during working periods and the results shall be kept during the life of the site and made available to the County Planning Authority on request. After the first year of operation the frequency of such monitoring may be modified by agreement with the County Planning Authority. One of the noise monitoring surveys each year shall take place during the period of temporary operations;

26. reversing alarms on any mobile plant used on the site in connection with the waste disposal and soil replacement operations shall be restricted to modulated or silent types;

27. no transporting vehicles shall use the route of Wargrave Public Footpath 41; all vehicles and machinery to and from working areas A, B and C shall use the haul routes previously approved by the County Planning Authority;

28. no vehicles transporting waste and soils to the site shall enter the site unsheeted;

29. no deposit of waste or regrading whatsoever shall take place within 30m of the northern boundary of the site and no deposit of waste shall take place within 30m of the north-eastern boundary of the site;

30. no operations shall commence in each area on plan APP/015/04 until the margins referred to in Condition 29 have been pegged out and approved by the County Planning Authority within 7 days of notice having been received in writing of the intention to begin operations in each area. The pegs shall be maintained in the approved positions for the duration of operations in each area;

31. at least 3 working days' but not more than 21 days' notice shall be given in writing to the County Planning Authority before each sub-phase of soil stripping, handling or replacement operations is to commence;

32. no topsoil or subsoil shall be stripped, handled or replaced except when the soil is in a dry and friable condition and weather conditions are dry. Dump trucks and backactors shall be used to strip soils and shall be controlled to minimise soil compaction as may be agreed with the County Planning Authority;

33. topsoil shall not be stored in any new mounds in excess of 3m in height. Subsoil shall not be stored in any new mounds in excess of 5m in height;

34. before any waste is deposited in the site a scheme for the control of litter shall be agreed with the Local Planning Authority and implemented except for variations agreed in writing. No litter screen fences shall be placed on top of the subsoil and topsoil bunds;

35. no topsoil, subsoil or soils suitable for restoration purposes stripped from the site shall be used in the formation of any internal bund walls within the excavations nor shall such soils be used for the covering of any industrial or commercial waste;

36. trees permitted to be felled shall not be felled during the bird-nesting season between 1st March and 30th June unless otherwise agreed by the County Planning Authority. On areas previously covered by trees, stumps and roots shall be pulled out prior to the stripping of topsoil and subsoil;
37. before any waste is deposited at the site dust suppression measures shall be in place in accordance with a scheme to be agreed with the County Planning Authority;
38. no fuel or oil storage tanks shall be placed on the site unless sited on an impervious base and surrounded by oil-tight bunded walls. The bunded areas shall be capable of containing 110% of the tank's volume and shall enclose all fill and draw pipes. The vent pipe shall be directed downwards into the bunded areas;
39. within 6 months of the date of this approval a drainage scheme shall be submitted for the prior approval in writing of the County Planning Authority. The scheme shall include measures within the site for the provision of drains, ditches and ponds for the disposal of surface water during infilling operations. The scheme shall also include measures for the interception, control and management of groundwater within the Reading Beds issuing from the sides of the quarry. The implementation of the measures shall be carried out in accordance with the approved scheme;
40. there shall be no direct connection between the site and any watercourse except in accordance with the scheme approved by condition 39;
41. there shall be no discharge of water containing any offensive or injurious matter to any watercourse;
42. no dewatering of the site in connection with the waste disposal operations shall be permitted while nearby watercourses are running bank full under flood conditions;
43. area A on plan APP/015/04 shall be covered with 1m of clay except that a shallower depth may be spread within 50m of the north-western, western and south-eastern boundaries of area A with the prior written approval of the County Planning Authority. The capping material to be used to cover area A shall be site derived from either the tile clays from the Reading Beds or London Clay. The cap shall be applied in layers and compacted;

44. within 12 months of the date of this permission a scheme for the monitoring and control of leachate and landfill gas for areas A and C shall be submitted for the prior written approval of the County Planning Authority. The development shall be carried out in accordance with the approved scheme(s) unless varied by agreement with the County Planning Authority;

45. soil making materials, subsoil and topsoil shall be replaced in area A within 2 years of the commencement of development. The area shall be planted with trees in the first available planting season following the replacement of soils;

46. within 6 months of the date of this permission a phased landform restoration scheme, based on plan APP/015/07A, including proposals for the planting of the site with trees, shrubs and grasses, shall be submitted for the prior written approval of the County Planning Authority. The development shall be carried out in accordance with the approved scheme;

47. soil making materials, subsoil and topsoil shall be placed in area B, except for the temporary 5m high mound on the western boundary, within 2 years of the commencement of development. The area shall be planted with trees in the first planting season following the placement of soils;

48. the deposit of putrescible waste shall be carried out in a progressive manner. No deposit of any putrescible waste shall take place in any cell unless the deposit of such wastes has been completed in the previous cell;

49. where tipping in the putrescible cells reaches a height within 3m of the top of the clay seal in cells 3 and 4, a 2m high mound above the top of the clay seal shall be formed on the boundary without causing any damage to trees to be retained, and shall be retained for the remaining duration of tipping operations in that cell;

50. soil making materials, subsoil and topsoil shall be replaced over the clay cap in each cell of area C in the first soil replacement season following the replacement of the clay cap. The area shall be planted with trees in the third available planting season following the replacement of soils;

51. regrading operations shall be undertaken so that no rocks/large stones exceeding 150mm in any dimension or other deleterious material likely to cause physical obstruction to cultivation and maintenance of the surface to be restored are placed within 1m of the surface of the land restored to woodland or within 150mm of the surface of the land restored to grassland;

52. on cessation of waste disposal operations the haul roads, foundations, hardstandings, all buildings, plant and fences relating to waste disposal operations, excluding protective fencing for planted areas, shall be removed;

53. the finished level of the site shall conform to those contours indicated on the restoration plan approved under condition 46;

54. at least 3 working days' notice but not more than 21 days' notice shall be given in writing to the County Planning Authority before each sub-phase of clay capping and soil spreading is to commence. No clay or soil shall be replaced until the disposal areas have been inspected by the County Planning Authority and agreement has been reached between the operator and the County Planning Authority regarding the need for any regrading of the waste disposal areas. Such inspection and agreement shall occur within 3 working days of notice being received;

55. shovel and dump truck operations shall be employed to load and transport soil materials. Vehicles transporting soils shall travel only along defined routes on the clay cap surface in areas A and C, and on the quarry waste on area B. The spreading of soils shall be carried out by a 360° track-laying excavator which shall not travel on the soils being replaced;

56. the soil making material (excluding the topsoil and subsoil) shall be evenly placed over the clay cap in areas A and C and the regraded areas in area B, to a minimum depth of 500mm. If, for whatever reason, compaction does occur then the soil making material shall then be subsoiled to a depth of at least 400mm at a spacing not exceeding 1½ times the working depth;

57. the subsoil shall then be evenly placed over the soil making material to a minimum depth of 850mm. If, for whatever reason, compaction does occur then this subsoil shall be deeply cultivated to a depth of 600mm with an agricultural wing tine implement at a spacing not exceeding 1½ times the working depth;

58. the topsoil and similar material approved in accordance with condition 12 shall then be evenly placed over the subsoil to a minimum depth of 150mm. If, for whatever reason, compaction does occur then the full depth of the topsoil and the top subsoil to a combined depth of 400mm shall be subsoiled with an agricultural wing tine implement at a spacing not exceeding 1½ times the working depth. All stones/rocks exceeding 100mm in any dimension and other deleterious materials shall be removed;

59. all planting work shall be carried out in accordance with the recommendations of British Standard 4428, 1989 "Recommendations for General Landscape Operations" or in accordance with any subsequent version or replacement of BS4428. All plant losses occurring during the 5 year after-care period shall be made good in accordance with the approved after-care scheme;

60. within 6 months of the date of this approval an after-care scheme requiring that such steps as may be necessary to bring the land to the required standard for amenity woodland shall be submitted for the written approval of the County Planning Authority. The scheme shall include a woodland management plan. The after-care steps shall include soil testing, the cropping pattern, cultivation practices, remedial treatments and seed mixes and proposals for watering of the woodland;

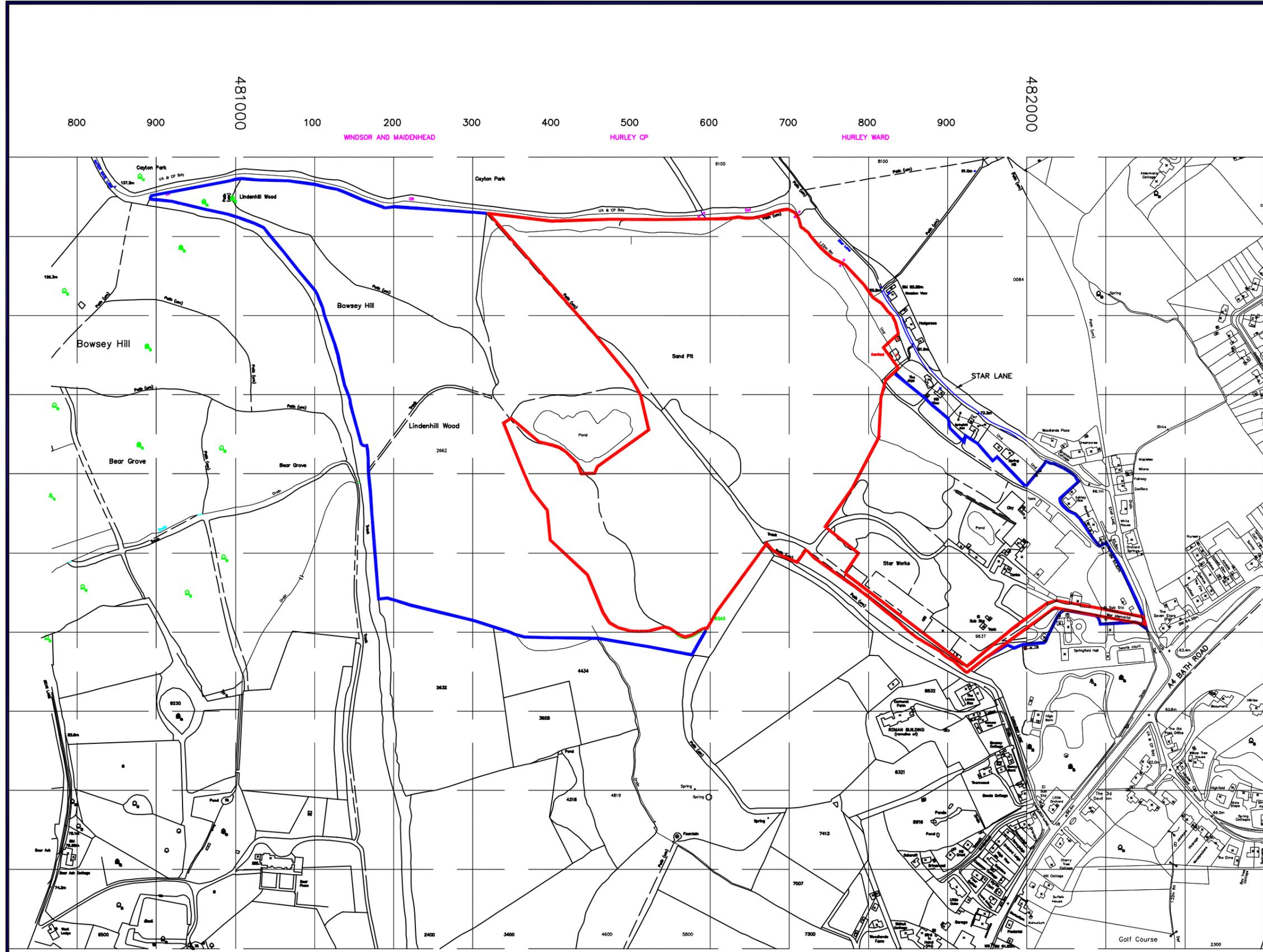
61. the after-care of the site shall be carried out for 5 years from the completion of restoration and planting of the last phase and in accordance with the approved after-care scheme or as may be subsequently amended with the approval in writing of the County Planning Authority;

62. before 31st August of every year during the after-care period, a report shall be submitted to the County Planning Authority reporting the operations carried out on the land during the previous 12 months and setting out the intended operations for the next 12 months;

63. every year during the after-care period the developer shall arrange a site meeting to be held before 30th November to discuss the report prepared in accordance with condition 62 with the County Planning Authority, the County Planning Authority's consultant, the owner of the land within the site and all occupiers of land within the site;

64. before any waste is deposited in the site measures for the control of birds, flies and other pests shall be in place in accordance with a scheme to be agreed in writing by the County Planning Authority.

