



# WOKINGHAM BOROUGH COUNCIL

A Meeting of the **PLANNING COMMITTEE** will be held at the Civic Offices, Shute End, Wokingham, RG40 1BN on **WEDNESDAY 17 AUGUST 2016 AT 7.00 PM**

A handwritten signature in black ink, appearing to read 'Andy Couldrick', written in a cursive style.

Andy Couldrick  
Chief Executive  
Published on 9 August 2016

This meeting will be filmed for inclusion on the Council's website.

Please note that other people may film, record, tweet or blog from this meeting. The use of these images or recordings is not under the Council's control.



# **WOKINGHAM BOROUGH COUNCIL**

## **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

Tim Holton (Chairman)	Chris Singleton (Vice-Chairman)	Chris Bowring
Philip Houldsworth	John Kaiser	Malcolm Richards
Rachelle Shepherd-DuBey	Wayne Smith	Bill Soane

ITEM NO.	WARD	SUBJECT	PAGE NO.
33.		<b>APOLOGIES</b> To receive any apologies for absence.	
34.		<b>MINUTES OF PREVIOUS MEETING</b> To confirm the Minutes of the Meeting held on 20 July 2016.	5 - 14
35.		<b>DECLARATION OF INTEREST</b> To receive any declaration of interest	
36.		<b>APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS</b> To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.	
37.	Evendons	<b>APPLICATION NO 161092 - BOTTEL PADDOCKS LIMMERHILL ROAD BARKHAM RG41 4BU</b> Recommendation: Conditional Approval.	15 - 40
38.	Evendons	<b>APPLICATION NO 161258 - EVENDONS SCHOOL, FINCHAMPSTEAD ROAD, RG40 3HD</b> Recommendation: Conditional Approval.	41 - 80
39.	Evendons	<b>APPLICATION NO 161475 - SORBUS HOUSE, MULBERRY BUSINESS PARK, FISHPONDS ROAD, RG41 2GY</b> Recommendation: Conditional Approval.	81 - 100
40.	Norreys	<b>APPLICATION NO 161797 - GARAGE BLOCK ADJACENT TO 13 BARRETT CRESCENT, WOKINGHAM, RG40 1UR</b> Recommendation: Conditional Approval.	101 - 114
41.	Wokingham Without	<b>APPLICATION NO 161764 - 2 HOLME GREEN, EASTHAMPSTEAD ROAD, WOKINGHAM, RG40 3AG</b> Recommendation: Conditional Approval.	115 - 128

42. Remenham, Wargrave and Ruscombe      **APPLICATION NO 160251 - THE OLD PUMP HOUSE, BATH ROAD, KILN GREEN, RG10 9UT**      129 - 158  
Recommendation: Refusal.

43.      **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.

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

**CONTACT OFFICER**

<b>Madeleine Shopland</b>	Principal Democratic Services Officer
<b>Tel</b>	0118 974 6319
<b>Email</b>	madeleine.shopland@wokingham.gov.uk
<b>Postal Address</b>	Civic Offices, Shute End, Wokingham, RG40 1BN

**MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON 20 JULY 2016 FROM 7.00 PM TO 10.00 PM**

**Committee Members Present**

Councillors: Tim Holton (Chairman), Chris Singleton (Vice-Chairman), Philip Houldsworth, Malcolm Richards, Rachelle Shepherd-DuBey and Bill Soane

**Other Councillor Present**

Councillor UllaKarin Clark

**Officers Present**

Chris Easton, Service Manager, Highways Development Management  
Clare Lawrence, Head of Development Management and Regulatory Services  
Mary Severin, Borough Solicitor  
Madeleine Shopland, Principal Democratic Services Officer  
Connor Corrigan, Principal Planning Officer

**Case Officers Present**

Mark Croucher  
Christopher Howard  
Daniel Ray  
David Smith  
Laura Callan

**19. APOLOGIES**

Apologies for absence were submitted from Councillors Chris Bowring, John Kaiser and Wayne Smith.

**20. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Committee held on 22 June 2016 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.

**21. DECLARATION OF INTEREST**

Councillor Holton declared a personal interest in Item 31 application 161595 Planters Lodge, Cutbush Lane, Earley on the grounds that he was friends with the applicant. He indicated that he would withdraw from the Chair and the meeting for the discussion and decision making on this application.

Councillor Soane commented that although he did not have a personal interest he wanted it to be noted that he had been a member of a Licensing and Appeals Sub Committee which had recently considered an application for a premises licence for the Emmbrook Sports Ground.

**22. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS**

There were no items withdrawn or deferred.

### **23. APPLICATION NO 153382 - EMMBROOK SPORTS GROUND**

**Proposal:** Full application for the proposed erection of a grandstand, pitch flood lighting, car park and artificial turf footpath.

**Applicant:** Mr Mark Ashwell

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:

- Proposed amendment to condition 7 to include timings for when the floodlights could be switched on;
- Proposed amendment to reason for condition 10,

Members had visited the site on Friday 15 July 2016.

Imogen Shepherd-DuBey, Wokingham Town Council, spoke in objection to the application. She commented that the Town Council had concerns about the impact of the floodlighting and possible additional traffic. It was felt that the application was detrimental to the amenities of adjoining land users and did not comply with CP3 of the adopted Core Strategy.

Kate Williams spoke in objection to the application. She commented that she lived very close to the site and was concerned what impact the additional noise and the light from the floodlights may have upon her children.

John Dudman spoke in objection to the application. Mr Dudman stated that the proposed changes were unnecessary, that the floodlights would shine into nearby homes, creating light pollution and that the existing spotlights were already strong. In addition he felt that noise pollution and traffic problems would be created. The issue of existing lights was raised.

Graham Taybor (Chairman Wokingham & Emmbrook Football Club) and Clive McNelly (Chairman Emmbrook Sports & Social Club) spoke in support of the application. They commented that the application was appropriate for the level of football that the club aspired to.

Councillor UllaKarin Clark, Ward Member, spoke in support of the application. She asked on behalf of Mr Nicholls who was unable to attend the meeting, whether consideration could be given to adding a condition regarding a separate access route for disabled supporters not arriving by car.

Members asked about floodlight height, the time the floodlights would be lit and the use of floodlights during training sessions. Members also asked about the impact of traffic. The Planning Officer commented that the floodlights had been conditioned so that they should not be turned on before 9am and after 7pm at weekend and should not be turned on anytime Monday to Friday apart from 20 midweek days per year for competitive matches from 9am until 10pm. 10pm was a common cease time for similar operations.

The Planning Officer indicated that 61 and 51 Lowther Road would be situated around 50m away from the floodlights and that lux levels would be relatively low. Environmental

Health had not raised concerns regarding light levels. A Member asked about light levels at Old Forest Road and was informed that the floodlights were approximately 90m away and that lux levels were considered acceptable.

With regards to noise, no material increase in the number of spectators was expected. A Noise Management Plan would also be required.

Members expressed concern regarding possible increased parking. The Service Manager, Highways Development Management stated that the surfacing of the informal parking area would assist the potential increase in parking and that the usage of Lowther Road was considered acceptable given the significant width of the road and there being no parking enforcement within the area.

Members discussed disabled access and requested that an informative around this be added.

**RESOLVED:** That application No. 153382 be approved, subject to the conditions set out on Agenda pages 12 to 13, with condition 7 amended as set out in the Members' Update.

#### **24. APPLICATION NO 161191 - GREAT LEA FARM, GREAT LEA PINGWOOD THREE MILE CROSS RG7 1JL**

**Proposal:** Conversion of Unit A to provide a single storey building; demolition and redevelopment of Unit B to provide a two storey building; demolition and redevelopment of Unit C to provide a two storey building ; conversion and extension to Units D and E to provide single storey buildings and single storey extensions to form new court yard; conversion of Unit F to provide a single storey building; demolition and redevelopment of Unit G to provide a two storey building ; conversion of Unit H to provide a two storey building; conversion of Unit J to provide a single storey building; part demolition and conversion of Unit K to provide a single storey building; conversion of Unit L to provide a single storey building and part demolition and conversion of Unit M to provide a single storey building (with the inclusion of a mezzanine floor) to create 2,335 sqm (measured internally) of B1(a) floorspace . Creation of on-site vehicle and cycle parking areas (including provision of disabled parking) and internal site roads; provision of new vehicle, pedestrian and cycle access to Great Lea; provision of detailed on and off-site landscaping, boundary treatments and other associated works

**Applicant:** The Englefield Estate

The Committee received and reviewed a report about this application, set out in Agenda pages 35 to 72.

The Committee was advised that the Members' Update included:

- Clarification regarding the anticipated vehicle trips;
- Clarification regarding parking spaces;
- Proposed amendment to paragraph 15 to clarify that the old rather than the new access would need to be stopped up;
- Proposed amendment to condition 14 to delete the word 'permeable;'
- Proposed amendment to condition 18 for clarification.

In response to Member questions, Officers clarified parking arrangements and the number of parking spaces.

**RESOLVED:** That application No. 161191 be approved, subject to the conditions set out on Agenda pages 36 to 41, with conditions 14 and 18 amended as set out in the Members' Update.

**25. APPLICATION NO 161061 - FOXWOOD, MILTON ROAD, WOKINGHAM RG40 1DD**

**Proposal:** Full application for the proposed change of use from an education college (C2) use to residential hostel (Sui Generis).

**Applicant:** Wokingham Borough Council

The Committee received and reviewed a report about this application, set out in Agenda pages 73 to 86.

The Committee was advised that the Members' Update included:

- Amendment to consultation response.

Alistair Tomkins spoke in objection to the application. He raised concerns which included loss of amenity, loss of privacy and noise and disturbance to nearby residents.

Councillor UllaKarin Clark, Ward Member, spoke to the application. She commented that the Council had a duty to support those who were homeless in the Borough but that nearby residents also had a right to privacy.

The Planning Officer clarified that there was 50m between the southernmost elevation and the nearest property and 25m from the boundary. This was considered an acceptable separation distance to overcome issues of overlooking.

A Member commented that the site would be accessible 24 hours a day 7 days a week and asked about the management of the site. The Planning Officer commented that the Council, as owners of the site, would not tolerate misuse of the site. Whilst the site would be unsupervised at weekends an out of hours phone line to Housing Services would be available 24 hours a day.

A Member asked about traffic and access. The Planning Officer indicated that it was not anticipated that there would be a substantial increase in vehicle journeys. With regards to access, there was a separate gate which could be left unlocked. Consideration was being given to the gate being left permanently unlocked or to residents being given a key fob.

**RESOLVED:** That application No. 161061 be approved, subject to the conditions set out on Agenda pages 73 to 74.

**26. APPLICATION NO 161189 - LAND WEST OF SHINFIELD, WEST OF HYDE END ROAD AND HOLLOW LANE SOUTH OF CHURCH LANE**

**Proposal:** Reserved Matters application pursuant to Outline planning permission VAR/2014/0624 (Pursuant to O/2010/1432) for the erection of 517 dwellings including access roads, garages, parking spaces, open space and landscape treatment of Phase 1, Shinfield West. (Access within the site, appearance, landscaping, layout and scale to be considered).

**Applicant:** Bloor Homes, Linden Homes and Bovis Homes

The Committee received and reviewed a report about this application, set out in Agenda pages 87 to 140.

The Committee was advised that the Members' Update included:

- Proposed amendment to condition 2 to include plan numbers;
- Proposed amendment to condition 3 regarding details of the materials for the external building materials;
- Proposed amendment to condition 6 regarding the surfacing of the vehicular access that serves the dwelling with bonded material;
- Proposed amendment to condition 8 regarding the submission of full details of the construction specification and materials of access junctions into access roads 40, 39, 41 and 51, to the local planning authority;
- Proposed amendment to condition 12 regarding first floor windows in the north facing elevation of plots B240 and B241;
- Proposed amendment to condition 13 regarding the windows shown on the approved drawings as having obscured glazing in part or full;
- Correction of typos for several condition numbers;
- Proposed additional informatives;
- Clarification on garden sizes.

Paul Dollymore spoke in objection to the application. He commented that plot A517 and to a lesser extent A516, would result in a loss of privacy for his property. He questioned whether plot A517 could be rotated 45 degrees so that it was at an angle, to ensure privacy. The Principal Planning Officer suggested that there may be an opportunity to discuss matters with the developer outside of the meeting.

Giuseppe Zanre, Bloor Homes (applicant) spoke in support of the application.

Nick Paterson-Neild, Barton Willmore (agent) spoke in support of the application.

Members questioned the separation distances of plots A517 and A516 to 21 Deardon Way. The Planning Officer indicated that they were in accordance with standards.

In response to a Member question regarding separate cycle paths, the Service Manager, Highways Development Management stated that the cycleways would be a good use of shared space.

A Member asked about parking spaces and was informed by the Service Manager Highways Development Management, that the Council's parking standards would be met; including garages there would be 2.83 spaces per property.

A Member expressed concern regarding children travelling to school during the early phases of the development. Officers clarified that the scheme had identified an uncontrolled crossing on Hyde End Road, and that at the next stage of detailed design, a Road Safety Audit would be required and consideration would then be given to whether a more formal control was required.

**RESOLVED:** That application No. 161189 be approved, subject to the conditions set out on Agenda pages 89 to 91, with conditions 2, 3, 6, 8, 12 and 13 amended as set out in the Members' Update.

**27. APPLICATION NO 161250 - SPORTS CENTRE HYDE END LANE RYEISH GREEN RG7 1ER**

**Proposal:** Full application for the proposed construction of a new full sized fenced and floodlit artificial grass pitch and associated access and car parking improvements.

**Applicant:** Wokingham Borough Council

The Committee received and reviewed a report about this application, set out in Agenda pages 141 to 158.

The Committee was advised that the Members' Update included:

- Proposed condition regarding Construction Environmental Management Plan;
- Proposed condition regarding use of Artificial Grass Pitch;
- Proposed informatives.

Members had visited the site on Friday 15 July 2016.

A Member sought clarification on the phasing and parking arrangements.

**RESOLVED:** That application No. 161250 be approved, subject to the conditions set out on Agenda pages 142 to 143, with two additional conditions as set out in the Members' Update.

**28. APPLICATION NO 161091 - FORMER RYEISH GREEN SCHOOL, HYDE END LANE**

**Proposal:** Full application for the proposed installation of two modular classrooms and associated play areas on existing car park; Formation of new car park access; Refurbishment of form 6th form building to provide staff accommodation.

**Applicant:** Wokingham Borough Council

The Committee received and reviewed a report about this application, set out in Agenda pages 159 to 174.

The Committee was advised that the Members' Update included:

- Proposed additional condition regarding reinstatement of the former area of the site previously used as a car park within three months of the removal of the modular buildings following cessation of their use;
- Clarification regarding the Travel Plan;
- Clarification regarding capacity of the school.

Members had visited the site on Friday 15 July 2016.

**RESOLVED:** That application No. 161091 be approved, subject to the conditions set out on Agenda pages 160 to 161, with additional condition as set out in the Members' Update.

## **29. APPLICATION NO 153247 - KEEPHATCH BEECH NORTH WOKINGHAM**

**Proposal:** Reserved Matters application pursuant to Outline Planning Permission O/2014/2435 (Development comprising 300 residential dwellings, up to 800 square metres of restaurant / public house (use class A3 and A4), public open space and landscaping, allotments, acoustic mitigation, surface water drainage, foul water pumping stations, land reserved for park and ride and a Suitable Alternative Natural Greenspaces (SANGs) at Stokes Farm) granted on 27/03/2015. Detailed matters of access, layout, landscaping, scale and appearance to be considered.

Permission is also sought to discharge conditions of planning permission O/2014/2435, as follows: 3 (phasing strategy), 5 (materials), 6 (levels), 17 (earth mounding), 18 (bats), 19 (ancient woodland), 20 (hedgerows), 21 (veteran trees), 22 (Landscape and Ecological Management Plan), 25 (air quality), 26 (cycle parking), 43 (Code for Sustainable Homes), 44 (energy strategy), 45 (water consumption), 46 (water butts/composting), 47 (refuse storage), 51 (noise bund), 57 (affordable housing), 58 (open spaces and SANG), 59 (SANG access) and 62 (allotments).

**Applicant:** The Keephatch Beech Consortium

The Committee received and reviewed a report about this application, set out in Agenda pages 175 to 222.

The Committee was advised that the Members' Update included:

- Deletion of '32 (vehicle tracking)' from the proposal description;
- Proposed amendment of condition 1 to include full list of plans;
- Proposed additional condition regarding use of allotments;
- Proposed additional condition regarding width of internal estate roads of the development;
- Proposed additional condition regarding commencement of the construction of the relevant parts of the Northern Distributor Road;
- Proposed additional condition regarding commencement of pumping station at the southern end of the development;
- Proposed additional condition regarding occupation of the northern section of the site and the provision of a footpath to the boundary of the site with Montague Close;
- Proposed additional informatives;
- Additional consultation response from 3 Columba Gardens;
- Inclusion of Appendix B to the report;
- Clarification of the density of the scheme and parking provision.

Kevin Scott (agent) spoke in favour of the application.

A Member asked about air quality as the site was situated close to the motorway. Officers indicated that Environmental Health had not raised any concerns on this matter.