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- KEY
- Application area
(Consent no.
340429 [WBC]/
426466 [RBWM])
 - Land in Grundon
control



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PERMISSION OF THE CONTROLLER
OF HER MAJESTY'S STATIONERY OFFICE
CROWN COPYRIGHT RESERVED
LICENCE NO.AL100002082

NOTES



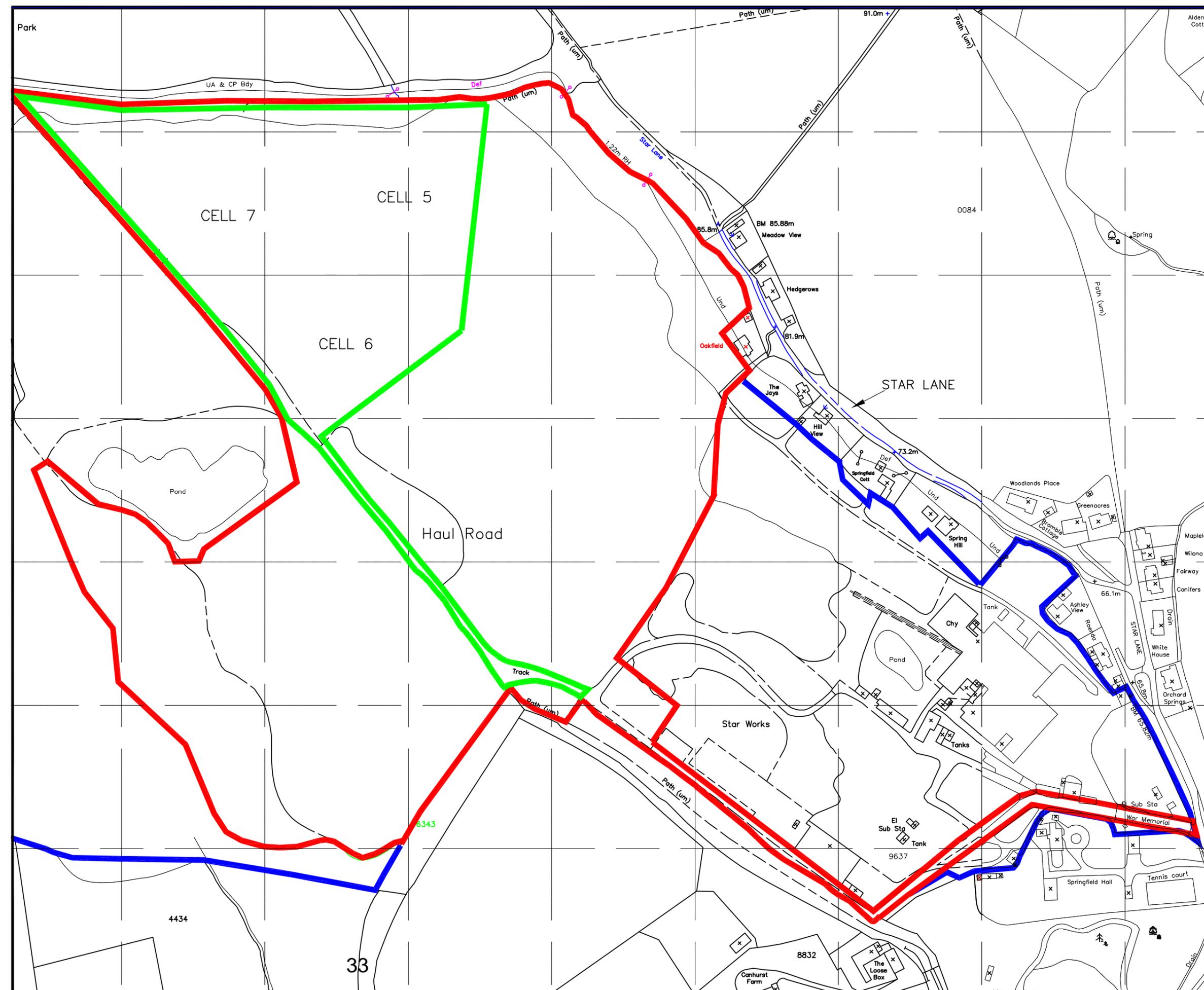
PROJECT
STAR WORKS LANDFILL
TITLE
LOCATION PLAN (1)

SCALE 1:5000 @ A3	DATE Oct '15
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DRAWN BY VB	CHECKED BY
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DRAWING NO.
DG/ES/KNO/LF02

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- KEY**
- Application area
(Consent no. 340429 [WBC]/426466 [RBWM])
 - Land in Grundon control
 - Area of landfill to be completed



BASED ON THE ORDNANCE SURVEY MAP WITH PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE CROWN COPYRIGHT RESERVED LICENCE NO.AL100002082

NOTES



PROJECT	
STAR WORKS LANDFILL	
TITLE	
SITE PLAN	
SCALE	DATE
1:2500 @A3	Oct '15
DRAWN BY	CHECKED BY
VB	
DRAWING NO.	
DG/ES/KNO/LF03	

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From: [Marion Woods](#) on behalf of office@wargrave.org.uk
To: [Graham Vaughan](#); [Planning Enquiries](#)
Subject: Planning applications nos: 153171 and 153172, Star Works Landfill, Knowl Hill
Date: 19 January 2016 11:57:53
Importance: High

Thank you for the opportunity to comment on these applications.

The Parish Council has the following comments:

153171 – Star Works Landfill, Star Lane, Knowl Hill

Variation application to condition 3 of planning consent 344446 (dated 29 May 1997) to retain the security compound, store and landfill Weighbridge for the duration of the landfill operation.
Applicant: Miss Veronique Bensadou

NO OBJECTION. Note: the Council's comments relate to the pre-existing permissions.

153172 - Star Works Landfill, Star Lane, Knowl Hill

Variation application to condition 7 of planning consent 340429 (WBC) and 426466 (RBWM) (granted on appeal on 05/09/1994) in order to extend the time for the deposit of engineering/restoration materials (inert waste) from 17 years from the date upon which deposit operations commenced to 21 years, and to extend the time for the completion of the site's restoration from 19 years from the date upon which the deposit operations commenced to 22 years.
Applicant: Miss Veronique Bensadou

OBJECT. The extended impact upon the quality of the lives of local residents is considered unacceptable. Concerns exist at the lack of planning which appears evident from the late timing of this application to vary, and previous agreement to vary loads. This unacceptable situation should be drawn to a close and, therefore, the restoration works should be completed as originally agreed.

Regards,
Marion Woods

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Agenda Item 95.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
153171	10/8	Wargrave	Remenham, Wargrave and Ruscombe	Councillor Halsall

Applicant	Grundon Waste Management Limited		
Location	Star Works, Star Lane, Knowl Hill	Postcode	RG10 9XY
Proposal	153171: Variation application to condition 3 of planning consent 344446 (dated 29th May 1997) to retain the security compound, store and landfill weighbridge for the duration of the landfill operation.		
Type	Minor – Other developments		
PS Category	18		
Officer	Graham Vaughan		

FOR CONSIDERATION BY	Planning Committee on 3 rd February 2016
REPORT PREPARED BY	Head of Development Management and Regulatory Services

SUMMARY

The site is within the Green Belt and designated countryside and therefore is within a sensitive landscape. Although set back from the A4 main road, public footpaths are situated around the area. Whilst the landfill site is within the Wokingham Borough, Star Lane itself is primarily within the Windsor and Maidenhead Borough. As such, residential properties within both Boroughs are impacted by the site.

The application is for the retention of the security compound, store and landfill weighbridge during the time of landfill operation. It is as a result of the requirement for landfill operations to continue on the site as it has not yet been fully filled and this is considered through application 153172. The main reasons for not fully filling the site are the reduction in the amount of waste being sent to landfill (through Government initiatives) and the restrictions on the amount of waste that can be sent to the site (e.g. through the limits on vehicle movements). Without the site being completed, the agreed restoration scheme could not take place.

The continued operation of the security compound, weighbridge and store would allow for the continuation of landfill operations to the extent that the site could be completed and fully restored. As a result, it is considered acceptable in planning terms however the condition is amended to ensure these elements would be removed following the completion of the site. All other conditions for application 344446 would remain in effect.

PLANNING STATUS

- Green Belt
- Countryside
- Ancient Woodland consultation zone
- Archaeological Interest
- Contaminated land consultation zone
- Footpaths
- Wind turbine consultation zone
- Farnborough Aerodrome consultation zone
- Landfill consultation zone

- Groundwater protection zone
- Tree Preservation Order
- Local Wildlife site
- Protected species consultation zone

RECOMMENDATION

153171: That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:

A. Conditions and informatives:

1. Condition 3 now reads:

The use of the site as a security compound, skip container store, aggregate store and vehicle park shall cease on completion of the Knowl Hill landfill site (permitted by planning permission 340429 & 426466 (and any subsequent permissions under section 73 of the Act permitting the carrying out of the development)). *Reason: To restrict the period of operations in the interest of amenity and in accordance with the application.*

2. All other conditions of planning permission 344446 apply to this permission. Please see appendix one for list of conditions attached to 344446.

PLANNING HISTORY

184/47	Interim development order (IDO) for mineral extraction granted in July 1947
340429 & 426466	Remedial filling and restoration of former landfill site, extension of landfill and restoration of quarry, site roads, weighbridge and office on land west of Star Works allowed at appeal on 5 th September 1994
MIN/2004/2560	Mineral extraction at star works - Appeal against conditions imposed on previous consent 342286 part allowed and part dismissed at appeal on 12 th September 2006
VAR/2008/0333	Proposed variation to conditions 1 & 2 of consent 97/65283 to allow revised cell boundaries and delay the construction of engineered batter conditionally approved 17 th October 2008
VAR/2008/0334	Application for variation of Condition 11 to allow an increase in the number of Heavy Goods vehicle movements and Non-Compliance with Condition 4 relating to provision of batters adjacent to Area "C" of permission 340429 conditionally approved on 11 th September 2008
VAR/2010/1795	Variation of condition 11 of Permission 34029: From The maximum number of heavy goods vehicle movements importing waste and soils and exporting minerals from the site shall not exceed 90 movements in any one day of which not more than 48 movements shall relate to the import of waste and soils, To: The maximum number of heavy goods vehicle movements importing waste and soils shall not exceed an average of 70 per day on a monthly basis calculated on the basis of 5.5 working days per week. The number of HGV movements shall not exceed 90 movements in any one day conditionally approved on 16 th December 2011
VAR/2015/0670	Application to vary conditions 14 & 15 of appeal planning consent 340429 (Remedial filling and restoration of former landfill site,

	extension of landfill and restoration of quarry, site roads, weighbridge and office on land west of Star Works, Star Lane, Knowl Hill) to allow the permitted hours of operation to be extended to 1600 on Saturdays and 0900 - 1600 on Sundays withdrawn on 4 th June 2015
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SUMMARY INFORMATION	
Total extraction site area	32 hectares
Grundons operation site area	17.3 hectares
Actual landfill site area	6.7 hectares
Unfilled landfill site area	Approximately 3.3 hectares

CONSULTATION RESPONSES	
Highways	No objection
Biodiversity	No comments received
Tree and Landscape	No objection
Environmental Health	No objection
Policy	No objection
Rights of Way	No comments received
Wargrave Parish Council	No objection
Local Members (Wokingham Borough Council)	Listing request from Councillor Halsall if the recommendation is for approval due to impact on environment and residential amenity
Hurley Parish Council (adjoining Parish/Borough)	Do not support or object but comment that at a recent residents meeting, it was considered the applications should be refused and the operating company withdraw from the site. If the applications are to be approved then the site should be appropriate monitored by the EA/WBC
Local Member (adjoining Parish/Borough)	<p>Letter of objection from Councillor Hunt with regards to the following:</p> <ul style="list-style-type: none"> • Both Grundon and the EA have been lax in applying the waste management license • Significant odours have arisen from the site and many residents cannot enjoy their gardens • Many residents have anticipated that the operations would cease in 2016 • There is a discrepancy between 2010 and 2016 figures in terms of the amount of imported material required • The Star Works site is not advertised by Grundon on their website <p>Grundon should apply for a variation of the contours for restoration instead of time for landfill</p>
Windsor and Maidenhead (adjoining Local Planning Authority)	No comments received

REPRESENTATIONS
At the time of writing, 16 letters of objection have been received. Whilst these primarily relate to application 153172 a summary of the objections have been provided for both

applications on the site.