A Member asked about allotment access and was informed that this would be delivered as part of the allotment specification.

Members asked about schools. Planning Officers confirmed that this would be given full consideration as part of the outline application.

Members also asked about the intended four buses per hour. The Service Manager, Highways Development Management commented that the Council with developer funding was looking to enhance existing services which would deliver, subject to demand, a higher frequency service.

**RESOLVED:** That application No. 153247 be approved, subject to the conditions set out on Agenda pages 177 to 179, with condition 1 amended and additional conditions as set out in the Members' Update.

**30. APPLICATION NO 160765 - LAND AT MATTHEWSGREEN FARM, MATTHEWSGREEN ROAD, WOKINGHAM**

**Proposal:** Reserved Matters application pursuant to Outline planning consent O/2014/2242 for Phase 2a development involving the erection of 82 residential dwellings, associated amenity space, access, garaging and parking, internal roads, pathways, drainage and associated landscaping and provision of a section of the streamside recreational park. Access, appearance, landscaping, layout and scale to be considered.

**Applicant:** Bovis Homes Thames Valley Region (C/O Savills)

The Committee received and reviewed a report about this application, set out in Agenda pages 223 to 248.

The Committee was advised that the Members' Update included:

- Proposed amendment to condition 2 to include full list of plans;
- Recommended replacement condition 7;
- Proposed additional condition regarding revised car parking layout;
- Proposed additional condition regarding submission of details of cycle storage and pedestrian access to cycle storage for units 67-78 prior to the commencement of development;
- Proposed additional condition regarding submission and approval of revised services corridor plan prior to the commencement of development;
- Recommended replacement informative 4;
- Summary Information Table;
- Additional consultation response from Wokingham Town Council;
- Deletion of 'Access Officer: No comments.'

Kevin Morgan, Wokingham Town Council, spoke in objection to the application. He commented that the blocks of flats were inappropriate in scale and mass and were out of keeping with the surrounding area. He also stated that there was a lack of amenity space, that some properties would be overlooked, that the roads were too narrow and that the development was non-sustainable.

John Wheeler, agent, spoke in support of the application.

Members asked about the scale of the flats, massing, amenity space, road width and visitor parking. The Planning Officer commented that the scale and mass was within the approved development parameters. The flats would have balconies and public space would also be provided. With regards to the overlooking of homes, the closest property would be 13m from the rear, which was considered acceptable. The Service Manager, Highways Development Management indicated that the parking met standards. 21 visitor spaces would be provided which were well distributed across the site. He was satisfied,

based on the information provided within the application submission that the roads would be of sufficient width to allow vehicles to pass each other and accommodate a Wokingham Borough Council refuse vehicle.

A Member commented that there was a very slight risk of flooding in a small area of the site. The Planning Officer emphasised that a condition had been updated to mitigate any impact.

A Member asked about the delivery of the school and the community centre. Officers indicated that it was anticipated that these would be available in approximately 2020.

A Member expressed concern regarding the noise from the Northern Distributor Road. It was noted that there would be a condition regarding noise management detail in the outline application.

**RESOLVED:** That application No. 160765 be approved, subject to the conditions set out on Agenda pages 224 to 225, with conditions 2 and 7 amended and additional conditions as set out in the Members' Update.

### **31. APPLICATION NO 161595 - PLANTERS LODGE, CUTBUSH LANE, EARLEY RG6 4UU**

Councillor Holton, having declared an interest in this item, left the meeting room. Councillor Singleton assumed the Chair of the meeting.

**Proposal:** Householder application for the proposed erection of a part two storey/ part first floor side extension to dwelling

**Applicant:** Mrs Jorgensen C/O Sedgman Noble Architects

The Committee received and reviewed a report about this application, set out in Agenda pages 249 to 266.

**RESOLVED:** That application No. 161595 be approved, subject to the conditions set out on Agenda pages 249 to 250.

### **32. PRE COMMITTEE SITE VISITS**

The Committee noted the Quarterly Enforcement Monitoring Information as set out in the Members' Update.

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

- 161092– Bottel Paddocks, Limmerhill Road, Barkham, RG41 4BU – full application for the change of use of agricultural land to mixed agricultural and the keeping and grazing of horses, plus the provision of a vehicular turning circle (Retrospective) – to assess the impact of the character of the area;
- 161258 – Evendons School – full application for the proposed erection of a two storey classroom block linked with part of Block A (Small Hut), refurbishment of a part of the existing buildings to improve the 'Main Hall' and to provide a new kitchen area, along with the creation of a new servicing area via Evendons Road. Following

the demolition of buildings C, D, E and part of Block A – to assess the impact on the character of the building.

- 160251 – The Old Pump House – full application for the erection of 1 no dwelling and the preservation and restoration of existing structures on site – to assess the impact on the character of the Greenbelt.

**RESOLVED:** That pre-Committee site visits be undertaken on Friday 12 August 2016 in respect of the following applications:

- 161092– Bottel Paddocks, Limmerhill Road, Barkham, RG41 4BU – full application for the change of use of agricultural land to mixed agricultural and the keeping and grazing of horses, plus the provision of a vehicular turning circle (Retrospective) – to assess the impact of the character of the area;
- 161258 – Evendons School – full application for the proposed erection of a two storey classroom block linked with part of Block A (Small Hut), refurbishment of a part of the existing buildings to improve the ‘Main Hall’ and to provide a new kitchen area, along with the creation of a new servicing area via Evendons Road. Following the demolition of buildings C, D, E and part of Block A – to assess the impact on the character of the building.
- 160251 – The Old Pump House – full application for the erection of 1 no dwelling and the preservation and restoration of existing structures on site – to assess the impact on the character of the Greenbelt.

# Agenda Item 37.

<b>Development Management Ref No</b>	<b>No weeks on day of committee</b>	<b>Parish</b>	<b>Ward</b>	<b>Listed by:</b>
161092	14/13	Wokingham Town	Evendons	Major

**Applicant** Monopro Ltd, C/O Dan Weaver, Pegasus Planning Group Ltd  
**Location** Bottel Paddock **Postcode** RG41 4BU  
Limmerhill Road, Wokingham  
**Proposal** Full application for the change of use of agricultural land to mixed-use of agricultural and the keeping and grazing of horses, plus the provision of a vehicular turning circle. Part retrospective  
**Type** Full  
**PS Category** 6  
**Officer** Rosie Rogers

**FOR CONSIDERATION BY** Planning Committee on 17 August 2016  
**REPORT PREPARED BY** Head of Development Management and Regulatory Services

## SUMMARY

The application site comprises an area of agricultural land approximately 16.5 acres (6.67ha) known as Bottle Paddock which is accessed from Limmerhill Road. The site lies immediately to the rear of Ye Olde Leathern Bottel Public House, to the north of Barkham Road.

This application proposes the change of use of agricultural land to mixed-use of agricultural and the keeping and grazing of horses, plus the provision of a vehicular turning circle.

The application is part retrospective in that the land is already being used for the keeping and grazing of horses following the grant by the applicant, of an agricultural licence agreement to a Miss K Gilmour for a period of 5 years from March 2015. The licence limits the use of the land to personal use and prohibits commercial use.

The application has been submitted following investigations by the Enforcement team and has generated a high level of public interest.

The proposal is considered to be an acceptable countryside use that has minimal impact on the character and visual amenity of the area. Conditions are recommended to control the intensity of the use on the site in respect of highways issues. No significant adverse impacts on the residential amenity of neighbouring occupiers would occur. The proposal therefore complies with national and local policy and is recommended for approval.

This application is before the Planning Committee because it is a Major development.

## PLANNING STATUS

- Countryside
- Contaminated Land Consultation Zone
- Minerals Consultation Zone

- South East Water Consultation Zone
- Thames Basin Heaths Special Protection Area – within 7km zone
- Wind Turbine Safeguarding Zone

## RECOMMENDATION

**That the Committee authorise the GRANT OF PLANNING PERMISSION subject to the following:**

### **A Conditions and Informatives:**

#### *Conditions*

1. Timescale

The provision of the vehicular turning circle hereby permitted shall be completed within three months of the date of this permission, and if not the use of site hereby permitted shall cease until such time as the turning circle is implemented.

*Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004). The use of the land as a mixed use of agricultural and the keeping and grazing of horses is already occurring but the provision of the turning circle is required for highway and pedestrian safety. Three months is considered a reasonable time to complete these works.*

2. Approved details

This permission is in respect of the submitted application plans and drawings entitled Site Location Plan, Parking Detail Plan and Grazing Plan received by the local planning authority on 13 June 2016 and the additional plan, drawing No. BRS6139\_03 entitled Soft Landscape Proposals (Planting Plan) received by the local planning authority on 22 July 2016. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

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

3. No more than 10 (ten) horses at any one time shall be kept and allowed to graze on the application site.

*Reason: As adequate parking and turning provision to facilitate the keeping and grazing of a greater number of horses has not been demonstrated. Relevant policy: Core Strategy policy CP6*

4. No gymkhana events or riding lessons shall be held or carried out on the site.

*Reason: In the interest of highway and pedestrian safety. Relevant policy: Core Strategy policy CP6.*

5. The planting scheme as shown on drawing no. BRS6139\_03 Soft Landscape Proposals (Planting Plan) hereby approved (except for the substitution of *Cornus sanguinea* for *Acer campestre* as annotated on the Planting Plan), shall be carried out in the first planting and seeding seasons following the date of permission. Any trees or plants which, within a period of 5 years from the date of the planting, die, are removed or become seriously damaged or

diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority have been submitted to the Local planning authority for approval in writing.

*Reason: To ensure adequate planting in the interests of visual amenity.  
Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.*

**Informatives:**

1. The applicant is advised that as part of the site is subject to an application for registration as a village green, the applicant's attention is drawn to s.12 of the Inclosure Act 1857 and s.29 of the Commons Act 1876 and to section 38 of the Commons Act 2006 (Prohibition on works without consent).
2. It is likely that birds will nest in the hedgerows and shrubs on site. The intentional taking, damaging or destruction of a nest of a wild bird while that nest is in use or being built and the intentional taking or destruction of an egg of a wild bird is an offence under the Wildlife and Countryside Act 1981 (as amended). The risk of committing an offence can be avoided by timing hedgerow maintenance work to take place in a season that avoids the bird breeding season. If you become aware of an active bird nest during hedgerow maintenance seek further advice from an ecological consultant as to how avoid committing an offence.
3. The applicant is advised that the use of barbed wire may be against DEFRA best practice guidance for the keeping of horses but this is not a planning matter. For further information please see the attached link:- [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69389/pb13334-cop-horse-091204.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69389/pb13334-cop-horse-091204.pdf)

**PLANNING HISTORY**

160266 – Full planning application for the change of use from agricultural land to dual use equestrian and agricultural with provision of turning circle at the existing access – 09.03.16 – **Withdrawn**

**SUMMARY INFORMATION**

**For Commercial**

Site Area	6.67 hectares
Existing land use	Agricultural
Proposed land use	Mixed Use - Agricultural and the Keeping and Grazing of horses
Change in floorspace (+/-)	N/A
Number of jobs created/lost	N/A
Existing parking spaces	0
Proposed parking spaces	3

**CONSULTATION RESPONSES**

*Biodiversity Officer* - No objection

*Conservation Architect* – No objection  
*Environmental Health* – No objection  
*Highways* – No objection, subject to condition (Condition No 5)  
*Landscape & Trees* – No objection, subject to condition (Condition No 6)  
*Rights of Way Officer* – No objection  
*Waste Service Manager* – No comments received  
*South East Water* – No comments received

## REPRESENTATIONS

**Wokingham Town Council:** No objection, subject to condition preventing commercial use of the site in the event the recommendation is for approval. However concern expressed about overdevelopment of this important countryside site, which is also a gap between settlements, residential amenity of neighbouring properties and highway safety at the junction of Limmerhill Road with Barkham Road

**Barkham Parish Council:** (Neighbouring parish) Objection on the following grounds:-  
“The Parish Council is opposed to this application which is a gap between the settlements of Barkham and Wokingham and should remain as such. The Parish Council are opposed to any development which could be used as a stepping stone for even more development, this is clearly going to be used for commercial use as already advertisements have been seen advertising the land for other people to keep their animals there. Concern is expressed with the construction of the turning circle, this will only encourage more traffic to use this narrow track.”

**Local Members:** No comments received

### **Neighbours:**

2 Letters of Support

4 Letters of Comment

22 Letters of Objection which in summary raises objections on the following grounds:

- Visual Impact
- Privacy and overlooking Issues
- Traffic and highway safety
- Noise
- Odour
- Impact on rights of way
- Conflict with Village Green Application
- Concern over commercial equestrian business use of the site.
- Incorrect red line
- Change of name of site
- Inaccurate information
- Application is part retrospective only – turning circle has not been created
- Loss of hedgerow and habitat for nesting birds, foraging areas
- Impact on flora and fauna
- Erection of new locked gate with barbed wire and new fencing
- Track created around the field
- No suitable shelter for horses, mains water or waste facilities on site
- Land not used for agriculture but as open space over the past 30 years until last year
- Loss of community recreation facilities by removing open access to the field

## APPLICANTS POINTS

- The applicant seeks to secure appropriate planning consent to allow the land to be utilised for formal grazing so as to enable the land to be leased and maintained properly, including the formalisation of the existing vehicular turning circle via the laying of hardcore.
- The site has previously been the subject of persistent anti-social behaviour.

## PLANNING POLICY

National Policy	<b>NPPF</b>	National Planning Policy Framework
Adopted Core Strategy 2010	<b>CP1</b>	Sustainable Development
	<b>CP3</b>	General Principles for Development
	<b>CP6</b>	Managing Travel Demand
	<b>CP7</b>	Biodiversity
	<b>CP9</b>	Scale and Location of Development Proposals
	<b>CP11</b>	Proposals outside Development Limits (including countryside)
Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>	Presumption in Favour of Sustainable Development
	<b>CC02</b>	Development Limits
	<b>CC03</b>	Green Infrastructure, Trees and Landscaping
	<b>CC07</b>	Parking
	<b>CC10</b>	Sustainable Drainage
	<b>TB21</b>	Landscape Character
	<b>TB23</b>	Biodiversity and Development
Supplementary Planning Documents (SPD)	<b>BDG</b>	Borough Design Guide

## PLANNING ISSUES

### Description of development and site

1. The application site comprises an area of agricultural land approximately 16.5 acres (6.67ha) known as Bottle Paddock which is accessed from Limmerhill Road. The site lies immediately to the rear of Ye Olde Leathern Bottel Public House, to the north of Barkham Road. The site is mainly flat, with a line of trees planted across the centre of the site and with additional tree and hedgerow cover along the boundaries of the site. There is no significant built form on the site apart from an old storage shed and the remains of pig pens which are largely overgrown and not visible from the exterior of the site.
2. The site has been known in the past as “Land west of Limmerhill Road” and “Bottel Farm”. However, the applicant refers to the site as “Bottel Paddock” for the purposes of this planning application in order to distinguish it from Bottel Farm, which is located to the south of the application site and does not fall within

the red line.

3. This application proposes the change of use of agricultural land to a mixed-use of agricultural and the keeping and grazing of up to 10 horses on the site at any one time, plus the provision of a vehicular turning circle.
4. There has been some confusion over whether the proposal constitutes development. There is no proposed built form (buildings) on the site (i.e. operational development) but in certain circumstances the change of use of land is considered development which requires planning permission. In this particular case it is proposed that the horses do not solely occupy the land for grazing purposes (in which case it would be an “agricultural use”) but the horses will also be exercised/ridden at the site. It is also proposed that the grazing of the land will be managed by the subdivision into open paddocks and with supplementary feed in the form of “hard feed” and additional hay delivered to the site approximately once a month, (and in addition to that which is grown on site).
5. The application is part retrospective in that the land is already being used by the main tenant for the keeping and grazing of 5 to 6 horses on the site following the grant by the applicant, of an agricultural licence agreement to a Miss K Gilmour for a period of 5 years from March 2015.
6. The planning merits of this case will be assessed against the NPPF and the policies which form the Local Development Plan and any other relevant material considerations.

### **Principle of Development**

7. The application site is located in an area designated as countryside in the Local Development Plan, outside any defined settlement area, between Wokingham and Barkham.
8. The National Planning Policy Framework (NPPF) has an underlying presumption in favour of sustainable development which is carried through to the Local Development Plan.
9. The NPPF is relevant to proposals in the countryside. The National Planning Policy Framework recognises that there are a set of core land-use planning principles. In particular principle No. 5 states that it should “take account of the different roles and character of different areas.....recognising the intrinsic character and beauty of the countryside.....” and supporting thriving rural communities within it. In particular, it seeks to encourage development that respects the character of a locality. In this instance, the character is predominantly rural, with established vegetation and tree cover and development must respect this and not compromise these qualities.
10. In addition, Paragraph 28 of the NPPF states that planning policies should support economic growth in rural areas, including promoting the development diversification of agricultural and other land based rural businesses.
11. With regard to the Local Development Plan, policy CP1 - Sustainable Development of the adopted Core Strategy requires that development proposals

must maintain or enhance the high quality of the environment.