- Grundon have failed to comply with the license conditions for a long time and do not cover deposited waste properly
- Litter blows across into neighbouring sites and there are regular revolting smells
- Smells cover long distances and can be detected approaching the site not just next to it
- Methane gas comes off the site often having a detrimental and disrupting impact
- Reverse alarms from lorries are heard 6 days a week
- The existing vehicle movements are not utilised to the full amount
- 3 years is a long time and residents have been expecting the site to finish in 2016
- Residents cannot enjoy their gardens particularly during summer months
- Seagulls visit the site on a daily basis and nothing has been done about them
- Waste material is deposited outside the site and is hazardous to people and animals
- Traffic from the site interferes with walkers and this could increase
- Site is an eyesore from the public footpaths and bridleways
- No evidence is provided to say the works can be completed in three years
- Grundon have not reached the tonnage limit each year so how can they complete the site in three years
- No evidence of existing restoration can be seen
- The land should be restored as it is now and the delays have arisen due to the mismanagement of the site

APPLICANTS POINTS

- National trend in waste generation has led to less waste being sent to landfill – this could not be foreseen at the time of the appeal
- Full restoration of the site could not take place if the operations were to stop at the current specified time – this could lead to a landscape which would not integrate into the area
- The weighbridge, security compound and store help in managing the site effectively

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
	NPPW	National Planning Policy for Waste
	NPPG	National Planning Policy Guidance
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP9	Scale and Location of Development Proposals
	CP11	Proposals outside Development Limits (including countryside)
	CP12	Green Belt
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC06	Noise

	TB01	Development within the Green Belt
	TB03	Major Existing Developed Site in the Green Belt (Star Brick and Tile Works)
	TB21	Landscape Character
Waste Local Plan for Berkshire	WLPB	Policy 11
Replacement Minerals Local Plan for Berkshire	RMLP	Policies 18 and 19

PLANNING ISSUES

Description of Development:

1. The proposal relates to the extension of time for landfill operations at the Grundon Waste Management landfill facility at Star Works, Star Lane, Knowl Hill. Two variation applications have been submitted for this with application 153172 specifically requiring the time limit of the condition placed on the original approval to be increased and application 153171 requiring further time for the security compound and weighbridge to remain on the site.
2. Application 153171 specifically relates to the retention of the security compound, store and landfill weighbridge for the duration of the landfill operation. As such, it is considered necessary to re-word the condition to allow this to happen, but to cease at the end of operations on the site as a whole (i.e. after restoration).
3. The site is within the Green Belt and designated countryside but is recognised in the Local Plan as a major existing development site in the Green Belt. The use of the site is well established since being mined for mineral extraction from 1947 as part of the approval of an interim development order. In 1994, an application for the site to be used as landfill was allowed at an appeal stage subject to a significant number of conditions which commenced in 1999. Some of these conditions were contested in 2004 and this was part allowed and part dismissed at an appeal stage. Two further applications were made in 2008 to change further conditions and these were both approved. Other applications have been made on the site but relate to working practices or the installation of new equipment and are therefore not directly relevant to this application.

Principle of Development:

4. The principle of development was established through the granting of planning permission for landfill operations and in essence, this cannot be revisited. However, it should be acknowledged that planning policies have changed since the original application and in particular national policies such as the National Planning Policy Framework (NPPF) and the National Planning Policy for Waste (NPPW) have come into existence. Furthermore, local planning policies have changed including the adoption of the Core Strategy and Managing Development Delivery Local Plan.
5. Through policies CP1 and CP3, the Core Strategy aims to provide sustainable development that is appropriate for the area. Although not specifically aimed at minerals and local waste, both policies seek environmental improvements and that impacts on local residents' amenity are minimised and mitigated against.

6. For applications within the Green Belt, policies CP12 of the Core Strategy and TB01 of the Managing Development Delivery Local Plan aim to limit development and maintain openness in the Green Belt. Specifically relating to the proposal site, policy TB03 of the MDD Local Plan states:
 - a. The Star Brick and Tile Works, Knowl Hill is identified as a major existing developed site in the Green Belt and is defined on the Policies Map.
 - b. Within the defined development envelope of the Star Brick & Tile works, the principle of limited infilling or the partial or complete redevelopment of the site will only be acceptable where it would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
7. This is consistent with bullet point 6 of paragraph 89 of the NPPF which relates to exceptions to harmful development within the green belt. Paragraph 3.8 of policy TB03 states that '*the Council will accept the principle of re-use, redevelopment or limited infilling, subject to relevant policies and site specific considerations*'. Therefore, the appropriateness of the proposed retention of structures is dependent on there being no greater harmful impact to the openness of the Green Belt – and the purpose of including land within the Green Belt – than the existing development. It is understood that there is to be no additional installation or erection of structures – rather existing structures are to be retained and therefore it is considered that there would be no additional impact to the openness of the Green Belt.

Business Need:

8. The retention of the facilities on the site is as a result of the requirement to continue landfilling operations. The business need of this is explored in application 153172 however Grundon have submitted a business case for continuing landfill for both applications. Whilst landfill operations could technically continue without the weighbridge, security compound and store, these elements obviously help with the running of the site and understanding of how much landfill has been deposited. As a result, there is a clear business need for the continuation of these elements if landfill operations continue. It should be noted however that the condition, whether original or reworded, requires the use to cease on completion of the site. In other words, the weighbridge, security compound and store must be removed once operations have stopped; regardless if that is in 2016 or 2018 for example.

Character of the Area:

9. The site is an active landfill site and therefore already has a distinct appearance and impact on the area. Whilst the site is within the Green Belt and in designated countryside, it nonetheless was considered acceptable in character terms when determined at appeal. Part of the reason for this was the restoration of the site once landfill operations had ceased and in order to achieve this, the Inspector placed conditions on the original permission relating to the restoration of the land.
10. In respect of the weighbridge, security compound and store, these are also bound by condition to be removed following cessation of operations on the site.

Given that they have an established impact on the character of the area, and this would not change as a result of the proposal, it is considered acceptable to further the time in which they are on site. Grundon have put forward an additional three years for landfill operations and although it would be a further six months after this that they would have to be removed by, three and a half years is not considered an undue delay when put into the context of the duration of the site as a whole. As such, no harmful impact on the character of the area and the Green Belt is considered to occur by allowing the proposal.

Residential Amenity:

11. There are properties on Star Lane in both Wokingham and Windsor and Maidenhead Boroughs which are impacted by the landfill operations as well as properties on Canhurst Lane which is entirely within Wokingham Borough. It should also be noted the former Seven Stars Pub, to the east along the A4 and in Windsor and Maidenhead Borough, is being converted into residential units. The actual landfill operations take place to the north and north west of these properties with the other elements of the site (e.g. weighbridge, security compound) being located closer to the properties on Star Lane.
12. With regards to the weighbridge, security compound and store, it is considered these are of a sufficient distance from neighbouring properties to mitigate any impact on residential amenity in terms of overlooking, overbearing and a loss of light. Furthermore, noise and disruption arising from these elements is not considered to be sufficiently harmful to warrant refusing the application. Clearly they were considered to be acceptable by being allowed and a condition is in place to require their removal. Whilst it is acknowledged this would continue for additional time beyond what was originally agreed the elements are important in ensuring the safe and efficient use of the site and this is considered to outweigh the impact of continuing their use.

Access and Movement:

13. Although some aspects of the proposal are involved in the highway movements associated with the site, these are as a result of the use of the site instead of the components of the proposal. As such, the continued use of the site for the weighbridge, security compound and store would not in itself result in any additional highway movements. Although it could be argued this would be above the original level of movements, the conditions restricting vehicle movements would still be in place and therefore no harmful impact would occur.

Landscape and Trees:

14. Given the established impact of the site, it is considered no significant additional harm would arise as a result of retaining the weighbridge, security compound or store. Allowing the retention of these facilities would mean the site could be run more efficiently and therefore allow a quicker resolution. As such, and although indirectly, this would lead to a betterment in terms of the overall landscape character.

Ecology:

15. Given the established impact of the site, it is considered no significant additional harm would arise as a result of retaining the weighbridge, security compound or store. Allowing the retention of these facilities would mean the site could be run more efficiently and therefore allow a quicker resolution. As such, and although indirectly, this would lead to a betterment in terms of ecology.

CONCLUSION

The retention of the weighbridge, security compound and store would not lead to any additional impacts on the site other than being there for longer than originally planned. However, they clearly already have an established impact and this would not change in terms of the openness of the Green Belt or residential amenity. A business need is also apparent as the elements to be retained would help in running the site more efficiently than if they were not present. As such, the proposal is considered to accord with local and national planning policy and is therefore recommended for approval.

CONTACT DETAILS

Service	Telephone	Email
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk



Royal County of
BERKSHIRE

153171

TOWN & COUNTRY PLANNING ACT 1990

NOTICE OF THE APPROVAL OF DETAILS

THE APPLICANT	S Grundon (Waste) Ltd. Goulds Grove Ewelme Wallingford Oxfordshire OX10 6PJ
PERMISSION NUMBER	344446
DATE OF PERMISSION	29 May 1997
DEVELOPMENT	Erection of a security compound, skip/container store, aggregate store and vehicle park, Star Works, Star lane, Knowl Hill, Berkshire

THE COUNTY COUNCIL of the ROYAL COUNTY OF BERKSHIRE the County Planning Authority hereby APPROVES the revised location of the weighbridge, office, fuel tank and aggregate store and the details of the weighbridge office and mess room submitted pursuant to Condition 7 of the permission referred to above, in accordance with the details in your letters dated 10 June 1997 and 3 June 1997 submitted and shown on plans numbered 015/P/008 Rev. C. and 015/P/009.

The approved details are subject to the same conditions issued with the Notice of Permission No. 344446 dated 29 May 1997.

Except aforesaid any permission granted is subject to due compliance with the Building Regulations and general statutory provisions in force in the district.

Dated 28 July 1997

County Environment Officer

STAR WORKS, KNOWL HILL

PLANNING PERMISSION 344446

FIRST SCHEDULE

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Pursuant to Section 90 of the Town & Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the following submitted documents and plans:

- i) Application form dated 7 April 1995
- ii) Supporting statement
- iii) Letters from Grundon Estates Office dated 6 April 1995; 1 May 1995, 7 July 1995, 19 July 1995 and 1 May 1997
- iv) The following drawings and plans:

Site Plan	015/P/15
Location Plan	015/P/008 B
Fence details	015/P/16
Fuel Tank details	015/P/19
Portacabin Office details	015/P/18
Security Compound Planning Proposals	778/50,

the details of which are approved except as amended by the following conditions.

Reason: To ensure the satisfactory operation of the site in accordance with the submitted information.

3. The use of the site as a security compound, skip container store, aggregate store and vehicle park shall cease on completion of the Knowl Hill landfill site (permitted by planning permission 340429 & 426466) or not later than 17 years from the date upon which deposit operations commence, whichever is the sooner.

Reason: To restrict the period of operations in the interest of amenity and in accordance with the application.

4. Within six months of the date of the cessation of the uses hereby permitted all the weighbridge office, skip container store, aggregate store and vehicle park, the security fence, concrete hardstanding and haul roads must all be removed.

Reason: To ensure the satisfactory restoration of the site.

5. There shall be no more than 60 skips/containers stored on the site of which no more than 20 skips/containers shall have a volume greater than 2 cubic metres.

Reason: In order to protect the amenity of the area.

6. Only sand extracted from the site at Knowl Hill shall be stored and sold from the site. No sand or aggregate shall be imported to the site.

Reason: In accordance with the application and in the interests of amenity.

7. Details of the weighbridge office shall be submitted to, and approved by, the County Planning Authority. The weighbridge office shall be constructed in accordance with the approved details. Within one month of the completion of the weighbridge office the temporary portacabin hereby approved shall be removed.

Reason: In accordance with the application and in the interests of amenity.

8. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting the Order), no caravans or building other than those hereby approved shall be stationed on the site.

Reason: In order to retain planning control over the operations.

9. The total combined number of heavy goods vehicle movements importing waste and soils, movement of skips and exporting minerals from the Knowl Hill complex shall not exceed 90 movements in any one day, of which not more than 48 movements shall relate to the movement of skips and import of waste and soils.

Reason: In the interests of highway safety.

10. No skips shall be moved, no machinery operated, nor shall any work be undertaken in connection with the movement of soil, extraction of minerals, receipt, dispatch or movement of waste and soil transporting vehicles, maintenance of plant, or subsequent restoration except between the following hours:

07.00 - 18.00 Monday to Friday

07.00 - 13.00 Saturdays,

and no such operations or work shall take place on Sundays, Bank or Public Holidays without the prior written approval of the County Planning Authority.

Reason: In the interests of amenity.

11. Except where vehicle failure renders it impracticable, all maintenance of waste disposal vehicles and skip vehicles shall be undertaken off site.

Reason: To protect the amenity of the area.

12. No transporting vehicles shall use the route of Wargrave Public Footpath 41; all vehicles and machinery to and from the working areas shall use the haul routes previously approved by the County Planning Authority.

Reason: To protect the amenity of the footpaths, and to retain planning control over the operations.

13. All skips carrying waste materials to the site shall be sheeted.

Reason: In the interests of highway safety.

14. The concrete base of the security compound, and the line of the fence shall not extend further than 28 m. from the haul road. The area used for a skip compound shall be limited to the area shown on plan no. 015/P/008/B.

Reason: In accordance with the application.

15. Within the first planting season following the implementation of this planning permission the landscape planting shown on plan no. 778/50A shall be undertaken.

Reason: In order to ensure the development is adequately screened and in the interests of amenity.

16. The landscape planting shall be maintained for the length of life of the permission. Any plants which within five years of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing with the County Planning Authority.

Reason: In the interests of amenity of the local area and to ensure the development is adequately screened.

17. Within six months of the date of this permission a restoration scheme for the site to woodland shall be submitted for approval to the County Planning Authority. The approved scheme shall be implemented within one year of the cessation of the uses hereby permitted.

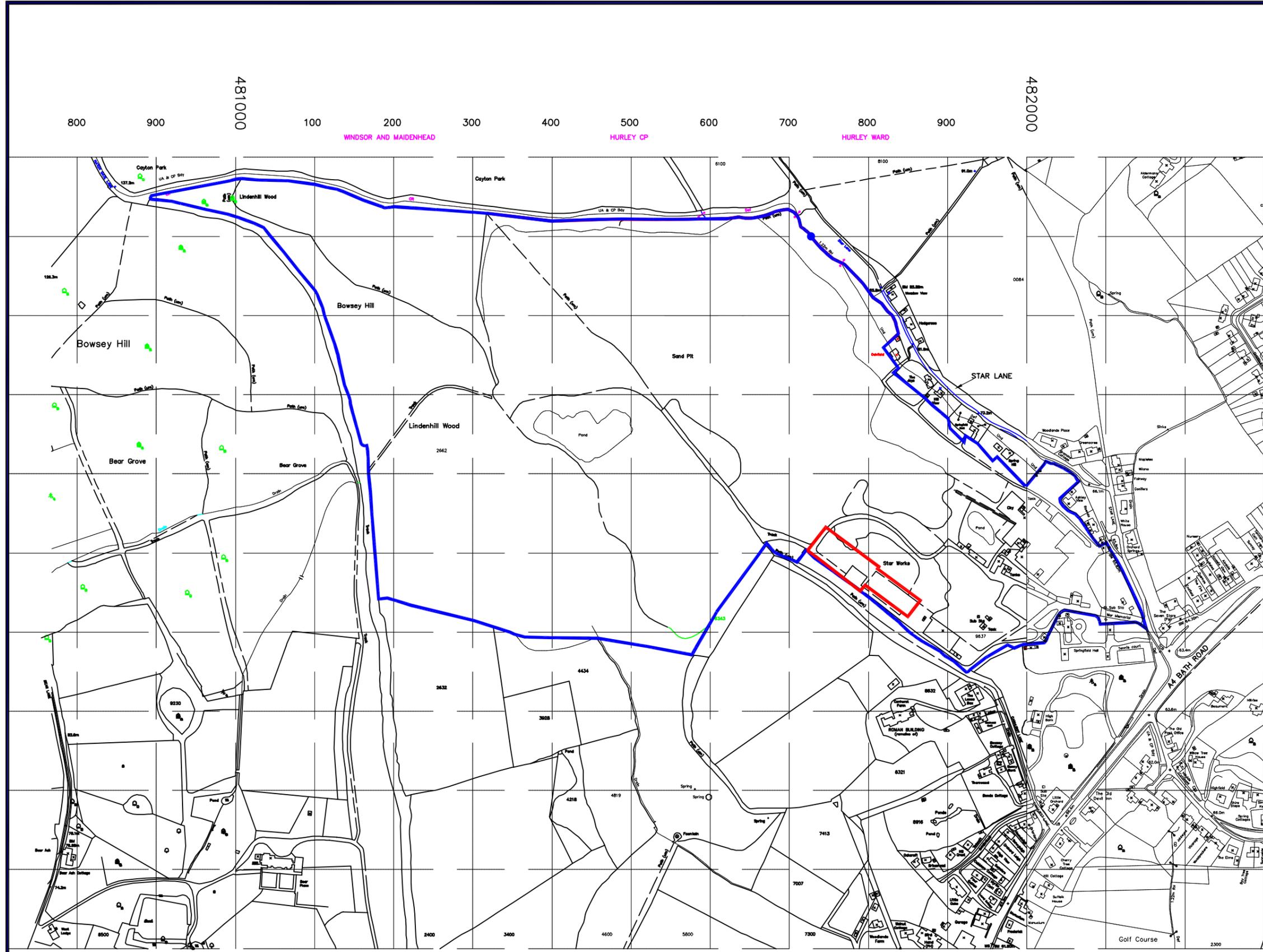
Reason: In order to ensure the satisfactory restoration of the site.

18. Trees, shrubs and hedges planted in accordance with the woodland planting scheme, required by Condition 17, shall be maintained for a period of 5 years following their planting. Any plants which within 5 years of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing with the County Planning Authority.

Reason: In order to ensure the satisfactory restoration of the site.

19. All planting work shall be carried out in accordance with recommendations of British Standards BS4428, 1989: "Recommendation for General Landscape Operations".

Reason: In order to ensure the satisfactory screening and restoration of the site.



KEY

- Application area (Consent no. 344446)
- Land in Grundon control



BASED ON THE ORDNANCE SURVEY MAP WITH PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE CROWN COPYRIGHT RESERVED LICENCE NO.AL100002082

NOTES



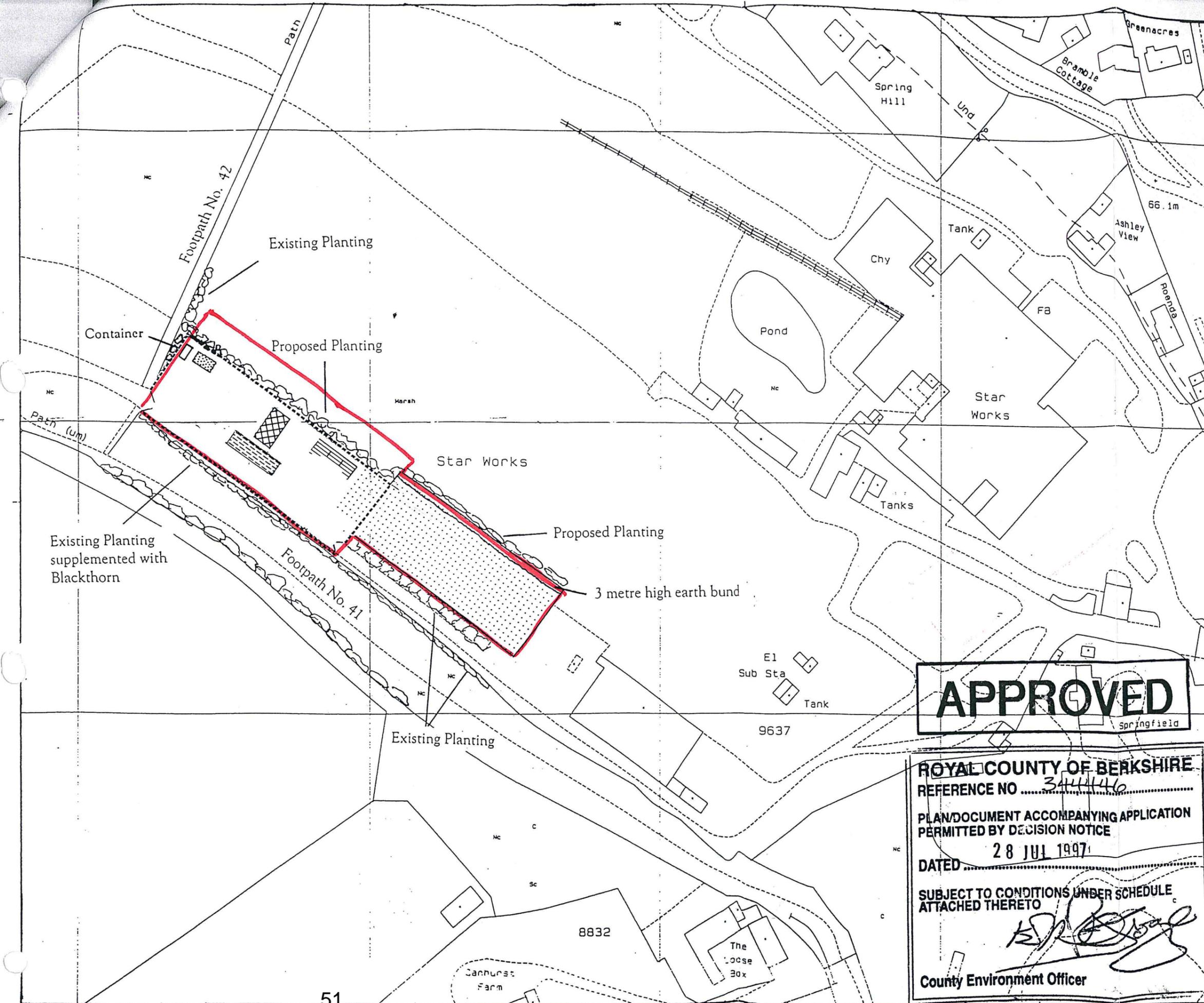
PROJECT
 STAR WORKS LANDFILL
 TITLE
 LOCATION PLAN (2)

SCALE 1:5000 @ A3	DATE Oct '15
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DRAWN BY VB	CHECKED BY
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DRAWING NO.
 DG/ES/KNO/LF04

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Note
All dimensions must be checked on site
and not scaled from this drawing

- Weighbridge
- Office/Messroom
- Aggregate Store
- Fuel Tank
- Security Fence
- Skip/Container & Vehicle Park

B	28.4.95	Earth Bund
A	5-1-93	Amended
	Date	Revision

© copyright
C 9.6.97 Layout Amended
MACANDREW DUNCAN

Client
GRUNDON

Job Title
**STAR WORKS
KNOWL HILL
BERKSHIRE**

APPROVED

ROYAL COUNTY OF BERKSHIRE
 REFERENCE NO 344446
 PLAN/DOCUMENT ACCOMPANYING APPLICATION
 PERMITTED BY DECISION NOTICE
 DATED 28 JUL 1997
 SUBJECT TO CONDITIONS UNDER SCHEDULE
 ATTACHED THERETO
 County Environment Officer

Drawing Title
**SECURITY COMPOUND,
AGGREGATES STORE,
SKIP/CONTAINER AND
VEHICLE PARK**

Scale 1:1250

Date 10.2.94 Drawn by

Org No	Rev
015/P/008	C

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From: [Marion Woods](#) on behalf of office@wargrave.org.uk
To: [Graham Vaughan](#); [Planning Enquiries](#)
Subject: Planning applications nos: 153171 and 153172, Star Works Landfill, Knowl Hill
Date: 19 January 2016 11:57:53
Importance: High

Thank you for the opportunity to comment on these applications.

The Parish Council has the following comments:

153171 – Star Works Landfill, Star Lane, Knowl Hill

Variation application to condition 3 of planning consent 344446 (dated 29 May 1997) to retain the security compound, store and landfill Weighbridge for the duration of the landfill operation.
Applicant: Miss Veronique Bensadou

NO OBJECTION. Note: the Council's comments relate to the pre-existing permissions.