12. Policy CP3 – General Principles for development states that planning permission will be granted for proposals that:

a) *“Are of an appropriate scale of activity..... and character to the area and without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life”*

13. Policy CP11- Proposals outside Development Limits (including Countryside) of the adopted Wokingham Borough Core Strategy states that:

*“In order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:*

1) *It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside.”*

14. The proposal for the keeping and grazing of horses, including the riding of those horses for recreational purposes, is therefore considered to be acceptable in principle, subject to a more detailed assessment of the impact of the proposal on the countryside and the rural character of the area, including visual impact, the amenity of the neighbouring occupiers and highway safety.

### **Impact on the Character of the Area including visual impact**

15. The existing use of the land is agricultural; the site being located within designated countryside as defined within the Local Development Plan. The planning application seeks change of use for a mixed use of agricultural use and the keeping and grazing of horses, plus the provision of a vehicular turning circle.

16. The proposal would utilise the whole of the site for the keeping, grazing and recreation of up to 10 horses plus the growing of a hay crop on part of the site to provide feed for the horses. The grazing will be managed by sub dividing the area into smaller open paddocks to control the grazing and the use of a track system (area of worn ground) to enable the horses to exercise naturally and forage for their own food. Supplementary “hard feed” and occasional additional hay together with regular water supplies will be brought into the site by the tenant and sub-tenants in suitable vehicles. (Further detail of the actual number of trips is discussed under the traffic and highway safety section below).

17. A significant number of local residents, and Barkham PC, have expressed concern that the proposed use of the site is as a commercial business and that this will escalate in the future causing harm to the character of the area.

18. For clarity, the site is let to a tenant under the terms of an agricultural tenancy for the keeping and grazing of horses. At present the main tenant keeps between 5 and 6 horses on the site at any one time, with an additional 2 users who keep 1 horse each on the field. The tenant is looking for 1 further sub-tenant to share the use of the field. The sub-tenants pay the main tenant a rental contribution which

is put towards the management and maintenance of the field. No profit is made from the rental fee. The applicant has therefore advised that the use of the site is not operating as a business as per the licence agreement and will not operate as a business in the future. (*Officer note: The private licence agreement between the landowner and the tenant is a separate issue not related to the planning merits of the case*).

19. The keeping of horses will involve riding them in an informal manner. However, a condition is recommended, should planning committee be minded to grant planning permission, in order to ensure that no gymkhana events or riding lessons are held on the site. In addition, it is also suggested that a condition be attached to any approval limiting the use of the site for up to 10 horses at any one time. Adherence to both these conditions would limit the intensity of operations on site to an acceptable level in terms of highway movements (please also refer to the traffic and highway safety section below).
20. With regard to the landscape character of the area, the site is located in the countryside in Landscape Character Area L1 "Bearwood Wooded Sand and Gravel Hills", a landscape of high quality being a combination of strong character and good condition. The site forms an important rural gap in the residential character of Barkham Road.
21. The character of the site is partially wooded and pastoral which undulates to the south and is bisected by a drainage ditch with its outfall at the boundary with Limmerhill Lane.
22. The grassland will be grazed by up to 10 horses and based on the submitted plan, provision is being made for a non-grazing area from April – September. This is considered to be an acceptable approach to grazing/grassland management and will maximise the benefits for biodiversity as well as improving forage for the horses.
23. Therefore, the proposed mixed use of the site is not considered to cause any significant harm to the landscape character of the area. It is accepted that there has been some vegetation removal but through negotiation and in order to mitigate the impact of this, the applicant has submitted a planting plan to supplement and improve the boundary treatments along the northern and eastern boundaries of the site. In addition it has been suggested that native saplings can be transplanted on site and used as additional infill along the boundaries of the site. The submitted planting plan is considered broadly acceptable, subject to some minor changes to the suggested species type. This can be dealt with by way of a landscaping condition (No 6).
24. The proposed vehicular turning circle area adjacent to the existing access in the south east corner of the site will formalise the existing area of rough ground/hardcore in front of the old pig pens and existing storage shed on site. This will provide a safe area in which to manage the vehicle movements and the impact on the visual amenity of the area is not considered to cause any additional harm compared to the existing situation.
25. Finally, a number of neighbouring residents have expressed concern over the unsightly appearance of the field and the impact on visual amenity. Following a

site visit to the field, it was noted that there were some horse bags and other equipment associated with an equine use in the countryside which are not considered to cause harm to the visual character of the area.

26. Therefore, in terms of visual impact, the proposal complies with Policy CP3 and CP11 in that it represents an appropriate countryside use that and maintains the quality and special rural character of the environment.

### **Impact on Residential amenity**

27. The site borders established residential premises to the north and east of the site. A number of neighbouring residents have expressed concern over a loss of privacy and security and an impact on their visual amenity as a result of the use of the land for grazing of horses and the removal of vegetation.
28. The tenant has removed some of the vegetation along the northern and eastern boundaries of the site. However, this is private land and the landowner/tenant has the right to maintain and manage hedgerows and other invasive species. The management of hedgerows, including the removal of brambles and other overgrown vegetation does not require planning permission. Furthermore, the removal of the vegetation has been investigated by the Tree Officer and it was considered not to be an "important hedgerow" (as defined and protected by The Hedgerow Regulations 1997).
29. It is accepted that the rear gardens of some of the houses in Limmerhill Road abut the northern boundary of the site. However, the submitted location plan shows that the area immediately adjacent to these dwellings will be a no grazing area between the months of April- September (delineated by a dashed yellow line) and in conjunction with the use of the track grazing system, the nearest houses will be a minimum distance of 27.5m away during the summer months. The tenant has advised that the horses may be allowed to graze this area during the winter period to keep the vegetation under control. Notwithstanding the above, given the overall size of the site and the use of controlled grazing, it is considered that the use of the site for grazing and the informal riding of the horses, would not introduce any significant additional loss of privacy or impact on the visual amenity of these neighbouring residents.

### **Traffic and Highway Safety**

30. The proposal makes no change to the existing vehicular access which is sited off Limmerhill Road.
31. Limmerhill Road is an unadopted private road maintained by those with access rights over it. Concern has been expressed by a number of neighbouring residents over increased traffic, highway safety and noise levels associated with an increase in the number of vehicle movements to and from the site.
32. In order to address the concerns, the applicant has provided additional information to support the number and type of vehicle movements. The proposed change of use seeks permission for up to 10 horses on the site at any one time and it is envisaged the maximum daily vehicular movements will be in the region of 4-5 (approximately 1 per user). This figure may vary from day to day with a

slight increase in movements at the weekends. However, this figure when averaged out over the course of a day results in less than 1 movement per hour.

33. The horses live and are ridden on site and are infrequently taken elsewhere for recreational use. Therefore, vehicle movements involving the use of a horsebox are also infrequent, occurring approximately once per week on average.

34. With regard to feeding and watering the horses, the tenant and sub tenants bring an average of 2no 25 litre water containers to the site per day in the boot of a car. The horses also have the use of a natural spring on the site during the wetter months of the year. In addition, the occasional bag of "hard feed" is brought to the site in cars, but the majority of the food comes from hay or grass grown on the site. Also, additional hay is delivered to the site on a 3.5 tonne vehicle approximately once per month, to supplement that which is grown on site.

35. The Highways Officer has considered this additional information and has confirmed that he is satisfied with the number and type of proposed vehicle movements which are considered consistent with the proposed use and are not considered to be a significant increase over the existing agricultural use of the site. As mentioned above, conditions are recommended (No 3 & 4) to control the number of horses on site at any one time and to exclude other more intensive equine related activities; i.e. gymkhana events and organised riding lessons.

36. In respect of highway safety and in particular with concerns over vehicles, entering and exiting from Limmerhill Road onto Barkham Road, the accident data show that there have been no recorded accidents in the last three years.

37. The proposal also includes the provision of a turning circle in the south east corner of the site to allow easier access and exit from the field for horseboxes and trailers onto the Limmerhill Road. This will involve the laying of crushed hardcore and is considered to be of a suitable size and use of materials and can be controlled by way of a condition.

### **Noise**

38. Local residents have expressed concern over increased noise as a result of the number of vehicle movements to the site. The additional information provided by the applicant regarding the number of trips to the site per day is not considered to result in a significant increase in noise levels on the site. In this respect, it should be borne in mind that the existing use of the land is agricultural and if this land were to be fully utilised for arable or pastoral use, then it is possible that multiple tractors and trailers could visit the site on a daily basis resulting in an increase in noise levels greater than the proposed change of use.

### **Odour**

39. Concerns have been raised with regard to odour from horse manure affecting residential amenity of local residents. The grazing of horses is an accepted countryside use and the Environmental Health Officer has raised no formal objection to the proposal. The proposed number of horses on the site is not considered high enough as to warrant a manure management plan to secure the safe removal of the manure from the field.

## **Biodiversity**

40. Concern has been expressed over the removal of vegetation along the boundaries of the site resulting in the loss of habitat for flora and fauna, including nesting birds. The management of hedgerows has already been referred to in this report (see paragraph 28). With regard to bird nests, these are protected by The Wildlife and Countryside Act 1981 (as amended) when in use. When the nests are no longer in use they are no longer protected. The cutting back of the hedgerows outside of the nesting season is good agricultural practice and if an old nest were destroyed during this process then no offence would have taken place. Notwithstanding the above, it is suggested that an informative regarding the nesting birds season be attached to any approval.
41. With regard to the loss of certain plant species, although the presence of Sneezewort (*Achillea ptarmica*) and Helleborines (*Cephalanthera or Epipactis sp*) were not detected on site by the Council's Biodiversity Officer, it is possible that these species are still present in the margins around the field, which would demonstrate that the grassland has some biodiversity interest. Also, common plant species such as Birds-foot Trefoil and Common Knapweed were noted as being present on site which highlights that the grassland has some biodiversity merit.
42. In terms of land management, the site is suitable for a hay cut and after graze or summer graze regime. There is a risk that with the keeping of horses on the site, the site will be overgrazed with the grass structure kept short, wildflowers not given the opportunity to flower and significant areas of bare ground. However, the land management plan that the tenant is following is creating greater structural diversity - some patches of bare ground and short grass with other extensive areas allowed to grow and be cut for hay, and this will in turn enhance the biodiversity on the site and allow a greater number of types of flora to establish on the site. Therefore, the proposal is not considered to result in a loss of biodiversity causing harm to the character of the area.
43. It has been pointed out that there is an active badger sett on the other side of Barkham Road and that deer were regularly seen on site with the comment that the proposed change of use will cause loss of foraging habitat and fragmentation of the landscape for these species. Regarding deer, The Council's Biodiversity Officer is of the informal opinion that the post and wire fencing does not cause a barrier to their use of the site. The use of the Heras fencing will more likely prevent use of the site by deer and should be discouraged (although its use is limited). However, there is no requirement under protected species regulations/legislation to require access for deer to be maintained and as such this is not considered to be a material planning consideration. With regard to the local badger population and the implications of the fence, again in the informal opinion of the Council's Biodiversity Officer, the type of fencing that has been installed will not prevent badger access. It is suggested that the local authority is able to offer advice regarding badger (and general ecology) to the site tenant, but that this is not a material consideration of this planning application.

## **Heritage**

44. A number of local residents have expressed concern that the proposal will affect adjoining listed buildings whose setting would be affected by the proposed application. The Old Leathern Bottel pub is located at the site access from the main road and backs onto the site to the rear. This is a C 19<sup>th</sup> or earlier building which has operated as a public house since at least the late C 19<sup>th</sup>. It has some local significance as a heritage asset both as a longstanding roadside landmark and through its historic fabric. Similarly, any Walter cottages nearby will also have local significance as part of the historic Bearwood Estate. However, The Conservation and Listed Building Officer has advised that the proposed use of the site for the grazing of horses would not materially alter or harm the setting of these buildings.
45. Local residents have also commented on the presence of ancient ha-ha's in the north-west corner of the field and that these have been destroyed by the applicant removing some of the field boundary hedges. Looking at historic maps dating from 1872/9, there is no large house which would substantiate the need for a ha-ha in this location. Furthermore, there are no records of a ha-ha in this location in the Berkshire Historic Environment Record. Following the site visit, it would appear that the structure referred to by local residents is an earth bank/ditch which separates the old woodland from the application site and historically would have been used to keep livestock and deer out of the woodland. The new fencing that has been installed along this boundary is on the application side of the ditch but does not impact on the ditch itself and as such there is no objection to the use of the field for grazing on conservation grounds.

## **Flooding**

46. The site is located in Flood Zone 1 (Area of low probability of flood risk) and is not considered to be at adverse risk of Flooding. As such, a flood risk statement is not required and the proposed use is considered acceptable.

## **Other Issues**

### **Red line of the application site**

47. A number of residents have expressed concern that the application is not valid as included in the red line for the application site is the area of land which forms part of Limmerhill Road from the existing access gate to its junction with Barkham Road and is not within the ownership of the applicant. For the sake of clarity, the red line does not denote the property boundary. The red line denotes the application site. It does not have to match the Land Registry map. An application site can fall within several land ownerships.
48. The planning application (or any subsequent planning permission) conveys no rights for the applicant to use land not in their ownership. This is an issue for landowners to resolve. As long as the applicant has served notice, or attempted to serve notice, on all other land owners and certified as part of the application that they have done so, it is deemed valid in this regard. In this particular case, Certificate C – Shared Ownership was signed (“some other owners/agricultural tenants known”) has been completed and submitted with the application. This

defines that the applicant does not own all of the land to which the application relates and does not know the name and addresses of all the owners and/or agricultural tenants. In addition the application was advertised by the applicant in a local newspaper – The Bracknell News with the view to serve notice on any unknown owner of the application. This was deemed to comply with the legislative requirements to serve notice and certify that they have done so by the Council and the application was made valid.

#### Change of Name of Site

49. The application address i.e. “Bottel Paddock, Limmerhill Road, Wokingham, RG41 4BU”. This is considered sufficiently accurate for the purpose of this application. All relevant neighbours have been consulted and the submitted Location Plan makes clear its location.

#### Factual inaccuracies with the application

50. Local residents have expressed concern that the alleged claims made by the applicant about persistent anti-social behaviour are incorrect. There have been no recent reported crimes to the Thames Valley Police. However, this is not relevant to an assessment of the planning merits of this application.

#### Erection of Fencing and gate on site

51. The tenant has erected new post and wire fencing along the northern and eastern boundaries of the site plus a new metal gate in the north east corner of the site and introduced barbed wire to the top of the existing access gate. The siting of the fencing and the new gate has been investigated by the Enforcement Team and is considered to be permitted development. The use of barbed wire may be against DEFRA best practice guidance for the keeping of horses but this is not a planning matter. It is suggested that an informative be attached to any approval to highlight the relevant document.

#### Removal of hedgerows

52. This has already been discussed elsewhere in this report and does not require permission.

#### Horse welfare

53. A number of alleged comments have been made about poor animal welfare and the potential management of the horses. This is not a material planning consideration.

#### Use of Glyphosate

54. The tenant has referred to the use of Glyphosate via social media. Glyphosate is the active chemical found in “Round –Up” which can be bought from any garden centre. Anyone spraying this as part of their work would need to have a current spraying license. This is not a matter for planning control.

Rights of Way application

55. The Council has received a Definitive Map Modification (DMM) application for a number of routes across the site. This is currently under consideration by the Council and has not yet been determined. This is a material planning consideration but, because it has not yet been determined, it cannot have any practical effect in terms of refusing or delaying the determination of this application.