153172 - Star Works Landfill, Star Lane, Knowl Hill

Variation application to condition 7 of planning consent 340429 (WBC) and 426466 (RBWM) (granted on appeal on 05/09/1994) in order to extend the time for the deposit of engineering/restoration materials (inert waste) from 17 years from the date upon which deposit operations commenced to 21 years, and to extend the time for the completion of the site's restoration from 19 years from the date upon which the deposit operations commenced to 22 years.
Applicant: Miss Veronique Bensadou

OBJECT. The extended impact upon the quality of the lives of local residents is considered unacceptable. Concerns exist at the lack of planning which appears evident from the late timing of this application to vary, and previous agreement to vary loads. This unacceptable situation should be drawn to a close and, therefore, the restoration works should be completed as originally agreed.

Regards,
Marion Woods

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Agenda Item 96.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
152725	20/08	Swallowfield	Swallowfield	Request of Committee

Applicant	Bellway Homes Ltd	Postcode	RG7 1QX
Location	Willow Tree Works, Swallowfield Street, Swallowfield		
Proposal	Application for submission of details to comply with the following conditions of planning consent F/2014/0940 (2/4/2015): 25. Details of disposal of sewage.		
Type	Discharge of Condition		
PS Category	N/A		
Officer	Justin Turvey		

FOR CONSIDERATION BY	Planning Committee on 3 rd February 2016
REPORT PREPARED BY	Head of Development Management & Regulatory Services

SUMMARY

Planning permission was issued in April 2015 for the demolition of existing buildings and erection of 38 dwellings, parking, landscaping, open space and infrastructure (F/2014/0940) on the Willow Tree Works site, Swallowfield. The permission included a number of conditions, including pre-commencement conditions, which required the approval of further details. It was agreed that relevant submissions relating to the approval of flooding and drainage conditions (22, 23, 24 and 25) should be brought to Committee for determination.

An application to approve Condition 25 has been submitted under application reference 152725, and Conditions 22, 23 and 24 under application reference 152659. The original submissions have been supplemented by the submission of additional information, which has been the subject of additional consultation with neighbours and consultees.

The Council's Drainage consultant has confirmed that the submitted details, including additional information, provided by the applicant is sufficient to enable the conditions relating to drainage to be approved. It is therefore recommended that Condition 25 is approved in accordance with the relevant submissions.

Once approved, the applicant would be required to carry out the development in accordance with these relevant details.

PLANNING STATUS

- Limited Development Location
- Great Crested Newt Consultation Zone
- SSSI 500m buffer
- Sand and Gravel
- Nuclear Consultation Zone

RECOMMENDATION

That Committee authorise the approval of planning condition 25 in accordance with the relevant submissions.

PLANNING HISTORY

152659	Application for submission of details to comply with the following conditions of planning consent F/2014/0940: 22. Construction programme for any SUDS measures; 23. Details of the Drainage System; 24. Details of the implementation, maintenance and management of the sustainable drainage scheme; 26. Travel Plan. Considered elsewhere on this agenda.
152096	Application for a non-material amendment for application F/2014/0940 regarding the development of 38 dwellings (Amendment relates to proposed substation). Approved 17/11/2015.
150199	Conditions application for submission of details to comply with the following conditions of planning consent F/2014/0940: 8 - Boundary Treatments. Pending.
150262	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 9 - Site Survey. Pending.
150258	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 4 - Scheme of Landscaping. Condition approved 17/12/2015.
152942	Application for submission of details to comply with following condition of planning consent F/2014/0940 (Dated 02/04/2015) 6 - Scheme which provides for the retention and protection of trees, shrubs and hedges. Condition approved 17/12/2015.
150207	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 21- Groundwater Monitoring. Condition approved 16/12/2015.
153141	Conditions application to discharge condition 27 - Project Community Liaison Group of permitted planning application F/2014/0940. Condition approved 16/12/2015.
150256	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 10 - Construction Method Statement. Condition approved 10/08/2015.
150219	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 12 - Secure and covered bicycle storage/parking facilities. Condition approved 10/08/2015.
150217	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 13 - Assessment of Harmful Materials. Condition approved 10/08/2015.
150213	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 16 - Programme of Archaeological Work. Condition approved 21/08/2015.
150210	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 17 - Employment Skills Plan. Condition approved 21/08/2015.
150261	Conditions application for submission of details to comply with the

	following condition of planning consent F/2014/0940: 20. Ecological Assessment. Condition approved 21/08/2015.
150133	Conditions application for submission of details to comply with the following conditions of planning consent F/2014/0940: 2 - Samples and details of materials. Condition approved 27/07/2015.
DEM/2015/1099	Application for demolition of all existing buildings on site (Prior Notification Application). Approved 22/05/2015
F/2014/0940	Proposed redevelopment of site to provide 38 dwellings including affordable housing. Hard and soft landscaping, open space, parking provision and associated infrastructure. Approved 02/04/2015.
F/2008/0308	Application for renewal of planning consent O/2003/0586 for a further 3 years for the extension to factory building residential development (14 dwellings) and ancillary development. Refused: 25/06/2008.
RM/2007/0882	Reserved Matters Application on Outline consent O/2003/0586 for the proposed erection of 14 x 2 bedroom dwellings with associated parking and access. Withdrawn 29/01/2009.
RM/2007/0881	Reserved Matters on Outline application O/2003/0586 for the erection of 14 x 2 bedroom dwellings with associated parking and access. Withdrawn 29/01/2009.
F/2006/9217	Proposed erection of 14 two bedroom dwellings with associated parking (Withdrawn 25/01/2007)
F/2005/3962	Proposed extension to factory buildings and ancillary works. Approved 29/04/2005.
O/2003/0586	Outline application for the extension to factory building residential development (14 dwellings) and ancillary development. Approved 13/04/2004.
O/2003/8931	Outline application for the proposed residential redevelopment (approximately 50 dwellings) of site with ancillary works and replacement factory building. Refused 26/08/2003..

SUMMARY INFORMATION

Site Area	2.6ha (1.34ha within settlement boundary)
Existing residential units	0
Proposed units	38 (approved under F/2014/0940)
Existing use	Cleared site, formerly mixed B1/B2/B8
Existing parking spaces	N/A
Proposed parking spaces	113
Public open space	Circa 1ha

CONSULTATION RESPONSES

WBC Drainage	No objection.
Local Members	No comments received.
Swallowfield Parish Council	Agree with comments of Swallowfield Flood Resilience Group and wish to highlight flooding and groundwater problems around the site. Conditions require appropriate measures to mitigate flood risk during construction; it is essential that WBC ensure the conditions are met in full.

REPRESENTATIONS

Four letters of objection received relating to the original application submissions (Officer note: The comments received largely relate to application 152659 considered elsewhere on this agenda):

- Agree with comments of Swallowfield Flood Resilience Group.
- Development will exacerbate flood risk (Officer note: planning permission has been granted for the development and the consultation relates to conditions pursuant to that consent to ensure that flood risk is not exacerbated).
- Temporary drainage during construction has not yet been agreed (See paragraph 9 of Committee Report for 152659).
- Reliance on existing drainage (See paragraphs 11 and 12 of Committee Report for 152659)
- Mitigation of flood risk during construction as required by Condition 23 has not been adequately addressed (See paragraph 9 of Committee Report for 152659)
- Swale design under Condition 23 must be reviewed (See paragraph 13 of Committee Report for 152659).

A reconsultation exercise was carried out following the receipt of additional information. No comments have been received relating specifically to this application.

Comments received from Swallowfield Flood Resilience Group (SFRG) relating to the original application submissions:

- Mitigation of flood risk during construction as required by Condition 23 has not been adequately addressed. Works undertaken on site have damaged existing site drainage (See paragraph 9 of Committee Report for 152659).
- Provision of drainage design is partly dependent on boundary design under condition 8 and the details submitted under this condition are not acceptable (Officer note: details pursuant to Condition 8 are currently under consideration under application 150199 and are subject to revision).
- Groundwater conditions have not been adequately taken into account – the drains will be full at times of flood risk, impacting upon their ability to respond to peak rainfall (See paragraph 11 of Committee Report for 152659).

APPLICANTS POINTS

- The submissions are sufficient to enable the planning conditions to be approved.
- Additional information has been submitted following requests from the Council's drainage consultant.

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
	NPPG	National Planning Policy Guidance
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP9	Scale and Location of Development Proposals
	CP11	Development Outside Settlement Limits

Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC09	Development and Flood Risk
	CC10	Sustainable Drainage
Other Documents	SPD	Swallowfield Village Design Statement

PLANNING ISSUES

Description of Development:

1. In April 2015, Committee resolved to grant planning permission for the demolition of existing buildings and erection of 38 dwellings, parking, landscaping, open space and infrastructure (F/2014/0940) at the Willow Tree Works site, Swallowfield. Planning permission was issued on 02/04/2015 and included a number of conditions, including pre-commencement conditions, which required the approval of further details. It was agreed that relevant submissions relating to the approval of flooding and drainage conditions (22, 23, 24 and 25) should be brought to Committee for determination.
2. Since permission was granted, the application has submitted details pursuant to a number of planning conditions. The following conditions have been approved in accordance with the relevant submissions:

CONDITION NO.	REQUIREMENT	APPROVAL DATE
2	Details of materials	27/07/2015
4	Details of landscaping	17/12/2015
6	Details of tree protection	17/12/2015
10	Construction Method Statement	10/08/2015
12	Details of cycle parking	10/08/2015
13	Assessment of contamination	10/08/2015
16	Programme of archaeological work	21/08/2015
17	Employment Skills Programme	10/08/2015
20	Ecological assessment	21/08/2015
21	Groundwater monitoring	16/12/2015
27	Community Liaison Group	16/12/2015

3. Further details have been submitted pursuant to the following planning conditions for approval, and are waiting for further information to be submitted for consideration:

CONDITION NO.	REQUIREMENT	APPROVAL DATE
8	Details of boundary treatments	Pending
9	Details of finished site and floor levels	Pending

4. The developer has also submitted applications for the approval of details relating to drainage and flood mitigation. Condition 25 has been submitted under application reference 152725 and Conditions 22, 23, 24 and 26 have been

submitted under application reference 152659. The original submissions have been supplemented by the submission of additional information, which has been the subject of additional consultation with neighbours and consultees. Consideration of the submissions relating to these conditions is provided below:

Condition 25: Details of disposal of sewage:

5. Condition 25 requires that:

None of the dwellings shall be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the local planning authority in consultation with the drainage authority.

Reason: To ensure that drainage measures are managed and maintained appropriately.

6. The applicant has submitted technical drawings as well as written confirmation from Thames Water that the technical approval for the elements of the scheme to be adopted Thames Water are acceptable. This is considered to satisfy the requirement of the condition, and the condition is recommended to be approved in accordance with the applicant’s submissions.

CONCLUSION

Planning permission was issued in April 2015 for the demolition of existing buildings and erection of 38 dwellings, parking, landscaping, open space and infrastructure (F/2014/0940) on the Willow Tree Works site, Swallowfield. The permission included a number of conditions, including pre-commencement conditions, which required the approval of further details. It was agreed that relevant submissions relating to the approval of flooding and drainage conditions (22, 23, 24 and 25) should be brought to Committee for determination.

An application to approve Condition 25 has been submitted under application reference 152725, and Conditions 22, 23 and 24 under application reference 152659. The original submissions have been supplemented by the submission of additional information, which has been the subject of additional consultation with neighbours and consultees.

The Council’s Drainage consultant has confirmed that the submitted details, including additional information, provided by the applicant is sufficient to enable the conditions relating to drainage to be approved. It is therefore recommended that Condition 25 is approved in accordance with the relevant submissions.

Once approved, the applicant would be required to carry out the development in accordance with these relevant details.

CONTACT DETAILS

Service	Telephone	Email
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk

Your Ref: 152725

Our Ref: 70006354

15 January 2016

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Dear Madam/Sir,

Subject: Application 152725 – Willow Tree Works, Swallowfield: Review of Flood Risk and Drainage Information

Please find below a summary of our findings and recommendations following a review of the drainage and flood risk information submitted in support of Application Number 152725.

The applicant has submitted the above application with a view to discharging Condition 25 of Planning Application F/2014/0940. Condition 25 states:

'None of the dwellings shall be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the local planning authority in consultation with the drainage authority.'