Application for Village Green Status

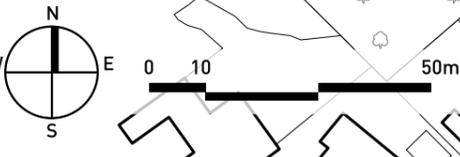
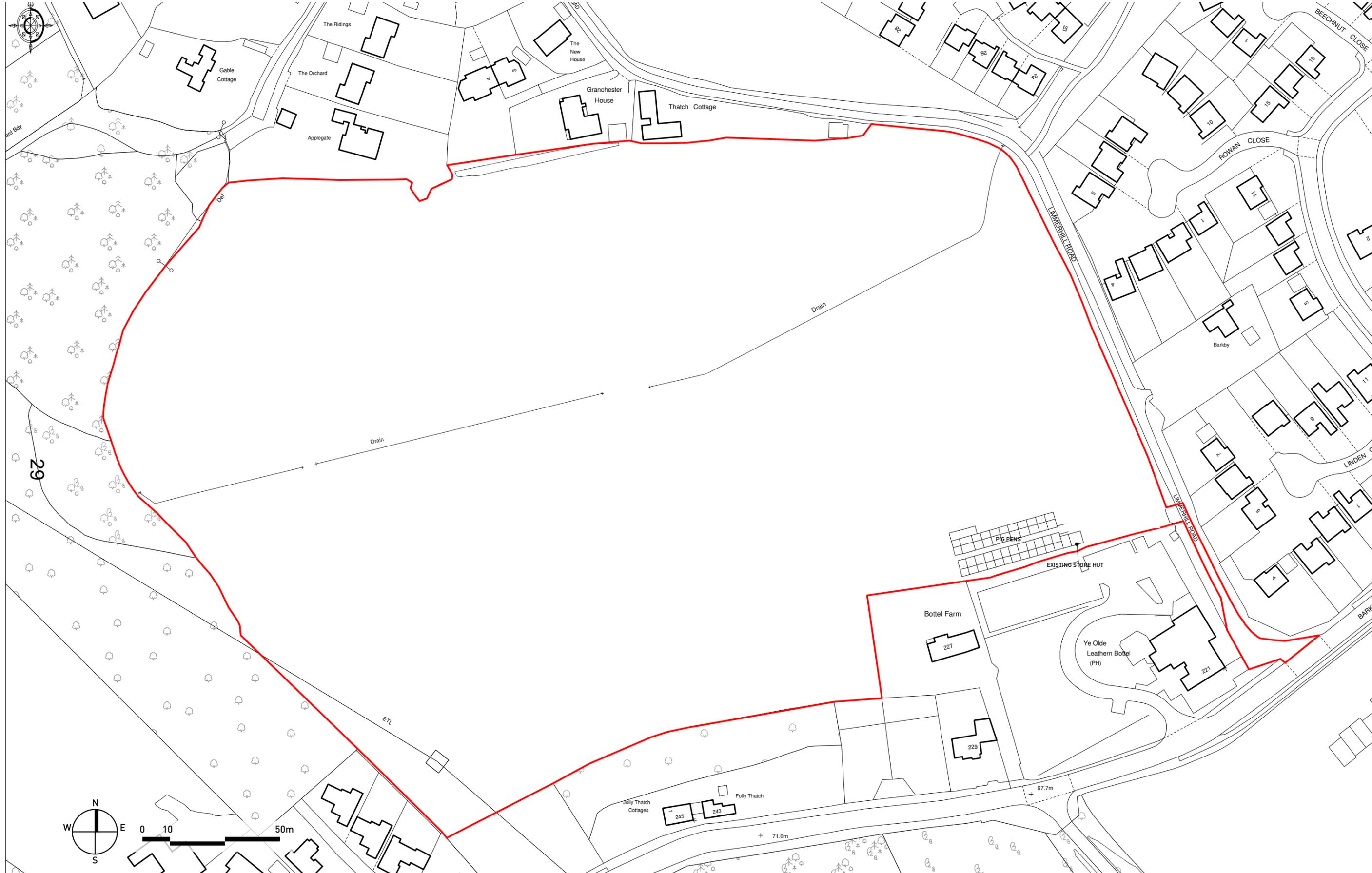
56. A number of comments have been received alleging that the land has not been used for agriculture but as open space over the past 30 years until 2015 when the proposed use commenced, and as a result by removing open access to the field, there has been a loss of community recreation facilities. In this respect, the Council has received an application for registration of the land as a new Village Green. This application is currently being considered by the Council pursuant to The Commons Act (2006) and has not yet been determined. This is a material planning consideration but, because it has not yet been determined, it cannot have any practical effect in terms of refusing or delaying the determination of this application. The determination of the planning application is a separate process to the determination of an application for registration of land as a new village green, although it is suggested that an appropriate informative advising the applicant of the Village Green application is attached to any approval.

**CONCLUSION**

The proposal is considered to be an acceptable countryside use that has minimal impact on the character and visual amenity of the area. Conditions are recommended to control the intensity of the use on the site in respect of highways issues. No significant adverse impacts on the residential amenity of neighbouring occupiers would occur. The proposal therefore complies with national and local policy and is recommended for approval.

**CONTACT DETAILS**

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



**KEY**  
 SITE LOCATION (6.895HA)

## BOTTEL PADDOCKS, LIMMER HILL ROAD, WOKINGHAM - SITE LOCATION PLAN



PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | [www.pegasuspg.co.uk](http://www.pegasuspg.co.uk) | TEAM/DRAWN BY: KLB | APPROVED BY: KLB | DATE: 15/04/2016 | SCALE 1:1250 @ A3 | DRWG: BRS.6391\_01 SHEET NO: 1 REV: | CLIENT: MONOPRO LTD |

Copyright Pegasus Planning Group Ltd. Crown copyright. All rights reserved. Ordnance Survey Copyright Licence number 100042093. Promap Licence number 100020449. EmapSite Licence number 0100031673 Standard OS licence rights conditions apply. Pegasus accepts no liability for any use of this document other than for its original purpose, or by the original client, or following Pegasus' express agreement to such use. T 01285 641717 [www.pegasuspg.co.uk](http://www.pegasuspg.co.uk)

This page is intentionally left blank



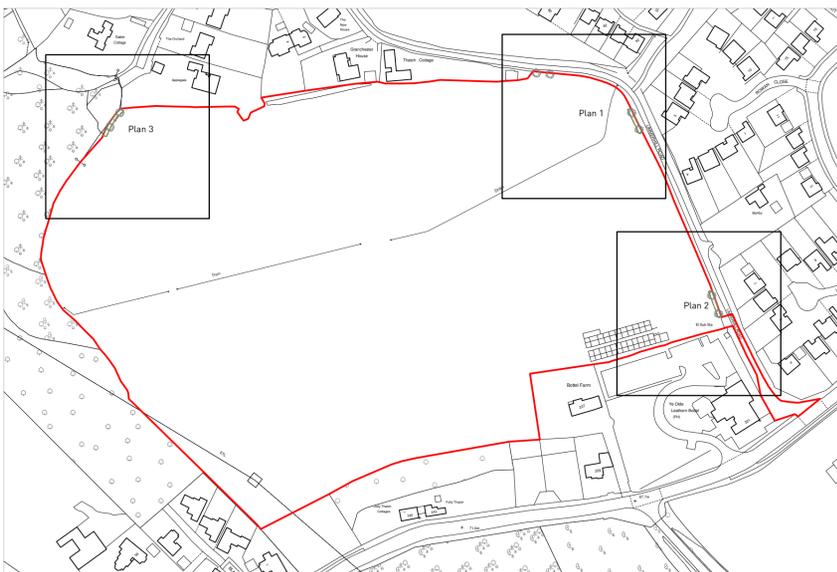
Plan 1 @ 1:500



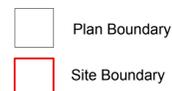
Plan 2 @ 1:500



Plan 3 @ 1:500



Location Plan 1:2000



**Planting Schedule**

**TREE PLANTING**

Species	Form	Girth cm	Height cm	Root condition	Quantity
Acer campestre	SShd	10-12	300-350	45L	2
Alnus glutinosa	SShd	10-12	300-350	45L	2
Quercus robur	SShd	10-12	300-350	45L	2
Prunus avium	SShd	10-12	300-350	45L	2

**NATIVE HEDGE TRANSPLANTS planted at 9 per linear metre in a treble staggered row, rows 300mm apart**

Species	Common Name	Root Condition	Age + Transpl	Height cm	Quantity
Crataegus monogyna (40%)	Hawthorn	Bagged	1+1	40-60	173
Corylus avellana (10%)	Coford	Bagged	1+1	40-60	43
Cornus sanguineum (5%)	Dogwood	Bagged	1+1	40-60	22
Euonymus europaeus (5%)	Spindle	Bagged	1+1	40-60	22
Prunus spinosa (10%)	Blackthorn	Bagged	1+1	40-60	43
Ilex aquifolium (20%)	Holly	3L		40-60	88
Viburnum opulus (10%)	Guelder Rose	Bagged	1+1	40-60	43

**SUMMARY PLANTING SPECIFICATION**

These implementation and maintenance guidelines are for planning purposes only to indicate the level of workmanship to be specified and do not constitute a detailed specification.

**1. GENERAL**

- All landscape operatives will be appropriately trained, certified and qualified to undertake the tasks required. When required, the relevant certificates will be made available for inspection. All work is to be carried out in accordance with the relevant British Standards, Codes of Practice and Legislation.
- All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE.
- Planting shall not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds. Tree handling, storage and planting shall be in accordance with BS 8545 Chapters 9 to 10 and Annexes E to F.
- The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.

**2. TREE PLANTING**

**Ground Preparation and Tree Pit Excavation**

- Where necessary treat existing weeds with a glyphosate based herbicide and allow a suitable period to elapse, as recommended by the manufacturer, for the herbicide to take effect.
- Tree pits of at least 75mm diameter greater than the root system and no deeper than the rootball / container depth are to be excavated and the sides well scarified to prevent smearing. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site.

**Tree Planting**

- Trees shall be planted as per the planting arrangement as set out on the planting plan and plant schedule.
- The typical rooting depth for trees is 900mm. The first 300mm shall be made up of topsoil; it shall be ensured that a suitable subsoil provides the remainder of the minimum rooting depth.
- The root system of the tree should be wetted prior to planting. The tree should be planted at the correct depth taking into account the position of the root flare and the finished level - the rootball or root stem transition should be level with the existing host soil or surface. The base of the rootball should typically sit on subsoil, for larger rootballs the subsoil will sit around the lower portion of the rootball.
- Tree pits should be backfilled with the excavated topsoil, if the original topsoil is not available or deemed unsuitable, a multi-purpose topsoil should be used. Any subsoil excavated should be discarded and the subsoil depth (beyond 300mm deep) backfilled with a high sand content subsoil. Backfill should be added gradually, in layers of 150mm to 220mm depth, ensuring the tree is held upright. At each stage the fill should be firmed in to eliminate all air pockets under and around the root system, but with care being taken not to excessively compact the soil. The final layer should not be consolidated.
- General-purpose slow release fertiliser (at the rate of 75g/m<sup>2</sup>) and Tree Planting and Mulching Compost at the rate of 200t/m<sup>2</sup>) are to be incorporated into the top 150mm of topsoil during final cultivations.
- Selected standard trees are to be single staked with a 75mm dia stake and semi-mature trees to be staked with 100mm dia stakes. Stakes should be driven at least 300mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc. and should typically be one third the height of the tree stem above ground.
- Trees shall be secured to stakes with suitable proprietary rubber tree ties and spacers.
- All selected standard trees will be protected from rabbit and deer damage by fitting appropriate tree guards.

**Maintenance**

- In the autumn following planting the CA/landscape contractor will prepare a list of all trees which are dead, dying or diseased and are to be replaced during the following planting season. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.
- The site is to be visited quarterly throughout the year to undertake the following operations:
  - Weed clearance: All tree pits are to be kept weed free by hand weeding or herbicide treatment. The bark mulch shall be topped up at least once annually.
  - Litter clearance: All litter is to be removed from tree planting areas.
  - Watering: All trees are to be watered during the growing season following any dry periods of 7 days.
  - Checking trees: All tree ties and stakes are to be checked and adjusted if too loose, too tight or if chaffing is occurring. Any broken stakes are to be replaced. All grilles, grids and guards shall be checked at least once annually, where no longer necessary or physically damaging the tree these should be removed.
  - Formative pruning: Any damaged shoots/branches are to be pruned back to healthy wood. Trees are to be pruned in accordance with good horticultural practice (BS 3998) to maintain healthy well-shaped specimens which are appropriately shaped for their circumstances.

**3. NATIVE HEDGE TRANSPLANTS**

**Ground Preparation**

- Where necessary existing weeds will be treated with a glyphosate-based herbicide and a suitable period allowed to elapse, as recommended by the manufacturer, for the herbicide to take effect.
- All extraneous matter such as plastic, wood, metal and stones greater than 50mm diameter will be removed from site to a registered waste disposal facility.

**Planting**

- The planting arrangement shall be as set out in the plant schedule on the relevant planting plan.
- Bare-root hedge plants shall be notch planted in a treble staggered row at the rate of 9 plants per linear metre (using L-shaped notches) using spades of a design suitable for this purpose. The notches must be vertical and deep enough for the roots to hang freely, with the transplant being planted so that the root collar is exactly level with the ground surface. The notch must then be closed and the soil well firmed round the roots in line with the guidelines as set out in BS 4428 (1989).
- Container-grown hedge plants will be planted into a pit dug 1.5x the diameter of the root mass, with the bottom and sides of the planting pit broken up to aid root expansion. The plants will be planted so that the root collar is exactly level with the ground surface.
- All bare-root hedge planting stock will be protected from rabbit damage using approved proprietary 600mm clear plastic spiral guards, supported with 0.9m 12/14b canes as advised by the manufacturer.
- All container-grown shrubs will be protected from rabbit damage using approved proprietary 600mm plastic shrub shelters, supported with 0.9m x 32mm x 32mm softwood stakes as advised by the manufacturer.

**Maintenance during first growing season**

- All dead, dying or diseased hedge plants will be replaced with plants of similar size and species. If the failure of the plant is due to disease and the disease is considered likely to re-occur then an alternative species may be used as replacement if agreed with the LPA.
- The planting area will be kept weed free throughout the maintenance period using approved herbicides in April, June and August.

**KEY**

- Site Boundary
- Native Hedgerow
- Proposed Trees

**Bottel Farm, Limmerhill Road, Wokingham Soft Landscape Proposals**

Client: Monopro LTD  
 DRWG No: **BR56139\_03** Sheet No: \_ REV:  
 Drawn by: LCH Approved by: TH  
 Date: 21/07/2016  
 Scale: 1:500 @ A1



This page is intentionally left blank



KEY



SITE LOCATION (6.895HA)

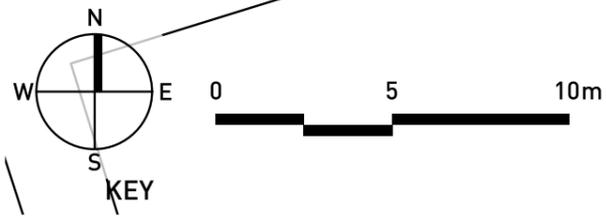
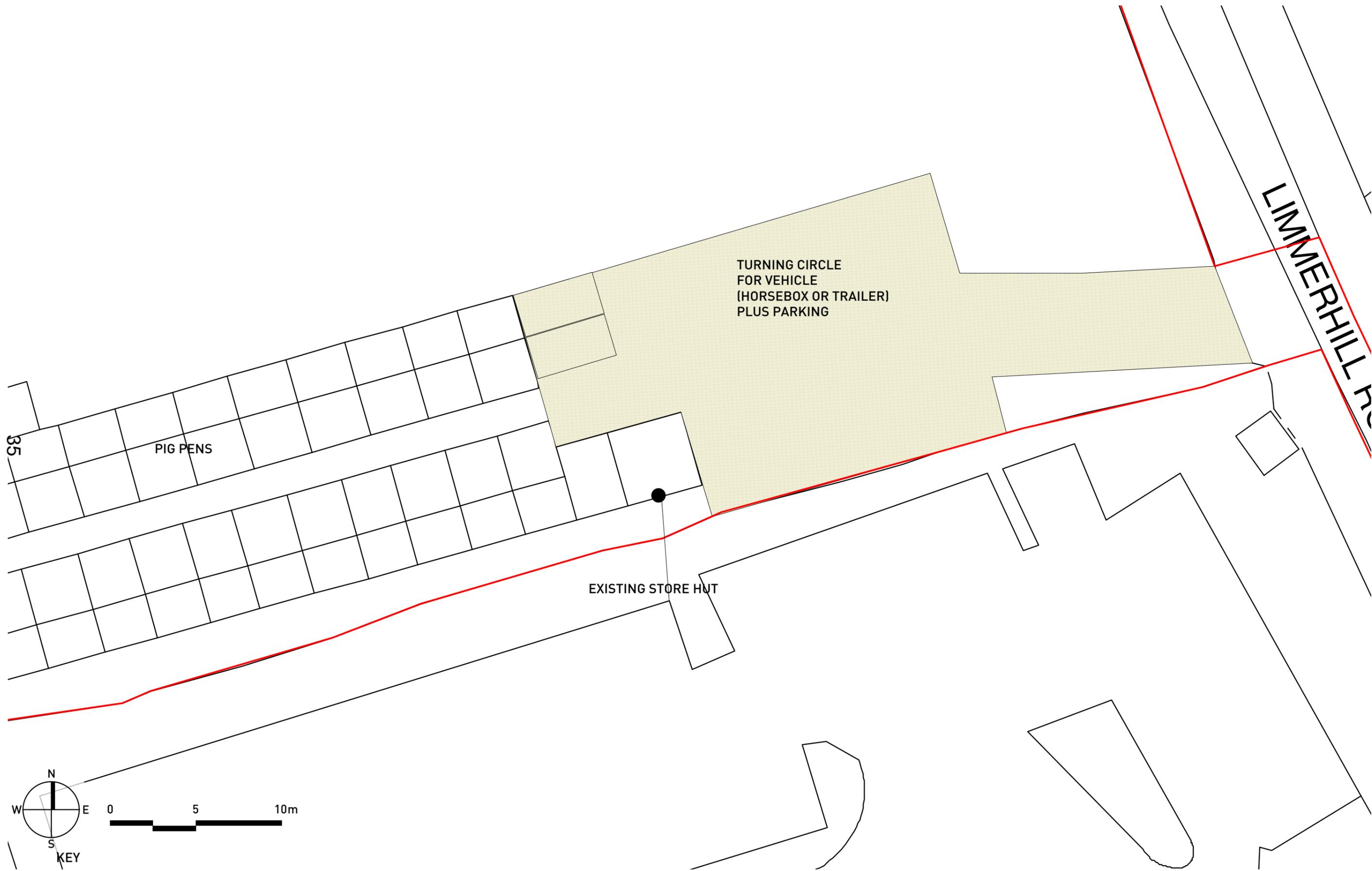


NO GRAZING AREA  
(FROM THE MONTHS APRIL-SEPTEMBER)

### BOTTEL PADDOCKS, LIMMER HILL ROAD, WOKINGHAM - GRAZING PLAN



This page is intentionally left blank



 SITE LOCATION (6.895HA)

 CRUSHED CONCRETE/BRICK SURFACE FINISH

**BOTTEL PADDOCKS, LIMMER HILL ROAD, WOKINGHAM - PARKING DETAIL PLAN**



This page is intentionally left blank

**From:** [Mike Dunstan](#)  
**To:** [Planning Enquiries](#)  
**Subject:** Comments on 161092 Bottel Paddock  
**Date:** 14 July 2016 10:06:57

---

**161092 Bottel Paddock, Limmerhill Road**  
**Full application for the change of use of agricultural land to mixed agricultural and the keeping and grazing of horses, plus the provision of a vehicular turning circle. Retrospective.**  
**Planning Officer: Rosie Rogers**

Wokingham Town Council is concerned about the potential impact of overdevelopment of this important countryside site, which is also a gap between settlements, on the residential amenity of neighbouring properties and highway safety at the junction of Limmerhill Road with Barkham Road.

The Town Council therefore requests that, should the application be recommended for approval, the following condition be attached:

**"The approved equestrian use is solely for the recreational enjoyment of the owner and/or tenant and no commercial activities are permitted"**

Reasons:

1. To safeguard the residential amenity of neighbouring properties (Adopted Core Strategy Policy CP3)
2. To prevent over-development of the countryside (Adopted Core Strategy Policy CP11)
3. In the interests of highway safety due to the restricted means of access on this unadopted road (Adopted Core Strategy Policy CP6).

Regards

Mike Dunstan  
Planning & Transportation Officer

Wokingham Town Council  
Town Hall  
Market Place  
Wokingham  
RG40 1AS

Tel: 0118 978 3185  
Direct Tel: 0118 974 0885  
[www.wokingham-tc.gov.uk](http://www.wokingham-tc.gov.uk)



Visit [www.whatsoninwokingham.co.uk](http://www.whatsoninwokingham.co.uk) for more information about Wokingham events in addition to

the Farmers' Market and of course the weekly markets.

Thames and Chilterns in Bloom:  
Silver Gilt award winner 2015  
Regional award winner for 'Greener Streets: Better Lives' 2015.

The contents of this message and any attachments to it are confidential and may be legally privileged. If you have received this message in error, you should delete it from your system immediately and advise the sender.

To any recipient of this message within Wokingham Town Council, unless otherwise stated you should consider this message and attachments as " CONFIDENTIAL

Click [here](#) to report this email as spam.

**From:** [Development Control](#)  
**To:** [Rosie Rogers](#); [Planning Enquiries](#)  
**Subject:** FW: 161092 ~[UNCLASSIFIED]~  
**Date:** 13 July 2016 15:57:37

---

For your attention

**Theresa Brown**

**Registration Team Manager**

Development Management  
Wokingham Borough Council  
PO Box 157  
Shute End  
Wokingham  
RG40 1WR  
Direct Line: (0118)974 6433  
Fax: (0118) 974 6484  
Email: [theresa.brown@wokingham.gov.uk](mailto:theresa.brown@wokingham.gov.uk)  
[www.wokingham.gov.uk](http://www.wokingham.gov.uk)

---

**From:** BPC Clerk and BVH [<mailto:clerk@barkham-parishcouncil.org.uk>]  
**Sent:** 13 July 2016 12:45  
**To:** Development Control  
**Subject:** 161092

For Rosie Rogers

Bottel Paddock, Limmerhill Road  
Full application for change of use of agricultural land to mixed and grazing of horses, plus provision of a vehicular turning circle.

The Parish Council is opposed to this application which is a gap between the settlements of Barkham and Wokingham and should remain as such. The Parish Council are opposed to any development which could be used as a stepping stone for even more development, this is clearly going to be used for commercial use as already advertisements have been seen advertising the land for other people to keep their animals there. Concern is expressed with the construction of the turning circle, this will only encourage more traffic to use this narrow track.

We trust this application will be refused.

Regards

Judith Neuhofer

Clerk to Barkham Parish Council

Click [here](#) to report this email as spam.

# Agenda Item 38.

<b>Development Management Ref No</b>	<b>No weeks on day of committee</b>	<b>Parish</b>	<b>Ward</b>	<b>Listed by:</b>
161258	15/13	Wokingham Town	Evendons	Major

<b>Applicant</b>	Evendons Primary School Trust	
<b>Location</b>	Evendons Primary School Finchampstead Road, Wokingham	<b>Postcode</b> RG40 3HD
<b>Proposal</b>	Full application for the proposed erection of a two storey classroom block linked with part of Block A (Small Hall), refurbishment of part of the existing buildings to improve the 'Main Hall', increase the height of part of Block A to provide a new kitchen area with associated plant and screening, along with the creation of a new servicing area via Evendons Road, following the demolition of buildings C, D, E and part of Block A. Erection of single storey kitchen unit for a temporary period.	
<b>Type</b>	Full	
<b>PS Category</b>	6	
<b>Officer</b>	Katie Herrington	

<b>FOR CONSIDERATION BY</b>	Planning Committee on 17 August 2016
<b>REPORT PREPARED BY</b>	Head of Development Management and Regulatory Services

## SUMMARY

Evendons Primary School is an existing Free School located on the site of the former White House School on Evendons Lane, who seek to become a STEM (Science, Technology, Engineering, Maths) School. Whilst it was originally intended to refurbish the current buildings (as approved under **F/2014/2125**), it was later found that the refurbishment of much of Block A (the main building to the centre of the site) was unviable. Consequently, the school is unable to operate at full capacity or provide the quality of accommodation expected for a STEM school.

Whilst other options were considered, due to funding issues and timescales, the proposal seeks to demolish part of Block A and Block, C, D and E in order to accommodate a new two storey building that would link with the remainder of Block A and provide new teaching accommodation at the site.

In terms of the removal of these buildings, whilst of unique character, they are not statutorily listed and are not designated as Buildings of Traditional Local Character. In addition, their removal has already been consented under 160391.

Following concerns about the design of the new block, and particularly its relationship with the remainder of Block A, the proposal was reviewed by the Berkshire Design Review Panel. The Panel shared some of the Council's concerns, but recognised the constraints of the project, and set out acceptance of design solutions. The proposal has since been revised and has taken into consideration the comments of the Berkshire Design Panel.

The proposal would not result in the loss of any playing field and would not result in any additional pupil or staff numbers. For the reasons discussed below, the proposed development is in general accordance with local and national planning policies and therefore is recommended for approval.

This application is before the Planning Committee because it is a Major development.

#### **PLANNING STATUS**

- Major development location
- Wind turbine safeguarding zone
- Farnborough Aerodrome consultation zone
- Special Protection Area – 5 and 7 km
- Minerals consultation zone
- Tree Preservation Order

#### **RECOMMENDATION APPROVAL**

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

##### **A Conditions and Informatives:**

###### *Conditions:*

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

*Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).*

2. This permission is in respect of the submitted application plans and drawings

28261125-001 rev 2  
28261125-002 rev 2  
28261125-003 rev 2  
28261125-004 rev 2  
28261125-005 rev 2  
28261125-006 rev 2  
28261125-007 rev 2  
28261125-007A rev 2  
28261125-011 rev 2  
28261125-012 rev 2  
28261125-013 rev 2  
28261125-015 rev 2  
28261125-016 rev 2  
28261125-018 rev 0

Submitted to the local planning authority on the 25/07/2016.

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

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

3. Before the development hereby permitted is commenced, except for the

installation of the temporary kitchen unit, sample panels of brickwork, render and cladding, showing the proposed material, and method of fixing to be used has been prepared on site and approved by the Local Planning Authority. The work shall be undertaken in accordance with the details so-approved.

*Reason: To ensure that the external appearance of the building is satisfactory.  
Relevant policy: Core Strategy policies CP1 and CP3*

4. No development shall take place, except for the installation of the temporary kitchen unit, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- I. The logistics of the development phasing (including times of construction and delivery to coordinate with school opening and closing and break times in term time).
  - II. the parking of vehicles of site operatives and visitors,
  - III. loading and unloading of plant and materials,
  - IV. storage of plant and materials used in constructing the development,
  - V. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
  - VI. wheel washing facilities,
  - VII. measures to control the emission of dust and dirt during construction,
  - VIII. a scheme for recycling/disposing of waste resulting from demolition and construction works.

*Reason: In the interests of highway safety, health and safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6*

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

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

6. Noise resulting from the use of the plant, machinery or equipment hereby approved shall not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to British Standard BS 4142:2014, at a point one metre external to the nearest noise sensitive premises.

*Reason: in the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the residential character of the area.*

7. The proposed temporary kitchen unit as shown on plan 28261125-018 rev 0 as permitted shall be removed and the land restored to its former condition on or before **1<sup>st</sup> July 2017** in accordance with a scheme of work that shall have first been submitted to and approved in writing by the local planning authority.

*Reason: The type of building is not one that the local planning authority is prepared to approve other than for a limited period, having regard to the materials and type of structure proposed. Permission is given  
In order to bridge the gap in the provision of a kitchen during works.*

Relevant policy: Core Strategy policies CP1 and CP3.

8. No building hereby permitted, except for the installation of the temporary kitchen unit, shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in Annex F of PPS25 (or any subsequent government guidance), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- 1) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- 2) include a timetable for its implementation; and
- 3) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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

9. Prior to the commencement of the development, except for the installation of the temporary kitchen unit, a Travel Plan shall be submitted to and approved in writing by the local planning authority. The Travel Plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car and provide for periodic review. The travel plan shall be fully implemented, maintained and reviewed as so-approved.

*Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policy CP6.*

10. No part of any building(s) hereby permitted, except for the installation of the temporary kitchen unit, shall be occupied or used until the vehicle parking or servicing area has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

*Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

11. Prior to the commencement of the development, except for the installation of the temporary kitchen unit, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and

structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

*Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)*

12.

- a. No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).
- b. No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
- c. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- d. The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

*Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development*

*and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21*

13. Before the development hereby permitted, except for the installation of the temporary kitchen unit, is commenced details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

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

*Relevant policy: Core Strategy policies CP1, CP3 and CP6*

14. Prior to the commencement of development, except for the installation of the temporary kitchen unit, a scheme for the delivery of a 10% reduction in carbon emissions through either:

- a. Renewable energy or low carbon technologies (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version); or,
- b. The use of high thermal insulation;

Shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

*Reason: To ensure developments contribute to sustainable development.*

*Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.*

15. No development shall take place, except for the installation of the temporary kitchen unit, until a scheme of phasing of construction has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed scheme of phasing.

*Reason: In the interest of residential amenity and highway safety.*

*Informatives:*

1. Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.
2. Any facilitation pruning to the TPO in accordance with BS3998:2010 will need to be applied for and the application form can be found on the council website. Please ensure that adequate time is allowed for the application for treeworks.
3. Due to the number of TPOs on site it is important that the protective measures to the trees are overseen by the Arboriculturalist who should also be present at the Pre-Commencement meeting, and manage the tree protection throughout the project.

4. Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant or the Council's ecologist contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.
5. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:
  - a. A pre-application process was undertaken by the applicant.
  - b. The proposal was subject to independent design review to negotiate design improvements.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

## PLANNING HISTORY

Relevant applications include;

- 160044 - Proposed installation of a temporary school modular building and associated facilities and works for a period of three years, plus erection of new temporary fencing with double gate access. Approved 26/04/2016.
- 160391 - Prior notification of proposed demolition of blocks A, C, D and E. Prior approval not required. Approved 04/04/2016
- F/2014/2125 - Proposed erection of a single storey classroom extension and refurbishment to existing Block B, together with re-roofing of Block A (Main Wing) and the removal of chimneys (due to extensive internal works) and reduction in height of the chimney to Block C. Approved 20/11/2014

## SUMMARY INFORMATION

*To Note:* When Evendons Primary School occupied the site it had been vacant, having previously been occupied by the White House School which closed in 2012. It was not until the start of the 2015/2016 school term that Evendons Primary Free School used the site for a school again. It was originally intended to convert the existing buildings for use as the main teaching facilities (consented under F/2014/2125 in November 2014), however it was found that this option was unviable, and the buildings were not otherwise suitable for use. The result was that the school is currently unable to operate at the school's original capacity. Permission for the erection of temporary classrooms was approved (160044) to enable the classroom facilities for the new intake of pupils.

### *Pupil numbers*

Past maximum capacity of pupils ( <i>if all buildings were usable as pre-Evendons School</i> )	350
--	-----

Current capacity of pupils ( <i>due to unusable buildings</i> )	175
With temporary units (160044)	225
Proposed number of pupils	350

*Teacher numbers*

Past maximum number of teachers (FTE) ( <i>if all buildings were usable as pre-Eventons School</i> )	40
Current number of teachers (FTE)	14
Number of teachers with temporary units (FTE)	16
Total proposed number of teachers	40

*Floor space*

Existing floor space	1687m <sup>2</sup>
Demolished areas	617m <sup>2</sup>
Proposed floor space (new block)	935m <sup>2</sup>
Total floor space (new block plus retained blocks)	2005m <sup>2</sup>

**CONSULTATION RESPONSES**

Environmental Health	No objection subject to <b>condition 6.</b>
Drainage	No objection subject to <b>condition 8.</b>
Trees and Landscape	No objection subject to <b>conditions 12 and 13.</b>
Education	No comments received.
Policy	No comments received.
Highways	No objection subject to <b>conditions 9 and 10.</b>
Biodiversity	No objections subject to <b>Informative 1.</b>
Fire and Rescue	No comments received.
Sport England	No objection.
Environment Agency	No comments received.
Thames Water	No objection.

**REPRESENTATIONS**

**Wokingham Town Council:** No comments received

**Local Members:** No comments received

**Neighbours:** Two representations were received from nearby residents raising the following issues;

- Concerns about overlooking. **See para 26–29.**
- Concerns about overlooking due to removal of ‘privacy strip’ between fence and schools back lawn. – **see para 26- 29.**
- Vehicular access from Finchampstead Road would be very dangerous – *Officer note: all vehicular access is proposed from Eventons Lane, other than for the use of emergency vehicles where access could be from Finchampstead Road.*

## APPLICANTS POINTS

- The proposal is in response to issues encountered when renovating the original buildings as intended via consent F/2014/2125. The buildings had structural issues that resulted in that proposal becoming unviable.
- Following concerns raised by the council with respect to the proposals design, the proposal has been assessed by the Berkshire Design Review Panel and its design has since been extensively revised following their guidance.
- The proposal will deliver important and necessary accommodation for Evendons School and an enhancement of education facilities on the site.

## PLANNING POLICY

National Policy	<b>NPPF</b>	National Planning Policy Framework
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP2</b>	Inclusive communities
	<b>CP3</b>	General Principles for Development
	<b>CP4</b>	Infrastructure Requirements
	<b>CP6</b>	Managing Travel Demand
	<b>CP7</b>	Biodiversity
	<b>CP9</b>	Scale and Location of Development Proposals
Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>	Presumption in Favour of Sustainable Development
	<b>CC02</b>	Development Limits
	<b>CC03</b>	Green Infrastructure, Trees and Landscaping
	<b>CC04</b>	Sustainable Design and Construction
	<b>CC05</b>	Renewable Energy and Decentralised Energy Networks
	<b>CC06</b>	Noise
	<b>CC07</b>	Parking
	<b>CC09</b>	Development and Flood Risk
	<b>CC10</b>	Sustainable Drainage
	<b>TB21</b>	Landscape Character
	<b>TB23</b>	Biodiversity and Development
	<b>TB24</b>	Heritage Assets
Supplementary Planning Documents (SPD)	<b>BDG</b>	Borough Design Guide

## PLANNING ISSUES

### Description of development and site

1. Full application for;

- erection of a two storey classroom block linked with part of Block A (Small Hall),
- refurbishment of part of the existing buildings to improve the 'Main Hall',
- increase the height of part of block A to provide a new kitchen area with associated plant and screening,
- new servicing area via Evendons Road (not a new access point)
- demolition of buildings C, D, E and part of Block A.
- Erection of single storey kitchen unit for a temporary period. This is required until July 2017 and as the development is being phased.

### **Phasing**

Following demolition of part of Block A, C, D and E much of the teaching accommodation would be provided in temporary buildings to the west of the site (as approved under ref 160044). While the kitchen is being refurbished there will be a requirement for a temporary single storey building to provide an alternative facility. This will be prior to implementing the two-storey extension to Block A. The new block is to be occupied following the removal of the temporary units.