The following information has been consulted as part of this review:

- Decision Notice (Ref: F/2014/0940; Date: 02 April 2015);
- Flood Risk Assessment (Ref: 13-225-01; Date: September 2014);
- Foul and Surface Water Drainage Layout (Ref: 31445/003 T7; Date: 11 September 2015);
- Email correspondence with Thames Water (Ref: S104 Willow Tree Way Swallowfield IR1013047907; Date: 23 October 2015 09:41); and
- Section 104 Agreement Plan (Ref: 31445/016 T1; Date: 03 July 2015)

The email correspondence between Thames Water and the applicant (dated 23 October 2015) confirms that Thames Water's technical approval has been achieved for those elements of the development's drainage system that are to be adopted by Thames Water.

The email refers to Drawing 31445/016 T1 which has been reviewed by WSP | Parsons Brinckerhoff.

Consequently we can recommend that Condition 25 be discharged.

Yours sincerely,

Stephen Riley
Associate Director



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Agenda Item 97.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
152659	21/08	Swallowfield	Swallowfield	Request of Committee

Applicant	Bellway Homes Ltd	Postcode	RG7 1QX
Location	Willow Tree Works, Swallowfield Street, Swallowfield		
Proposal	Application for submission of details to comply with the following conditions of planning consent F/2014/0940 (2/4/2015): 22. Construction programme for any SUDS measures. 23. Details of the Drainage System. 24. Details of the implementation, maintenance and management of the sustainable drainage scheme. 26. Travel Plan.		
Type	Discharge of Condition		
PS Category	N/A		
Officer	Justin Turvey		

SUMMARY

Planning permission was issued in April 2015 for the demolition of existing buildings and erection of 38 dwellings, parking, landscaping, open space and infrastructure (F/2014/0940) on the Willow Tree Works site, Swallowfield. The permission included a number of conditions, including pre-commencement conditions, which required the approval of further details. It was agreed that relevant submissions relating to the approval of flooding and drainage conditions (22, 23, 24 and 25) should be brought to Committee for determination.

An application to approve Conditions 22, 23 and 24 (and also 26 which is not being considered by Committee) have been submitted under application reference 152659. An application to approve Condition 25, under application reference 152725, is considered elsewhere on the agenda. The original submissions have been supplemented by the submission of a significant amount of additional information, which has been the subject of additional consultation with neighbours and consultees.

- Condition 22 (Construction Programme for any SUDS Measures) - The Council's Drainage consultant advises that the condition can be approved in accordance with the approved submissions. The applicant will need to comply with the requirements of the condition.
- Condition 23 (Details of the Drainage System) - The Council's Drainage consultant advises that the submissions, supplemented by additional information, provide the required information relating to the drainage system and are sufficient to enable the condition to be approved, although updated modelling will be provided prior to committee in relation to the fourth bullet point of the condition. The applicant will need to comply with the submitted details under this condition.
- Condition 24 (Details of the Implementation, Maintenance and Management of the Sustainable Drainage Scheme) - The Council's Drainage consultant advises that the condition can be approved in accordance with the approved submissions. The applicant will need to comply with the requirements of the condition.

The Council's Drainage consultant has confirmed that the submitted details, including a

significant amount of additional information, provided by the applicant is sufficient to enable the conditions relating to drainage to be approved. It is therefore recommended that Conditions 22, 23 and 24 are approved in accordance with the relevant submissions (subject to the receipt of updated modelling in relation to bullet point 4 of Condition 23).

Once approved, the applicant would be required to carry out the development in accordance with these approved details.

PLANNING STATUS

- Limited Development Location
- Great Crested Newt Consultation Zone
- SSSI 500m buffer
- Sand and Gravel
- Nuclear Consultation Zone

RECOMMENDATION

- **That, subject to the receipt of additional modelling information in respect of bullet point 4 of Condition 23, Committee authorise the approval of planning conditions 22, 23 and 24 in accordance with the relevant submissions.**

(For clarity, Condition 26, which was also submitted under reference 152659, relates to a Travel Plan rather than drainage matters, and is not for consideration by Committee)

PLANNING HISTORY

152725	Application for submission of details to comply with the following conditions of planning consent F/2014/0940: 25. Details of disposal of sewage. Considered elsewhere on this agenda.
152096	Application for a non-material amendment for application F/2014/0940 regarding the development of 38 dwellings (Amendment relates to proposed substation). Approved 17/11/2015.
150199	Conditions application for submission of details to comply with the following conditions of planning consent F/2014/0940: 8 - Boundary Treatments. Pending.
150262	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 9 - Site Survey. Pending.
150258	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 4 - Scheme of Landscaping. Condition approved 17/12/2015.
152942	Application for submission of details to comply with following condition of planning consent F/2014/0940 (Dated 02/04/2015) 6 - Scheme which provides for the retention and protection of trees, shrubs and hedges. Condition approved 17/12/2015.
150207	Conditions application for submission of details to comply with the

	following condition of planning consent F/2014/0940: 21- Groundwater Monitoring. Condition approved 16/12/2015.
153141	Conditions application to discharge condition 27 - Project Community Liaison Group of permitted planning application F/2014/0940. Condition approved 16/12/2015.
150256	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 10 - Construction Method Statement. Condition approved 10/08/2015.
150219	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 12 - Secure and covered bicycle storage/parking facilities. Condition approved 10/08/2015.
150217	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 13 - Assessment of Harmful Materials. Condition approved 10/08/2015.
150213	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 16 - Programme of Archaeological Work. Condition approved 21/08/2015.
150210	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 17 - Employment Skills Plan. Condition approved 21/08/2015.
150261	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 20. Ecological Assessment. Condition approved 21/08/2015.
150133	Conditions application for submission of details to comply with the following conditions of planning consent F/2014/0940: 2 - Samples and details of materials. Condition approved 27/07/2015.
DEM/2015/1099	Application for demolition of all existing buildings on site (Prior Notification Application). Approved 22/05/2015
F/2014/0940	Proposed redevelopment of site to provide 38 dwellings including affordable housing. Hard and soft landscaping, open space, parking provision and associated infrastructure. Approved 02/04/2015.
F/2008/0308	Application for renewal of planning consent O/2003/0586 for a further 3 years for the extension to factory building residential development (14 dwellings) and ancillary development. Refused: 25/06/2008.
RM/2007/0882	Reserved Matters Application on Outline consent O/2003/0586 for the proposed erection of 14 x 2 bedroom dwellings with associated parking and access. Withdrawn 29/01/2009.
RM/2007/0881	Reserved Matters on Outline application O/2003/0586 for the erection of 14 x 2 bedroom dwellings with associated parking and access. Withdrawn 29/01/2009.
F/2006/9217	Proposed erection of 14 two bedroom dwellings with associated parking (Withdrawn 25/01/2007)
F/2005/3962	Proposed extension to factory buildings and ancillary works. Approved 29/04/2005.
O/2003/0586	Outline application for the extension to factory building residential development (14 dwellings) and ancillary development. Approved 13/04/2004.
O/2003/8931	Outline application for the proposed residential redevelopment (approximately 50 dwellings) of site with ancillary works and replacement factory building. Refused 26/08/2003..

SUMMARY INFORMATION

Site Area	2.6ha (1.34ha within settlement boundary)
Existing residential units	0
Proposed units	38 (approved under F/2014/0940)
Existing use	Cleared site, formerly mixed B1/B2/B8
Existing parking spaces	N/A
Proposed parking spaces	113
Public open space	Circa 1ha

CONSULTATION RESPONSES

WBC Drainage	No objection.
Local Members	No comments received.
Swallowfield Parish Council	Agree with comments of Swallowfield Flood Resilience Group and wish to highlight flooding and groundwater problems around the site. Conditions require appropriate measures to mitigate flood risk during construction; it is essential that WBC ensure the conditions are met in full.

REPRESENTATIONS

Four letters of objection received relating to the original application submissions:

- Agree with comments of Swallowfield Flood Resilience Group.
- Development will exacerbate flood risk (Officer note: planning permission has been granted for the development and the consultation relates to conditions pursuant to that consent to ensure that flood risk is not exacerbated).
- Temporary drainage during construction has not yet been agreed (See paragraph 9).
- Reliance on existing drainage (See paragraphs 11 and 12)
- Mitigation of flood risk during construction as required by Condition 23 has not been adequately addressed (See paragraph 9)
- Swale design under Condition 23 must be reviewed (See paragraph 13).

A reconsultation exercise was carried out following the receipt of additional information. One further objection was received on the basis that the proposed drainage does not take into account extreme events where pipes could surcharge (See paragraphs 11, 12 and 13).

Comments received from Swallowfield Flood Resilience Group (SFRG) relating to the original application submissions:

- Mitigation of flood risk during construction as required by Condition 23 has not been adequately addressed. Works undertaken on site have damaged existing site drainage (See paragraph 9).
- Provision of drainage design is partly dependent on boundary design under condition 8 and the details submitted under this condition are not acceptable (Officer note: details pursuant to Condition 8 are currently under consideration under application 150199 and are subject to revision following the amendments to this application).
- Groundwater conditions have not been adequately taken into account – the drains will be full at times of flood risk, impacting upon their ability to respond to

peak rainfall (See paragraph 11).

APPLICANTS POINTS

- The submissions are sufficient to enable the planning conditions to be approved.
- Additional information has been submitted following requests from the Council's drainage consultant.

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
	NPPG	National Planning Policy Guidance
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP9	Scale and Location of Development Proposals
	CP11	Development Outside Settlement Limits
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC09	Development and Flood Risk
	CC10	Sustainable Drainage
Other Documents	SPD	Swallowfield Village Design Statement

PLANNING ISSUES

Description of Development:

1. In April 2015, Committee resolved to grant planning permission for the demolition of existing buildings and erection of 38 dwellings, parking, landscaping, open space and infrastructure (F/2014/0940) at the Willow Tree Works site, Swallowfield. Planning permission was issued on 02/04/2015 and included a number of conditions, including pre-commencement conditions, which required the approval of further details. It was agreed that relevant submissions relating to the approval of flooding and drainage conditions (22, 23, 24 and 25) should be brought to Committee for determination.
2. Since permission was granted, the applicant has submitted details pursuant to a number of planning conditions. The following conditions have been approved in accordance with the approved submissions:

CONDITION NO.	REQUIREMENT	APPROVAL DATE
2	Details of materials	27/07/2015
4	Details of landscaping	17/12/2015
6	Details of tree protection	17/12/2015
10	Construction Method Statement	10/08/2015
12	Details of cycle parking	10/08/2015

13	Assessment of contamination	10/08/2015
16	Programme of archaeological work	21/08/2015
17	Employment Skills Programme	10/08/2015
20	Ecological assessment	21/08/2015
21	Groundwater monitoring	16/12/2015
27	Community Liaison Group	16/12/2015

3. Further details have been submitted pursuant to the following planning conditions for approval, and are waiting for further information to be submitted for consideration:

CONDITION NO.	REQUIREMENT	APPROVAL DATE
8	Details of boundary treatments	Pending
9	Details of finished site and floor levels	Pending

4. The developer has also submitted applications for the approval of details relating to drainage and flood mitigation. Conditions 22, 23, 24 and 26 have been submitted under application reference 152659 (Condition 26 relates to a Travel Plan and is not for consideration by Committee). Condition 25 has been submitted under application reference 152725 and is considered elsewhere on this agenda. The original submissions have been supplemented by the submission of a significant amount of additional information, which has been the subject of additional consultation with neighbours and consultees. Consideration of the submissions relating to these conditions is provided below:

Condition 22 - Construction Programme for any SUDS Measures:

5. Condition 22 requires that:

The Local Authority shall be notified of the construction programme for any SUDS measures which are to be constructed within Private Gardens, prior to the associated residence being sold.

Reason: To allow the Local Authority to designate these as Flood Defence Structures under the Floods and Water Management Act, and ensure that the necessary registration of the Local Land charge at the time of designation is completed prior to the sale of the property.

6. SuDS features (filter drains with perforated pipes) are proposed in the gardens of plots 35 – 38. The applicant has proposed to notify the Council within 60 days of these plots being sold to satisfy this condition. However, housing plots are often sold well before occupation, and the Council can only designate the SuDS features as Flood Defence Structures once the features have been constructed. In order to make purchasers aware of the fact that there is drainage in their gardens that the Council intend to designate as Flood Defence Structures, the applicant has agreed to write a covenant into the deeds of these properties to ensure the SuDS features are retained, maintained and operated as intended. The wording of the deed has been submitted to the Council for approval. The applicant has confirmed that implementation of other SuDS features will commence once the storage pond and swale has been completed, and that works to implement the drainage scheme began in October, with the filter drains

completed by mid-February, and overall construction expected to take 14 months.