### **Principle of Development**

2. The proposal seeks to replace existing accommodation with a new modern teaching accommodation block in order to operate at full capacity. The proposed two storey block replaces part of Block A, which whilst originally intended to be refurbished (F/2014/2125), was found to not be viable and now it is proposed to replace this element.
3. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the Local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
4. Paragraph 72 of the NPPF states that great importance should be attached to ensuring that sufficient choice of school places are available to meet the needs of existing and new communities. It also states that Local Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement, and should look to approve development that will widen choice in education. The NPPF states that weight should be given to the need to create, expand or alter schools.
5. The site is located within a major development location and within a settlement boundary and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers and this is discussed below.
6. Given the national and local policy context, it is considered that the proposal would be acceptable in principle, subject to other material considerations. These

include impact on character of the area, the retention of suitable play space, impact on traffic, highways safety, neighbouring amenity, biodiversity, or sustainability. The proposed temporary kitchen unit, given its size and location, would be acceptable in principle, as it would not result in harm by way of character, residential amenity or highway safety.

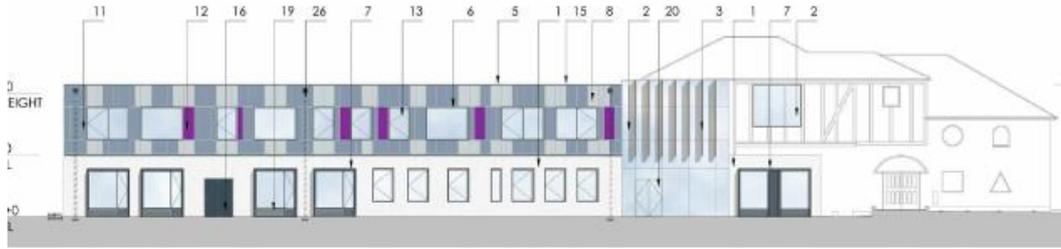
### **Demolition of historic buildings**

7. The site consists of a mix of interconnected buildings that are not nationally listed and are not listed locally as a Building of Local Traditional Character.
8. The proposal seeks to demolish block A 'core' and part of 'Old Hall', and remove of Block , C, D and E. The Old Hall is a late 19<sup>th</sup> Century structure, and the 'Core' building comprises a mix of 18<sup>th</sup> and 19<sup>th</sup> century phases of construction. Block C and D is mid19<sup>th</sup> century origin, and E is of early 19<sup>th</sup> century origin.
9. Whilst it is unfortunate that the proposal would result in the loss of these historic and distinctive buildings (Particularly block A 'Core'), there is little significant historic fabric remaining following the stripping of their detailing, and their removal has already been consented as part of prior approval application 160391. A Historic Building Record has been made.

### **Impact upon the Character of the Area**

#### **The two-storey building (extension to Block A):**

10. The side elevation of the proposal would be prominent along Finchampstead Road, and the front elevation would be clearly observed from Evendons Lane.
11. Following concerns about the design of the two storey block (particularly its relationship with the existing building and its resulting impact upon the character of the area), the proposal was taken to the Berkshire Design Panel for review.
12. The Berkshire Design Panel consists of a team of architects, engineers and sustainability experts that provide independent expertise and advice on design issues. The Panel chosen for this review included architects with experience with school developments. A copy of the Panel's report is provided in **Appendix 1**.
13. The Panel felt that the design as originally submitted was severely compromised in its practicality and its appearance, and called for a different approach – ideally replacing all of the buildings. However, the Panel recognised that such full development is unlikely to be accepted because of the delay it would cause, along with the uncertainties of funding, and the logistics of such works during an operating school. Instead the Panel suggested that a less radical approach would be to review the original strategy.



14. The proposed classroom block is a simple rectangular unit, and whilst the Panel did not challenge the idea of a stylistic contrast with the existing building, the unbroken façade and roof height gave it the appearance of an awkward extrusion from the older building. The Panel questioned the multiple façade treatments and the appropriateness of the timber fins and rain screen.

15. The Panel made a number of suggestions, the main ones being;

- To make a stronger separation between the new and old buildings, e.g. with a recessed link, moving the block towards Finchampstead Road could assist
- More articulation between the buildings, e.g. expressing double height areas externally, or distinguishing the new block from the link and adjoining building.
- To have a simpler pallet of materials.

16. Following the comments of the Panel, the proposal has been extensively redesigned, taking into account the concerns presented by the Panel, and taking on board the Panels suggestions;

- The block has been amended so that there is a stronger separation between the older and new blocks, achieved through the movement of the block towards Finchampstead Road, and the introduction as a glazed link block to provide a clear separation.
- There is now variation in the height; the glazed link block has been reduced in its height and set back to distinguish the link from the new block.
- The pallet of materials has been simplified. The details of which are addressed by **condition 3**.



17. As such the proposal now reflects a more suitable form of development, reflecting the guidance of the Design Panel. As such, it is considered that the proposal would not be harmful to the character of the host buildings, or character of the area, in accordance with the CP1 and CP3 of THE Core Strategy, the Borough Design Guide and the NPPF.

Alterations to kitchen block:

18. The proposal includes increasing the height of the single storey projection serving the kitchen (Part of block A) by 0.4 metres and the installation of associated plant. The increase in height would be below the eaves of the connected building, and would not appear out of character. As such, this aspect of the proposal is not considered to harm the character of the area or street scene given it is a minor change to a building centrally located to the site.

Temporary kitchen unit:

19. Views of the proposed single storey unit would be limited given its location and scale, views of it would be limited. This, and its temporary status (**see condition 7**), means that this aspect of the proposal would have a limited impact.

**Trees and landscape**

20. There are a number of TPO trees that could be impacted by the proposal during its construction. A condition has been attached to protect the trees during construction (**Condition 12**).

21. The proposal would make alterations to the boundary towards Finchampstead Road, details of which are addressed by **condition 13**.

**Impact on playing fields/ provision of play space**

22. The proposal would not result in the loss of, or reduction of, a playing field.

**Access and movement**

Parking:

23. The Council's parking standards (Appendix 2 of the MDD) recommend the provision of 1 car parking space per full time staff for Primary Schools. The proposal would not itself result in an increase of student or staff numbers from the existing school (pre-redevelopment). As a phased development there would be times where the school would not be at full capacity. Also, the car park is proposed to be altered during the development, including when temporary classrooms would be required on part of the car park reducing its capacity. However it would still accommodate the maximum FTE number of staff proposed, in accordance with the council's parking standards. As shown in the table below sufficient on-site parking will be provided for staff through all phases of the development.

	Staff (FTE)	Existing parking spaces	Proposed parking spaces
<b>Maximum (when Evendons School first occupied the site)</b>	40 FTE	40 + 2 DDA spaces	
<b>Current number</b>	14 FTE	40 + 2 DDA spaces	
<b>No. as a result of temporary units</b>	16 FTE		22 + 1 DDA space (Temporary)
<b>Proposed number</b>	40 FTE		42 spaces + 1 disabled bay

Access:

24. Access for all deliveries will now be from Evendons Lane. The proposal removes access for vehicles (other than emergency vehicles) from the existing access from Finchampstead Road. Details of the gates and fencing treatment to this side is addressed by **condition 13**.

25. An updated Travel Plan has conditioned as part of this proposal (**Condition 9**).

**Residential amenity**

26. The flank elevation of the proposed 2-storey extension to Block A building would be located around 36 metres from the front elevation of number 204 Finchampstead Road which is to the opposite side of Finchampstead Road. The proposed building would be located behind the remainder of Block A, some 38 metres away from number 44 Evendons Lane, and behind the remainder of block A, some 57 metres to the side of number 74 Manor Road's side garden.

27. Whilst there is not a specific separation distances for schools in the Council's Borough Design Guide, the proposal would be in general accordance with its provisions for residential development.

28. A resident raised concerns that a 'privacy strip' between the school and the property has been removed. However, the separation distances between the new building and the neighbour would be in compliance with that recommended by the Borough Design Guide, and therefore the development is considered acceptable in this respect.

29. Given the distance between the proposed new block and the dwellings, and the orientation of the new block in relation to the surrounding dwellings, the proposal would not appear overbearing or result in an undue loss of daylight and sunlight to the surrounding residential occupiers.

### **Biodiversity**

30. A preliminary bat survey and a dusk emergence survey were conducted at the site. These found no evidence of bats roosting in the buildings affected by this proposal. As such the proposal would not result in harm to a protected species.

### **Sustainability**

31. The council's policy requires that for developments of this size to provide 10% reduction in carbon emissions through renewable energy or low carbon development. An energy strategy has been provided which shows that this could be met through the provision of roof-mounted solar panels. The Berkshire Design Review Panel suggested that a strategy that concentrated on high thermal insulation could provide better value for money. As such, condition 14 has been amended so that it provides a mechanism for agreeing a 10% carbon emission reduction through this process as well. **(Condition 14)**.

### **CONCLUSION**

The proposal consists of the demolition of Part of Block A, and blocks C, D and E, and the erection of a new 2 storey block. The revised design is in general accordance with the recommendations of the Berkshire Design Panel, who recognise the constraints of the project.

The proposed temporary kitchen unit, and alterations to the kitchen block are considered to be acceptable.

The proposal is not intended to increase pupil or staff numbers on the site, but rather to provide suitable accommodation to operate at the schools current capacity.

It is considered that the proposal would not be adversely harmful to the street scene or the character of the area, and would not result in adverse harm to residential amenity.

The proposal therefore accords with development plan policies and as such is recommended for approval subject to conditions.

### **CONTACT DETAILS**

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

This page is intentionally left blank

Design Review

---

# **Evendons Primary School Wokingham**

## **Evendons Primary School, Finchampstead Road, Wokingham**

**Reference: 574-888**

---

Report of Design Review Meeting

Date: 30 June 2016

Location: Evendons Primary School, 161 Finchampstead Road, Wokingham RG40 3HD

### **Panel**

Dieter Kleiner (Chair), Architect

Paul Appleby, Engineer/Sustainability

Michál Cohen, Architect

Wendy Perring, Architect/Sustainability

Simon Watkins, Landscape Architect

### **Presenting team**

Euan Leslie, Arcadis LLP

Nicolas Maari, Arcadis LLP

### **Other attendees**

Geoff Noble, Design South East

Katie Herrington, Wokingham Borough Council

Giles Stephens, Wokingham Borough Council

Zoe Green, Evendons Primary School

Samantha Smit, Evendons Primary School

David Fullman, Education Funding Authority

### **Site visit**

A full site visit was conducted by the Panel ahead of the review

## Summary

The school buildings at Evendons have been adapted and extended over many years and no longer serve the needs of a modern primary school. Plans for their renewal have been taking shape since the establishment of the new Primary School Trust and after a number of setbacks, the School's programme is now urgent.

In the Panel's view, the proposed design is severely compromised, both in its practicality and its appearance. We fear it would be costly to maintain and operate in the long term. Regrettably we have concluded that a very different approach is needed, calling for an extended period of redesign. Ideally the School would replace all the buildings, either in one move or through a phased programme, to create an outstanding new building to meet their long term needs.

We recognise that the full redevelopment option is unlikely to be accepted by School Trustees, mainly because of the delay it would cause to the programme, as well as uncertainties about EFA funding and the complications of decanting. A less radical approach would be to review the original strategy and be guided more by the opportunities offered by the site, rather than its constraints. In reworking the current proposals, the team could make the new classroom block a more discrete element that would overcome some of the circulation problems around the site whilst creating a stronger relationship with the outdoor spaces.

## Context

Evendons is a suburb a mile to the south of Woking. The oldest buildings on the site were built as a house and outbuildings in the late 18th century, but they have been heavily altered and are of only modest historical interest. The complex has been in school use for many years and was taken over by the newly formed Evendons Primary School Trust (a Free School) in 2014. The School is part of the national STEM programme, which supports learning in science, technology, engineering and mathematics.

Proposals for the site have been through a large number of options, with varying degrees of retention and new build. The current scheme is the subject of a full planning application but we understand that this is the first time it has been brought to a design review panel.

We were concerned to hear that tenders had already been issued. We would stress the importance of allowing time to get the design right, then cementing the quality of key areas of design and construction detail into the scheme prior to entering into contract.

## Design principles

The Trust has gradually moved from a position of retaining the existing buildings to demolishing most of them. The siting of the new classroom block has been conditioned by the desire to minimise the spread of buildings into the grounds to the north and south. As the gardens are very important to the success and appeal of the School, we support that decision.

We consider that total demolition of all the existing school buildings would offer the best prospect of creating an efficient new building, economical to maintain and practical to operate. It could also be an inspiring work of architecture, even within the limited budget available. We regret that the School's programme now appears to rule out the full redevelopment option.

The alternative approach, of attaching a new linear block running transversely across the site, is examined below.

## **Siting and circulation**

We fully endorse the commitment to a design that preserves as much as possible of the playspace but this has the disadvantage of placing the front door a long way from the site entrance, making it unwelcoming and harder to manage. There is also a risk of ending up with an impermeable island of development in the middle of the site, inhibiting movement across the site. There is also the difficulty, albeit perhaps unavoidable, of having a large number of north-facing classrooms.

The design needs to be more intuitive for users and should better respond to how children arrive and are collected. What looks like the main entrance is not used by children, whereas a congested area at the far end of the new block also used by kitchens, deliveries and refuse collection is used by children and waiting parents. This is far from ideal and imposes a burden on staff supervision.

We are surprised to learn that a layby on Finchampstead Road has been ruled out on highways grounds as this could have solved some of the circulation problems within the site. We think it worth re-examining to see if the sight lines could be made acceptable, or turning on site could be accommodated to enable use of this entrance for service vehicles.

## **Architectural design**

The proposed classroom block is a simple rectilinear unit, designed to comply with the EFA template. The Panel does not challenge the idea of a stylistic contrast with the existing building, but the unbroken façade and roofline gives the block a very strong horizontal emphasis that exaggerates its scale and makes it appear as an awkward extrusion from the older building. We also question the multiple façade treatments, and the appropriateness of the timber fins and rain screen.

A stronger separation between new and old would help visually, perhaps by means of a recessed link. This would also help the environmental performance of the new block, which inevitably is compromised by having a perforate end to less efficient fabric. Moving the block eastwards towards the Finchhampstead Road might also release some design possibilities.

More articulation might help, perhaps following the internal hierarchy of rooms such as expressing double height areas externally, or simply distinguishing the new block from the link and adjoining building. The STEM room could be much more visible inside and out, reflecting its status within the School. We also believe that the elevations would be improved by having a simpler palette of materials. The opportunity should also be taken to look at the quality of the interior spaces, providing natural light to the internal corridors and making the classrooms as appealing as possible. Ensuring that the windows fulfil their purpose of providing daylight and ventilation whilst differentiating their northerly and southerly aspects should be a priority. Greater floor to ceiling heights, and taller windows with top and bottom openings, would assist.

Given the tight construction budget, we doubt the need for the photovoltaic units on the roof, which seem too sparse to make a significant difference to energy saving. An environmental strategy that concentrated on high thermal insulation would provide better value for money.

## **Landscape and external design**

The school has fine gardens to the north and south and a commendable policy of using these outdoor spaces for learning and play. We fully support the team's emphasis on this aspect and would encourage them to go further, for example designing the ground floor areas of the new building so that they can open out in fine weather. The STEM room is an obvious contender.

The School is right to try to keep as many trees as possible and they provide an important screen to the traffic on Finchhampstead Road. However, retention should not be at the expense of the overall landscape design. Selective felling, even of specimens currently protected by tree preservation orders, should not be ruled out if they would result in wider gains.