7. This details are considered to satisfy the aim of the condition, and the condition is recommended to be approved in accordance with the applicant's submissions. If approved, the applicant will need to comply with the approved submissions.

Condition 23 - Details of the Drainage System:

8. Condition 23 requires that:

The development shall be delivered in accordance with the approved FRA and supplementary Flood Flow hydraulic analysis detailed/ documented in the Odyssey Markides Technical Note dated 6th February 2015.

No development shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. These shall include:

- Full details of all phasing and/or measures proposed to mitigate risks of flooding and/or pollution incidents arising to receiving watercourses/bodies or neighbouring development throughout construction.
- Demonstration of where and how surface water attenuation and infiltration shall be provided across the site and that the attenuation features are adequately sized to serve the development (i.e. will not flood any of the proposed dwellings or neighbouring development) for all events up to the 1 in 100 year storm plus allowances for the effects of climate change, taking account of achievable discharge rates over the lifetime of the development.
- Demonstration that the design of the drainage system accounts for the likely impacts of local groundwater levels (including seasonal variation), climate change and changes in impermeable area, over the design life of the development.
- Demonstration that the proposed development will not exacerbate the risk of surface water flooding off-site for all surface water flood events up to and including the 1 in 100 year event.
- Full details of all components of the proposed drainage system including source control, conveyance, storage, flow control and discharge. Details shall include dimension, locations, reference to storm simulation files, gradients, invert and cover levels and drawings as appropriate. This shall be identified for all catchments.
- Full details of water quality treatment components of the proposed drainage strategy. Details of component(s) including type, dimension, locations, capacity, maintenance requirements and frequency, gradients, invert and cover levels and drawings as appropriate. This shall be identified for all catchments.
- Full details of the maintenance and/or adoption proposals /agreements for the development covering every aspect of the proposed drainage system including a schedule of inspections and issue of an annual inspection report.

Reason: To ensure that drainage measures are designed appropriately.

9. In relation to the first bullet point (details of phasing and measures to mitigate flood risk during construction) the applicant has confirmed that the works are to be carried out in one phase. A plan has been submitted to show the extent of measures to mitigate flood risk undertaken so far (a regraded ditch along the eastern boundary and drainage network downstream to maintain the connection and flows from off-site) and those to be undertaken by the end of January, which involves a drainage ditch adjacent to the garden of plot 35, and 450mm diameter

pipe across the site to connect into the swale. This will accept flows from off site and the applicant points out that it would reduce flood risk to adjoining properties. The applicant has also been in regular discussions with surrounding neighbours whilst these works are carried out, and agreed measures such as a pump for use if required and a temporary drainage ditch. The applicant also points out that the filter drains in the gardens of plots 35-38 will also mitigate against flooding by intercepting overflows from adjoining land on the southern boundary. It is considered that the information submitted satisfies the requirements of the first bullet point.

10. The second bullet point requires the developer to demonstrate where and how surface water attenuation and infiltration will be provided across the site and that the attenuation features are adequately sized to serve the development. The submissions confirm that permeable paving, a pond, swale and drainage ditches are proposed. Detailed calculations submitted with the application confirm that the attenuation features are all designed to provide attenuation up to and including the 1 in 100 year storm + 30% allowance for climate change. Further details were requested by the Council's drainage consultant and the applicant submitted additional information to demonstrate that the development would not increase flood risk to surrounding properties or other properties downstream of the site. The Council's drainage consultant confirms that 'the revised information demonstrates that the proposed discharge rates from the site are in accordance with the approved Flood Risk Assessment as stipulated by Condition 23(b)' and therefore that the submissions satisfy the requirements of the second bullet point.
11. The third bullet point requires the developer to demonstrate that the drainage system accounts for the likely impacts of local groundwater levels, climate change and changes in impermeable area. The applicant has confirmed that the permeable paving and storage pond are lined and has provided analysis to demonstrate that the lining would not be adversely affected by groundwater levels (the swale would remain unlined and thereby allow ingress of groundwater into the underlying filter drain, which is considered to be preferable to lining the swale as it enables high groundwater levels to be drained via the proposed drainage system), and also points out that the total impermeable area of the site would reduce from 1.29ha to 0.86ha as a result of the development. The Council's drainage consultant confirms that 'the applicant has provided sufficient information to demonstrate that the performance of the proposed drainage system will not be compromised by the anticipated high groundwater levels' and therefore that the submissions are acceptable and satisfy the requirements of the third bullet point.
12. The fourth bullet point requires the developer to demonstrate that the proposed development will not exacerbate the risk of surface water flooding off-site for all surface water flooding including a 1 in 100 year event. Detailed calculations submitted with the application confirm that the attenuation features are all designed to provide attenuation up to and including the 1 in 100 year storm + 30% allowance for climate change and conclude that the development would not exacerbate the risk of surface water flooding off-site. Further to a request from the Council's drainage consultant, additional information has been submitted to support the selection of the off-site catchments used in the drainage calculations and the Council's consultant advises that 'a comparison of the peak flow rates presented to the proposed development from off-site and the capacities of the

proposed drainage networks to those presented in the approved hydraulic model indicate that the proposals are being delivered in accordance with Condition 23 (d).' The Council's drainage consultant has confirmed that the submissions show that the development would not exacerbate off-site flooding. Although conforming that they do not anticipate it will impact the proposal, the consultant does suggest that the hydraulic modelling is updated to be consistent with the additional information provided – the applicant has undertaken to update the modelling w/c 25th January and an update will be provided in the update sheet for Planning Committee.

13. The fifth bullet point requires full details of all components of the proposed drainage system. The submissions and additional supporting information confirm that surface water will be collected through permeable paving and pass through to the swale and drainage ditch. Surface water from roofs will be delivered to filter chambers then flow through the permeable paving sub base and on to the swale and drainage ditch. The Council's drainage consultant confirms that 'the revised information demonstrates that the proposed discharge rates from the site are in accordance with the approved Flood Risk Assessment as stipulated by Condition 23(e)' and therefore that the submissions satisfy the requirements of the fifth bullet point.
14. The sixth bullet point requires full details of water quality treatment components of the proposed drainage strategy. The submissions show that surface water is treated in filter drains, permeable paving and the swale. Contaminants are removed through filtration and in the storage pond by sedimentation. The Council's drainage consultant confirms that the submissions are acceptable and satisfies the requirements of the sixth bullet point.
15. The seventh bullet point requires full details of the maintenance and/or adoption proposals/agreements for the proposed drainage system. The applicant has confirmed that operation and maintenance of all SuDS and the drainage system will be undertaken in accordance with the submitted 'Willow Tree Way SuDS Management Plan R001 Rev 03'. Likewise the filter drains within the rear gardens of plots 35 – 38 and the piped surface water network within private land will be operated and maintained in accordance with the Plan. The applicant also confirms that Thames Water has agreed adoption of the foul water drainage network. In addition, the management company will be required to produce an annual inspection report of all aspects of SuDS which includes details of maintenance works carried out or required. It is considered that the information submitted satisfies the requirements of the seventh bullet point.
16. The proposals are considered to satisfy the requirements of the condition, and the condition is recommended to be approved in accordance with the applicant's submissions. If approved, the applicant will need to comply with the approved submissions.

Condition 24 - Details of the Implementation, Maintenance and Management of the Sustainable Drainage Scheme:

17. Condition 24 requires that:

No development shall take place until details of the implementation; maintenance

and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. This shall include details of how prospective owners will be informed of the presence of SUDS structures in their Deed of Sales and what measures will be incorporated to ensure that they are not modified in any way and are maintained in perpetuity. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- i. a timetable for its implementation, and
- ii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that drainage measures are managed and maintained appropriately.

18. As described above, SuDS features are proposed in the gardens of plots 35 – 38. The Council can only designate the SuDS features as Flood Defence Structures once the features have been constructed and so to make purchasers aware of the fact that there is drainage in their gardens that the Council intend to designate as Flood Defence Structures, the applicant has agreed to write a covenant into the deeds of these properties to ensure the SuDS features are retained, maintained and operated as intended. The wording of the deed has been submitted to the Council for approval. The deed will include applicable operation and maintenance information as outlined in the submitted PBA document 'Willow Tree Way SuDS Management Plan R001 Rev 03'.

19. In relation to point i of the condition, the applicant has confirmed that implementation of SuDS will commence once the storage pond and swale has been completed, and that works to implement the drainage scheme began in October, with an estimated duration of 14 months. In relation to point ii, the applicant confirms that the scheme will be managed and maintained by a management company in accordance with the submitted PBA document 'Willow Tree Way SuDS Management Plan R001 Rev 03'.

20. This proposal is considered to satisfy the requirements of the condition, and the condition is recommended to be approved in accordance with the applicant's submissions. If approved, the applicant will need to comply with the approved submissions.

CONCLUSION

Applications to approve Conditions 22, 23 and 24 (and also 26 which is not being considered by Committee) have been submitted under application reference 152659. An application to approve Condition 25 under application reference 152725 is considered elsewhere on the agenda. The original submissions have been supplemented by the submission of a significant amount of additional information, which has been the subject of additional consultation with neighbours and consultees.

- Condition 22 (Construction Programme for any SUDS Measures) - The Council's Drainage consultant advises that the condition can be approved in accordance with the approved submissions. The applicant will need to comply with the requirements of the condition.
- Condition 23 (Details of the Drainage System) - The Council's Drainage

consultant advises that the submissions, supplemented by additional information, provide the required information relating to the drainage system and are sufficient to enable the condition to be approved, although updated modelling will be provided prior to committee in relation to the fourth bullet point of the condition. The applicant will need to comply with the submitted details under this condition.

- Condition 24 (Details of the Implementation, Maintenance and Management of the Sustainable Drainage Scheme) - The Council's Drainage consultant advises that the condition can be approved in accordance with the approved submissions. The applicant will need to comply with the requirements of the condition.

The Council's Drainage consultant has confirmed that the submitted details, including a significant amount of additional information, provided by the applicant is sufficient to enable the conditions relating to drainage to be approved. It is therefore recommended that Conditions 22, 23 and 24 are approved in accordance with the relevant submissions (subject to the receipt of updated modelling in relation to bullet point 4 of Condition 23).

Once approved, the applicant would be required to carry out the development in accordance with these approved details.

CONTACT DETAILS

Service	Telephone	Email
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk

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Your Ref: 152659

Our Ref: SR/SK/70006354

Date: 19 January 2016

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Dear Madam/Sir,

Subject: Application 152659 – Willow Tree Works, Swallowfield: Review of Flood Risk and Drainage Information

Following our reviews of the supporting documentation submitted with the above application dated 02 December 2015 and 18 December 2015 the applicant has submitted additional information for consideration.

The following additional and updated information has been reviewed with a view to discharging Conditions 22, 23 and 24 of Planning Application F/2014/0940:

- Decision Notice (Ref: F/2014/0940; Date: 02/04/2015);
- Planning Conditions Response (Ref: 31445/TN001 C; Date: 12/01/2016);
- SuDS Management Plan (Ref: 31445/R001/Rev 03; Date: 12/01/2016);
- Foul and Surface Water Drainage Plan (Ref: 31445/003 C4; Date: 12/01/2016);
- Drainage Construction Phasing Plan (Ref: 31445/SK009 C1; Date: 14/01/2016);
- MicroDrainage Calculations (Ref: SW Drainage; Date: 26/06/2015);
- Swale Cross Section (Ref: SK001, Date: n/a); and
- Contributing Areas (Ref: SK002, Date: n/a);
- Technical Note (Ref: Condition 23, Date: 15/01/2016)

In our review dated 18 December 2015 Condition 24 was recommended for discharge.

Conditions 22 and 23 are given below in full along with our outstanding recommendations and a review of the additional information submitted.

Condition 22

'The Local Authority shall be notified of the construction programme for any SUDS measures which are to be constructed within Private Gardens, prior to the associated residence being sold.'

→ Outstanding Recommendation

'This condition will be suitable for discharge once WBC have received appropriate notification which must take place prior to the associated properties being sold.'

→ Additional Review

The applicant has committed to including a suitable covenant within the deeds of Plots 35-38 which will outline the prospective owner's responsibilities for protecting and maintaining the drainage assets within the curtilage of their properties. The wording of the proposed covenants has not been provided for review.