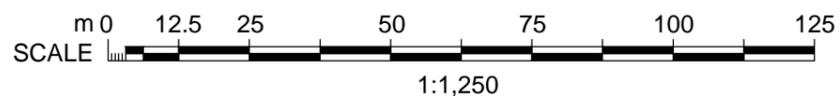
T: +44 (0)1634 401166  
E: info@designsoutheast.org  
www.designsoutheast.org





**—** = site ownership boundary

**01 SITE LOCATION PLAN**  
**001 1:1250 scale @ A3 size**



**NOTES:**  
 SURVEY PROVIDED BY THIRD PARTY

REV	DATE	DESCRIPTION	DRN	CHK	APP
02	25-07-16	PLANNING	SJ	NM	NM
01	09-05-16	TENDER	LC	NM	NM
00	06-05-16	PLANNING	LC	NM	NM
-	22-04-16	DRAFT TENDER	LC	NM	NM
Rev	Date	Description	Drn	Ch	App

**Client**  
 Education Funding Agency



PROJECT:  
**EVENDONS  
 FREE SCHOOL  
 FS 0296**

<b>Site</b>	<b>Client</b>
161 Finchampstead Road Wokingham, Berkshire, RG40 3HD	Education Funding Agency Department for Education Sanctuary Buildings, Great Smith St London SW1P 3BT +44 (0)207 783 8157 <a href="http://www.gov.uk/df">http://www.gov.uk/df</a>



Registered office: ARCADIS House 34 York Way London N1 9AB	Coordinating office: ARCADIS House 34 York Way London N1 9AB Tel: 44 (0)20 7812 2000
--	---

[www.arcadis.com](http://www.arcadis.com)

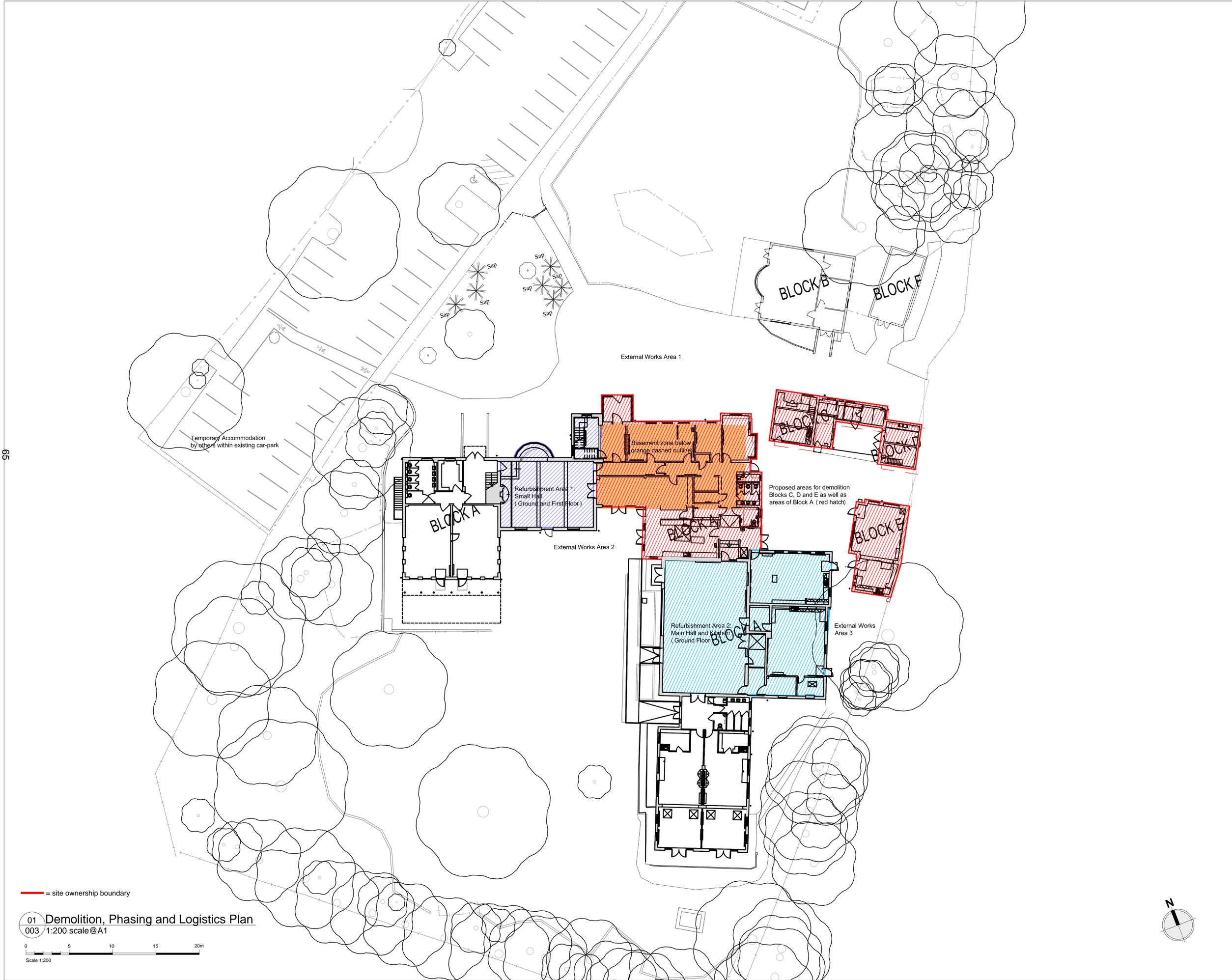
**TITLE:**  
 Location Plan

Designed	NM	Signed	Date
Drawn	NM	Signed	Date
Checked	EL	Signed	Date
Approved	EL	Signed	Date
Scale:	As shown	Datum:	AOD
Original Size:	A3	Grid:	OS
Suitability Code:	T1	Project Num	28261125

Suitability Description:  
**PLANNING**

Drawing Number: 28261125-001	Revision: 02
---------------------------------	-----------------

This page is intentionally left blank



**NOTES:**  
SURVEY PROVIDED BY THIRD PARTY

**LEGEND:**

- PROPOSED AREAS OF DEMOLITION (Red hatched)
- RETAINED AREAS (UNTOUCHED) (White)
- REFURBISHMENT AREA 1 (Blue hatched)
- REFURBISHMENT AREA 2 (Light Blue hatched)
- ASSUMED BASEMENT OUTLINE (NO ACCESS/SURVEY AVAILABLE) (Orange dashed)

Rev	Date	Description	Drawn	Check	Approv
02	25-07-16	PLANNING	SJ	NM	NM
01	09-05-16	TENDER	LC	NM	NM
00	06-05-16	PLANNING	LC	NM	NM
-	22-04-16	DRAFT TENDER	LC	NM	NM

**Client**  
Education Funding Agency

**PROJECT:**  
Ewendons Primary School  
FS0296

**Site**  
161 Finchampstead Road  
Wokingham, Berkshire, RG40 3HD

**Client**  
Education Funding Agency  
Department of Education  
Sanctuary Buildings, Great Smith St  
London SW1P 3BT

+44 (0)207 783 8157  
http://www.gov.uk/dfa

**ARCADIS** *Design & Consultancy for industrial and built assets*

Registered office:  
ARCADIS House  
34 York Way  
London  
N1 9AB

Coordinating office:  
ARCADIS House  
34 York Way  
London  
N1 9AB  
Tel: 44 (0)20 7812 2000

www.arcadis.com

**TITLE:**  
Demolition, Phasing  
and Logistics Plan

Designed	NM	Signed	Jan	FEB 2016
Drawn	NM	Signed	Jan	FEB 2016
Checked	EL	Signed	Jan	APR 2016
Approved	EL	Signed	Jan	APR 2016
Scale:	As shown	Datum:	ADD	
Original Size:	A0	Grid:	OS	
Suitability Code:		Project Number:	28261125	

Suitability Description:  
**PLANNING**

Drawing Number: 28261125-003  
Revision: 02

65

01 Demolition, Phasing and Logistics Plan  
003 1:200 scale @A1



This page is intentionally left blank



NOTES:

LEGEND:

Rev	Date	Description	Drawn	Check	Approv
02	25/07/16	PLANNING	NM	NM	NM
01	09/05/16	TENDER	NM	NM	NM
00	06/05/16	PLANNING	NM	NM	NM

**Client**  
Education Funding Agency

**PROJECT:**  
Evendons Primary School  
FS0296

**Site**  
161 Finchampstead Road  
Wokingham, Berkshire, RG40 3HD

**Client**  
Education Funding Agency  
Department of Education  
Sanctuary Buildings, Great Smith St  
London SW1P 3BT  
+44 (0)207 783 8157  
http://www.gov.uk/ef



Registered office:  
ARCADIS House  
34 York Way  
London  
N1 9AB

Coordinating office:  
ARCADIS House  
34 York Way  
London  
N1 9AB  
Tel: 44 (0)20 7812 2000

www.arcadis.com

**TITLE:**  
Proposed Site Plan

Designed	NM	Signed	Date
Drawn	NM	Signed	FEB 2016
Checked	EL	Signed	FEB 2016
Approved	EL	Signed	APR 2016
Scale:	As shown	Datum:	ADD
Original Size:	A0	Grid:	OS
Suitability Code:	T1	Project Number:	28261125

Suitability Description:  
**PLANNING**

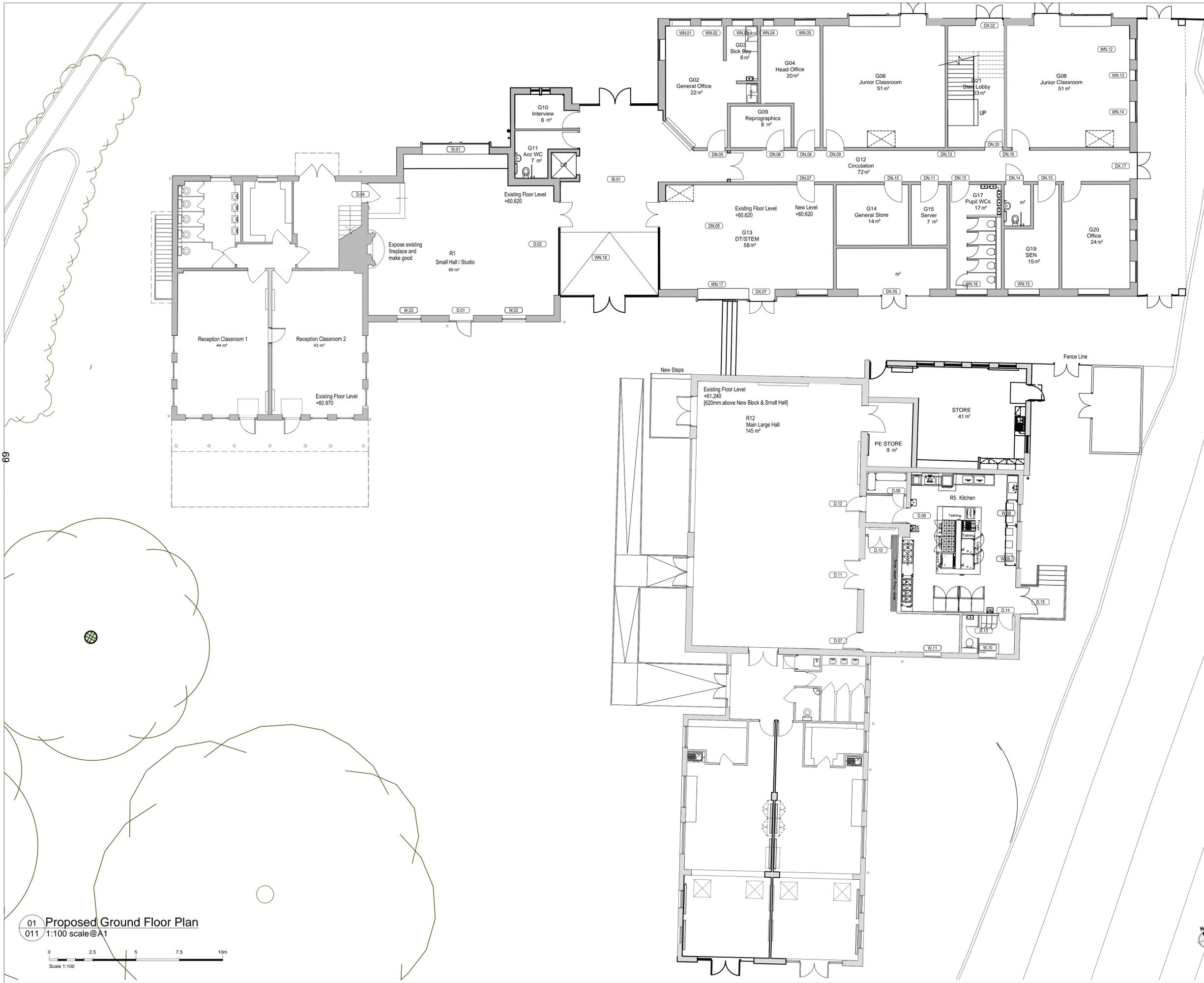
Drawing Number: 28261125-007A  
Revision: 02

67

01 Proposed Site Plan  
007 1:200 scale @A1



This page is intentionally left blank



NOTES:

LEGEND:

Rev	Date	Description	DRN	CHK	APP
02	25-07-16	PLANNING	NM	NM	NM
01	09-05-16	TENDER	LC	NM	NM
00	05-05-16	PLANNING	LC	NM	NM
-	22-04-16	DRAFT TENDER	LC	NM	NM

**Client**  
Education Funding Agency

**PROJECT:**  
Evendons Primary School  
FS0296

**Site**  
161 Finchampstead Road  
Wokingham, Berkshire, RG40 3HD

**Client**  
Education Funding Agency  
Department of Education  
Sanctuary Buildings, Great Smith St  
London SW1P 3BT

+44 (0)207 783 8157  
<http://www.gov.uk/efae>

**ARCADIS** *Design & Consultancy for national and built assets*

Registered office: ARCADIS House, 34 York Way, London, N1 9AB  
Coordinating office: ARCADIS House, 34 York Way, London, N1 9AB  
Tel: 44 (0)20 7812 2000

[www.arcadis.com](http://www.arcadis.com)

**TITLE:**  
Proposed Ground Floor Plan

Designed	NM	Signed	Date
Drawn	NM	Signed	FEB 2016
Checked	EL	Signed	FEB 2016
Approved	EL	Signed	APR 2016
Scale:	As shown	Datum:	ADD
Original Size:	A0	Grid:	OS
Suitability Code:	T1	Project Number:	28261125

Suitability Description: **PLANNING**

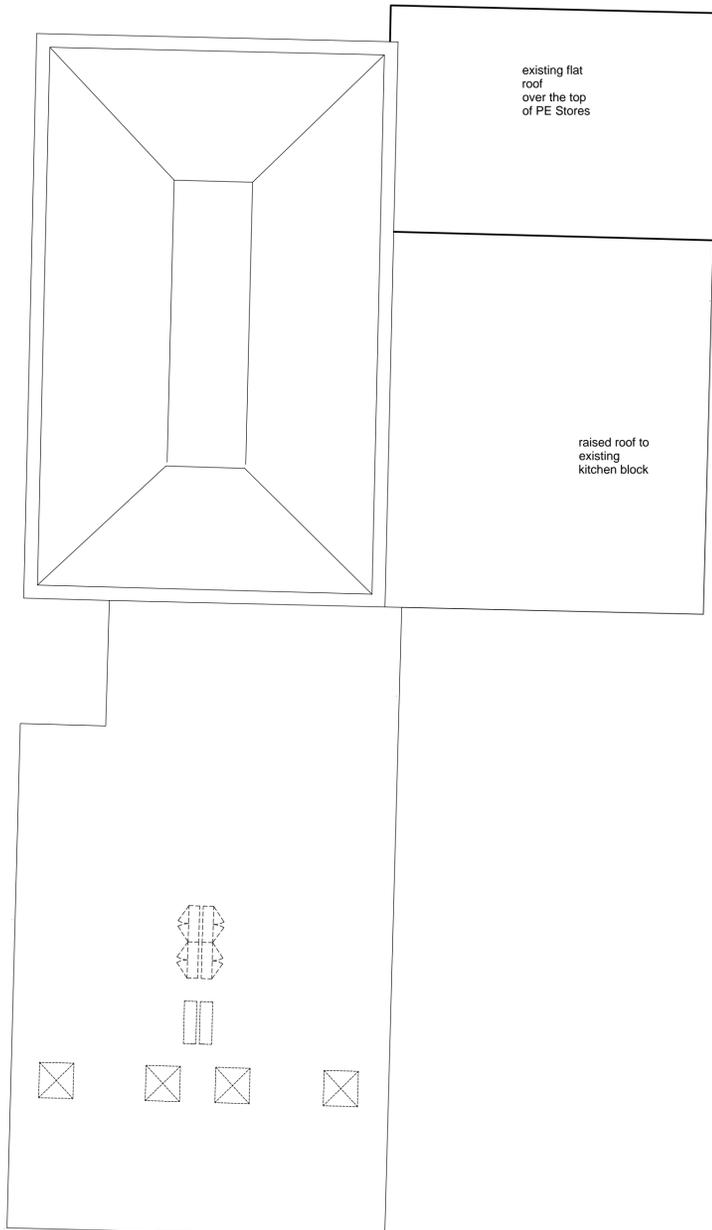
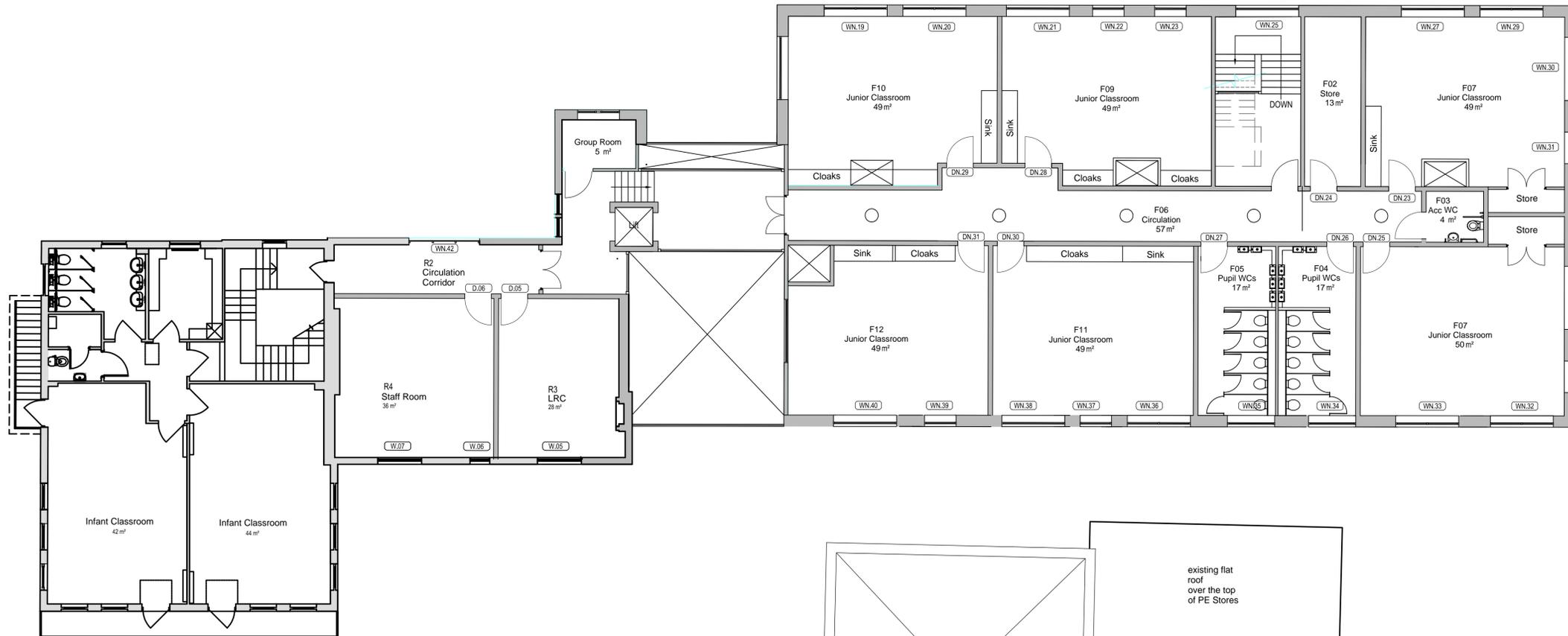
Drawing Number: 28261125-011  
Revision: 02