Provided that the applicant submits a draft version of the proposed covenants to be included in the deeds for Plots 35-38 to Wokingham Borough Council for review 4 weeks prior to the deeds being finalised and provide WBC with 60 days' notice of the completion of these plots then Condition 22 will be able to be discharged.

Condition 23

'The development shall be delivered in accordance with the approved FRA and supplementary Flood Flow hydraulic analysis detailed/ documented in the Odyssey Markides Technical Note dated 6th February 2015.

No development shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. These shall include:

- a) *Full details of all phasing and/or measures proposed to mitigate risks of flooding and/or pollution incidents arising to receiving watercourses/bodies or neighbouring development throughout construction.*
- b) *Demonstration of where and how surface water attenuation and infiltration shall be provided across the site and that the attenuation features are adequately sized to serve the development (i.e. will not flood any of the proposed dwellings or neighbouring development) for all events up to the 1 in 100 year storm plus allowances for the effects of climate change, taking account of achievable discharge rates over the lifetime of the development.*
- c) *Demonstration that the design of the drainage system accounts for the likely impacts of local groundwater levels (including seasonal variation), climate change and changes in impermeable area, over the design life of the development.*
- d) *Demonstration that the proposed development will not exacerbate the risk of surface water flooding off-site for all surface water flood events up to and including the 1 in 100 year event.*
- e) *Full details of all components of the proposed drainage system including source control, conveyance, storage, flow control and discharge. Details shall include dimension, locations, reference to storm simulation files, gradients, invert and cover levels and drawings as appropriate. This shall be identified for all catchments.*
- f) *Full details of water quality treatment components of the proposed drainage strategy. Details of component(s) including type, dimension, locations, capacity, maintenance requirements and frequency, gradients, invert and cover levels and drawings as appropriate. This shall be identified for all catchments.*
- g) *Full details of the maintenance and/or adoption proposals/agreements for the development covering every aspect of the proposed drainage system including a schedule of inspections and issue of an annual inspection report.'*

→ Outstanding Recommendation 1

'The applicant should provide additional information outlining how the outstanding risks [...] are to be managed during construction.'

Additional Review

The Drainage Construction Phasing Plan (31445/SK009) outlining the proposed sequencing of the primary surface water drainage infrastructure demonstrates that flood risk can be managed throughout the construction phase of the proposed development in accordance with Condition 23 (a).

→ Outstanding Recommendation 2

The applicant should revise the off-site surface water contributions to reflect those represented in the approved hydraulic modelling undertaken in support of the original planning application (refer to Odyssey Markides Technical Note dated 6th February 2015).

Additional Review

The applicant has submitted additional information in support of the selection of the off-site catchments used in the accompanying drainage calculations. A comparison of the peak flow rates presented to the proposed development from off-site and the capacities of the proposed drainage networks to those presented in the approved hydraulic model indicate that the proposals are being delivered in accordance with Condition 23 (d).

We anticipate that the proposals presented will not prohibit the applicant from delivering the development in accordance with Condition 23 but recommend that the hydraulic model be updated prior to the February 2016 committee meeting to confirm the findings of this review.

→ Outstanding Recommendation 3

'The applicant should provide pipe references in Table 1 to enable the proposed discharge rates to be related to the MicroDrainage calculations.'

Additional Review

The applicant has included pipe reference numbers within the latest revision of the Planning Conditions Response technical note (TN001 C) to enable cross-checking against the accompanying MicroDrainage Calculations.

This table has subsequently been supplemented with information provided in an email from the applicant to WSP|PB dated 19 January 2016 which separates out the surface water runoff generated from off-site from that generated by the development itself.

The revised information demonstrates that the proposed discharge rates from the site are in accordance with the approved Flood Risk Assessment as stipulated by Condition 23 (b) & (e).

→ Outstanding Recommendation 4

'The diameter of pipe reference S10.004 should be amended on drawing 31445/003-C2 to reflect the information presented in the supporting MicroDrainage calculations.'

Additional Review

The diameter of pipe reference S10.004 has been amended on the Proposed Foul and Surface Water Drainage Layout (Drawing 31445/003 C4) to match that given in the accompanying MicroDrainage calculations.

→ Outstanding Recommendation 5

'The applicant should provide additional details to demonstrate that the performance of the proposed surface water drainage system is not compromised by the anticipated high groundwater levels.'

Additional Review

The applicant has provided additional analysis which adequately demonstrates that the lining of the proposed permeable paving and pond would not be adversely impacted by high groundwater levels.

The swale is proposed to remain unlined and consequently allow the ingress of groundwater into the underlying filter drain. This is considered to be preferable to lining the swale as it will enable high groundwater levels to be drained via the proposed drainage system. In order to mitigate against the potential risk of high groundwater levels backing up through the drainage system into the ditch in the south-east of the site a non-return valve has been added to Manhole S1.

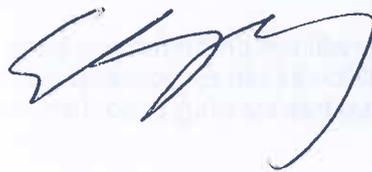
The applicant has provided sufficient information to demonstrate that the performance of the proposed drainage system will not be compromised by the anticipated high groundwater levels in accordance with Condition 23 (c).

In conclusion we recommend that Condition 22 will be suitable for discharge once the required 60 days' notice of the completion of Plots 35-38 has been given by the applicant.

Condition 23 will be suitable for discharge once the results of the updated hydraulic model have been submitted for review. Based on the information reviewed above we do not anticipate that these results will impact the current proposals.

I trust the above information is clear. Should you have any queries please do not hesitate to contact me.

Yours sincerely,



Stephen Riley
Associate Director
+44 (0)1256 318588

SWALLOWFIELD PARISH COUNCIL
PARISH OFFICE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 email: clerk@swallowfieldpc.gov.uk

2nd November 2015

Attn: Justin Turvey
Planning Department
Wokingham Borough Council
Shute End
Wokingham
Berks RG40 1WR

Dear Mr Turvey

Application No: 152659 and others, Willow Tree Works, Swallowfield Street

Swallowfield Parish Council agrees with the comments submitted by the Swallowfield Flood Resilience Group (SFRG), copy attached. The Council wishes to highlight the sensitivity of the site to flooding and the ground water problems that affect the area around Hornbeams. Strict conditions were applied to the planning permission to allow for further technical studies and design work to take place since the work of the SFRG had highlighted serious deficiencies in the application detail. Conditions were also imposed to ensure that appropriate measures were taken to mitigate flood risk during the demolition and construction works.

Such was the seriousness of these concerns that it was agreed that the discharge of these conditions would be brought back to the WBC Planning Committee for consideration. Accordingly, it is essential that WBC performs thorough and independent due diligence to ensure that the conditions have been met in full.

The Parish Council is most concerned that the developer appears to be taking a cavalier approach by proceeding with the development before the requisite enabling conditions have been discharged. In the circumstances it seems surprising that a Stop Notice has not been served.

The Parish Council would also like to highlight that, although a number of members of the local community have stepped forward to become members of the Project Community Liaison Group that was to be established to ensure that residents were kept informed, the developer has so far failed to follow this up. Thus far there has been no dialogue with or meeting of the group as required under Condition 27.

The Parish Council is also disappointed that WBC has not notified it of the many applications that have been made in respect of discharge of conditions. This is unacceptable given the contentious nature of the scheme. Either the process has failed or it needs review.

Yours sincerely,

Mrs. E. Halson
Parish Clerk

Attachment:
Swallowfield Flood Resilience Group response

Copies to:
Cllr Stuart Munro
Members of the Planning Committee

22 October 2015

To Justin Turvey, WBC

Dear Mr Turvey,

PLANNING APPLICATION 152659 WILLOW TREE WORKS

I am writing on behalf of Swallowfield Flood Resilience Group. We have many concerns about the drainage scheme provided. There are several very clear reasons why Condition 23 must not be discharged by this application:

1. Condition 23 states: “No development shall take place until full details have been submitted to and approved by the Local Planning Authority. These shall include: Full details of all phasing and/or measures to mitigate risks of flooding and /or pollution incidents arising to receiving watercourses/ bodies or neighbouring development throughout construction”

The mitigation of flood risk through construction has not been addressed. No risk assessment has been provided.

As evidence of this, the existing critical site drainage has been destroyed by preliminary work on site. The local ditch system is flooded and the pond drain is at a very high level, with the drain headwall completely submerged.

2. Provision of a drainage scheme is highly dependent on the boundary design at Hornbeams, which has shown to be a critical flood risk area, as evidenced by the flood event of 2007. The details of this boundary have not been provided (this is in breach of Condition 8).

We have particular concern that the Developer is planning a retaining wall, similar to a sea wall. This will not comply with Odyssey Markides Technical Note (hydraulic modelling) which assumed a graded earth bank, and which has been taken as the development guideline in this Condition.

3. Groundwater conditions have not been taken into account as specified. Many of the drain invert levels shown are below groundwater level. The drains are also laid at or very near the minimum permitted fall (CIRI C697 standards). Therefore:

- The drains will be full or part full at all times of flood risk. Therefore there will be a heavy mass of standing water in the drains. This will deaden the response to peak rainfall and increase the risk of flood.

- The close tolerances required to install the drains will be difficult to achieve and maintain on a site with very significant re-graded earthwork.

4. Condition 8 has not been discharged, in respect of the perimeter boundary design.
This is a pre-requirement to drainage design as noted in item 2 above.

We note that construction has commenced ahead of the conditions being discharged.
I work in Wokingham and I would like to meet you to discuss these points.
Yours sincerely,

Andy Keith
Joint Chairman
Swallowfield Flood Resilience Group
mobile: 07714 222312

QUARTERLY ENFORCEMENT MONITORING INFORMATION
PLANNING COMMITTEE Feb 2016

RFS CASES 1 Oct – 31 Dec 2015

Number on hand 1 Oct	230
Number received	139
Number closed	163
% closed in 8 weeks	40%
Number on hand on 31 Dec	202

Reasons for closure	Number	%
Other	22	13%
No breach of planning control	78	48%
Not expedient to pursue	1	0.6%
Voluntary compliance	31	19%
Details submitted (eg minor amendment, details pursuant to conditions, planning application)	20	12.4%
Notices served*	11	7%

*In order to monitor the % of cases which result in a notice we have now introduced a new practice whereby a case is closed when the notice is served and a new case opened. This will also enable us to monitor the length of time it takes to investigate a case and serve a notice.

SUMMARY OF NOTICES/PROSECUTION for period 1 Oct – 31 Dec 2015

Notice Type	Number Served
Enforcement Notices	10
Stop Notices	0
Temporary Stop Notices	0
Breach of Condition Notices	0
Section 215 Notices	0
Prosecutions (see below)	0
Direct Action	0
Injunctions (see below)	0

APPEALS AGAINST ENFORCEMENT NOTICES 1 Oct – 31 Dec 2015

Number of enforcement appeals lodged: (5) Walled Garden, 76 and 80A Reading Road, New Acres, Pineridge

Number of enforcement notice appeals determined: 4

Number of enforcement appeals withdrawn: 0

Enforcement appeals public inquiries pending: Upper Culham Farm (Jan 2016), Pineridge and New Acres (date tbc); Barkham Manor Farm (date tbc)

Reference: RFS/2013/00347

Address: Little Covert Dunt Lane

Breach of planning control: Unauthorised erection of building and hardstanding in woodland

Appeal outcome: Dismissed

Inspector's findings: The Inspector considered that the unauthorised building is harmful to the character of the countryside and that there is inadequate agricultural justification for it.

Reference: RFS/2013/00395

Address: 445 Reading Road

Breach of planning control: Unauthorised material change of use to vehicle repairs

Appeal outcome: Dismissed

Inspector's findings: That the use has an unacceptable impact on the character and appearance of the area and that the use is detrimental to neighbours amenities.

Reference: RFS/2014/00416

Address: Misbourne, Maidenhead Road

Breach of planning control: Unauthorised erection of a dwelling in the Green Belt

Appeal outcome: Allowed

Inspector's findings: The Inspector considered that the outbuilding is used as an annexe to the main dwelling and not as a separate unit of accommodation.

Reference: RFS/2014/00253

Address: 24 Huntingdon Close Lower Early

Breach of planning control: Unauthorised change of use of land from amenity land to residential garden

Appeal outcome: Dismissed

Inspector's findings: That no planning permission existed and that a breach of planning control had occurred.

Report Author: Marcia Head