01 Proposed Ground Floor Plan  
011 1:100 scale @A1



69

This page is intentionally left blank



NOTES:

LEGEND:

Rev	Date	Description	DRN	CHK	APP
02	25-07-16	PLANNING	NM	NM	NM
01	09-05-16	TENDER	NM	NM	NM
00	05-05-16	PLANNING	NM	NM	NM
-	22-04-16	DRAFT TENDER	LC	NM	NM

**Client**  
Education Funding Agency

**PROJECT:**  
Ewendons Primary School  
FS0296

**Site**  
161 Finchampstead Road  
Wokingham, Berkshire, RG40 3HD

**Client**  
Education Funding Agency  
Department of Education  
Sanctuary Buildings, Great Smith St  
London SW1P 3BT

+44 (0)207 783 8157  
<http://www.gov.uk/efae>

**ARCADIS** Design & Consultancy  
for national and built assets

Registered office:  
ARCADIS House  
34 York Way  
London  
N1 9AB

Coordinating office:  
ARCADIS House  
34 York Way  
London  
N1 9AB  
Tel: 44 (0)20 7812 2000

[www.arcadis.com](http://www.arcadis.com)

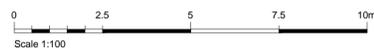
**TITLE:**  
Proposed  
First Floor Plan

Designed	NM	Signed	Date
Drawn	NM	Signed	FEB 2016
Checked	EL	Signed	FEB 2016
Approved	EL	Signed	APR 2016
Scale:	As shown	Datum:	APR 2016
Original Size:	A0	Grid:	OS
Suitability Code:	T1	Project Number:	28261125

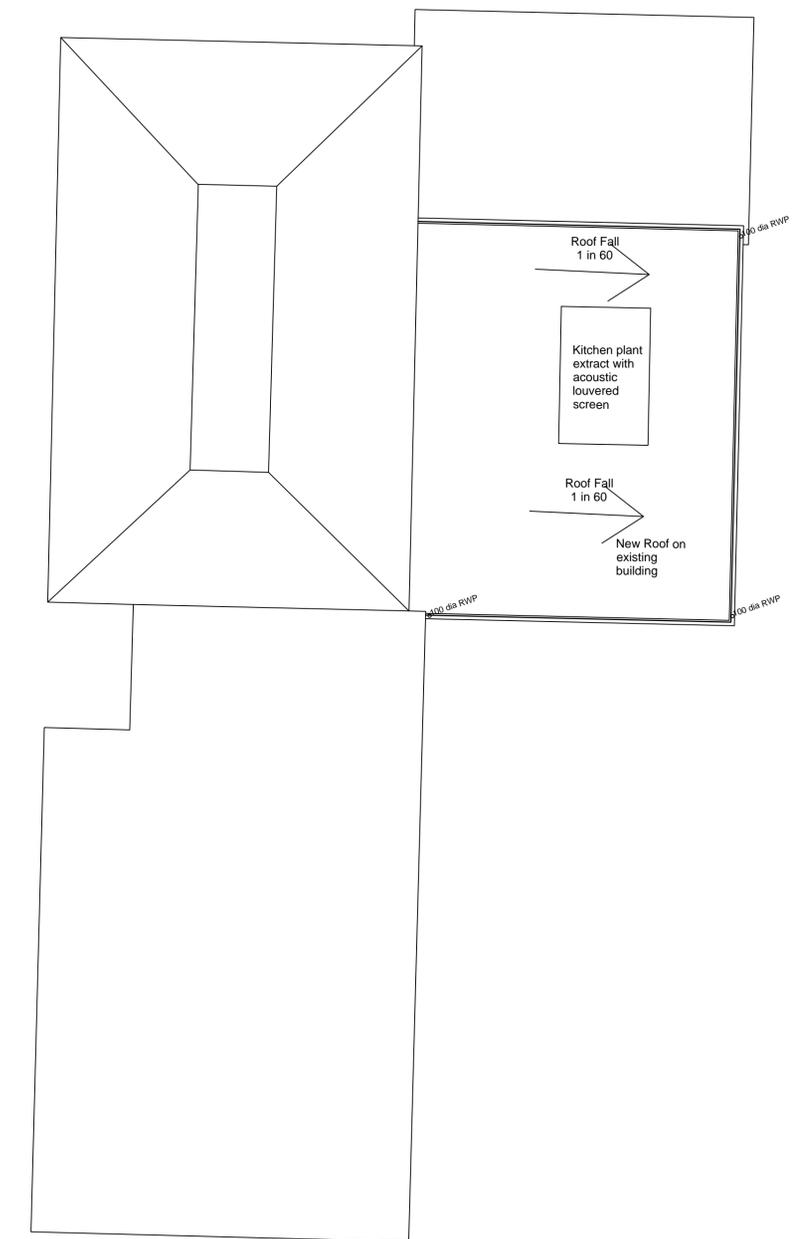
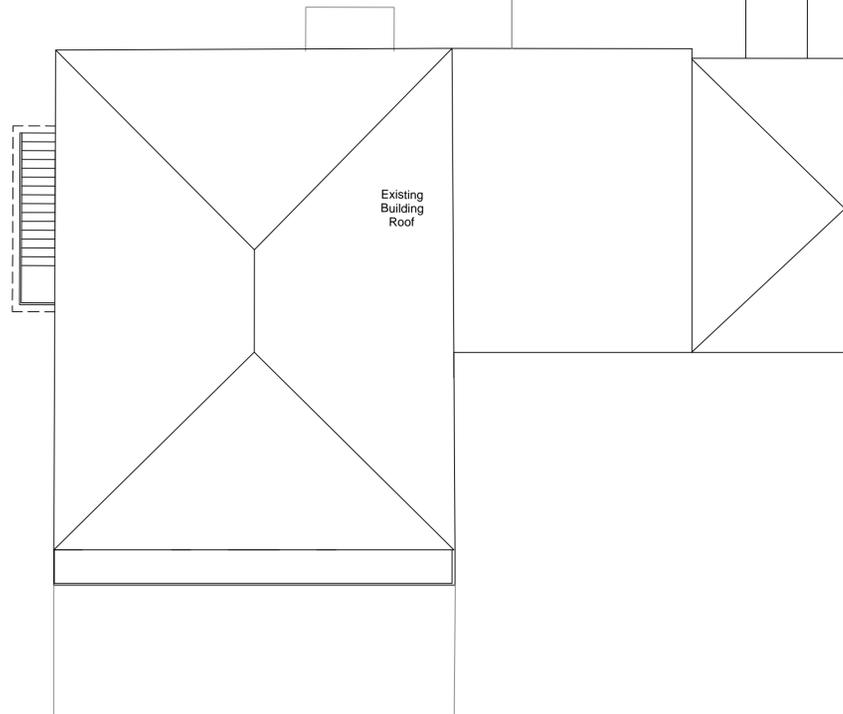
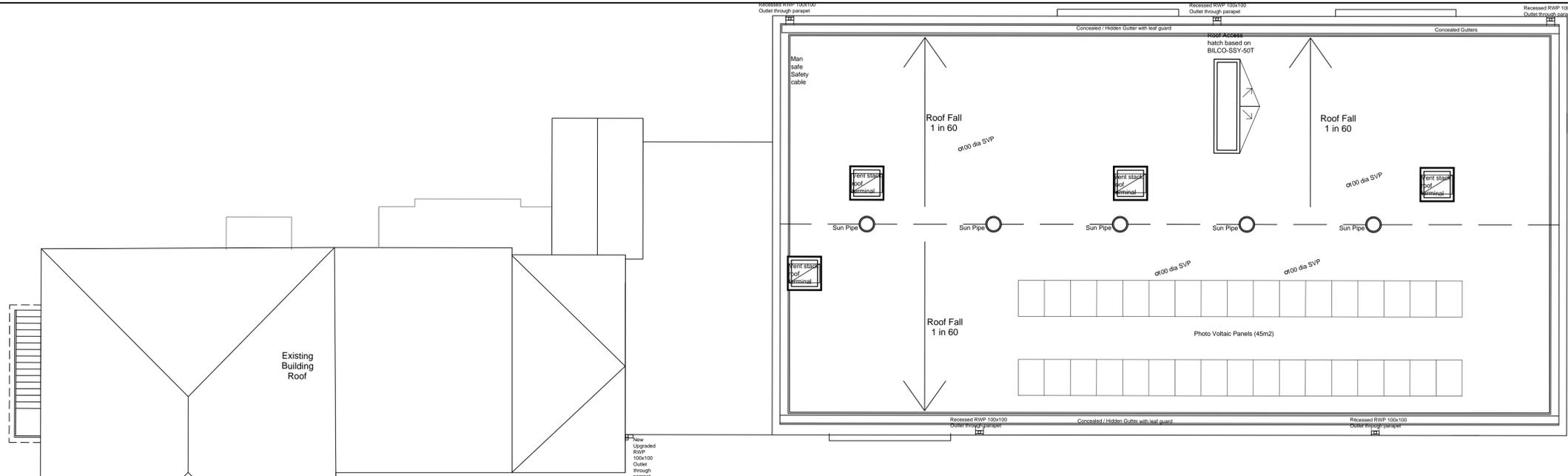
Suitability Description:  
**PLANNING**

Drawn Number: 28261125-012  
Revision: 02

01 Proposed First Floor Plan  
012 1:100 scale @A1



This page is intentionally left blank



**NOTES:**

**LEGEND:**

Rev	Date	Description	DRN	CHK	APP
02	27-07-16	PLANNING	NM	NM	NM
01	09-05-16	TENDER	NM	NM	NM
00	05-05-16	PLANNING	NM	NM	NM
-	22-04-16	DRAFT TENDER	LC	NM	NM

**Client**  
Education Funding Agency

**PROJECT:**  
Ewendons Primary School FS0296

**Site**  
161 Finchampstead Road  
Wokingham, Berkshire, RG40 3HD

**Client**  
Education Funding Agency  
Department of Education  
Sanctuary Buildings, Great Smith St  
London SW1P 3BT

+44 (0)207 783 8157  
http://www.gov.uk/ef

**ARCADIS** Design & Consultancy for industrial and built assets

Registered office: ARCADIS House, 34 York Way, London, N1 9AB

Coordinating office: ARCADIS House, 34 York Way, London, N1 9AB

Tel: 44 (0)20 7812 2000

www.arcadis.com

**TITLE:**  
Proposed Roof Plan

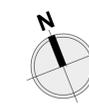
Designed	NM	Signet	Date	FEB 2016
Drawn	NM	Signet	Date	FEB 2016
Checked	EL	Signet	Date	APR 2016
Approved	EL	Signet	Date	APR 2016
Scale:	As shown	Datum:	ADD	
Original Size:	A0	Grid:	OS	
Suitability Code:	T1	Project Number:	28261125	

Suitability Description: **PLANNING**

Drawing Number:	28261125-013	Revision:	02
-----------------	--------------	-----------	----

01 Proposed Roof Plan  
013 1:100 scale @A1

Scale 1:100



73

This page is intentionally left blank



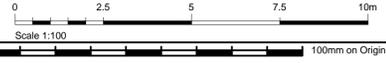
01 Proposed North Elevation  
010 1:100 scale@A1



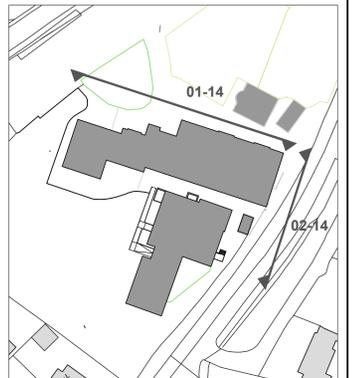
02 Proposed East Elevation  
010 1:100 scale@A1



03 Proposed East Elevation - Finchampstead Road  
010 1:100 scale@A1



NOTES: KEY PLAN



LEGEND:

Rev	Date	Description	DRN	CHK	APP
02	25/07/16	PLANNING	NM	NM	NM
01	09/05/16	TENDER	NM	NM	NM
00	06/05/16	PLANNING	NM	NM	NM

Client  
Education Funding Agency

PROJECT:  
**Evendons Primary School FS0296**

Site: 161 Finchampstead Road, Wokingham, Berkshire, RG40 3HD

Client: Education Funding Agency, Department of Education, Sanctuary Buildings, Great Smith St, London SW1P 3BT

+44 (0)207 783 8157  
http://www.gov.uk/ef

**ARCADIS** Design & Consultancy for technical and built assets

Registered office: ARCADIS House, 34 York Way, London, N1 9AB

Coordinating office: ARCADIS House, 34 York Way, London, N1 9AB

Tel: 44 (0)20 7812 2000

www.arcadis.com

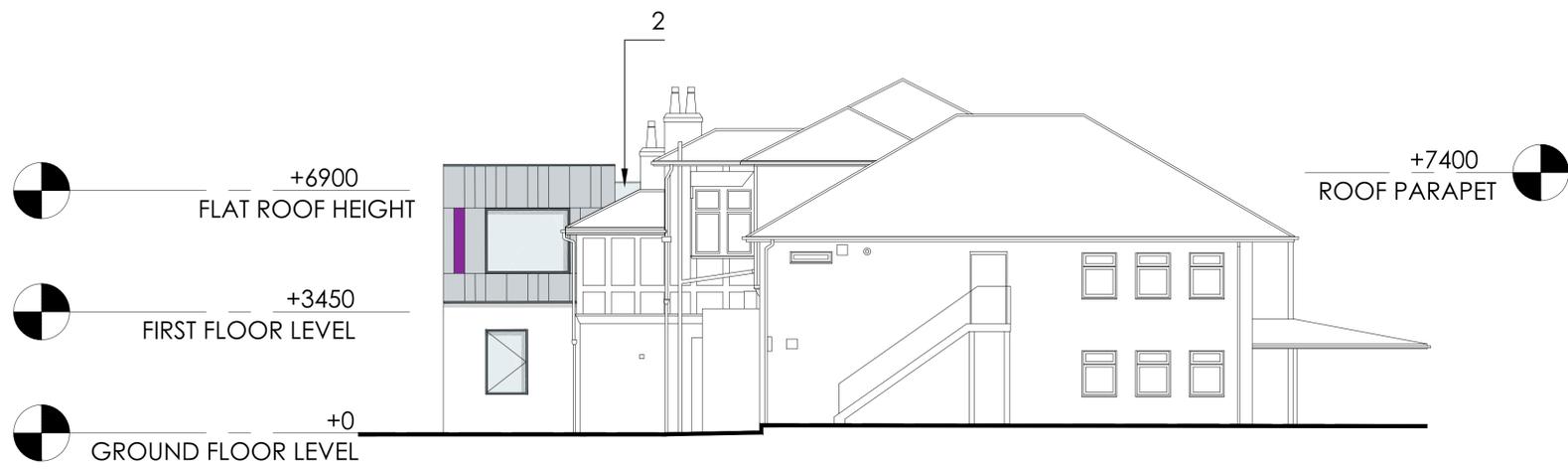
TITLE:  
**Proposed Elevations Sheet 1**

Designed	NM	Signet	Date	FEB 2016
Drawn	NM	Signet	Date	FEB 2016
Checked	EL	Signet	Date	APR 2016
Approved	EL	Signet	Date	APR 2016
Scale:	As shown	Datum:	ADD	
Original Size:	A0	Grid:	OS	
Suitability Code:	T1	Project Number:	28261125	

Suitability Description: **PLANNING**

Drawing Number:	28261125-015	Revision:	02
-----------------	--------------	-----------	----

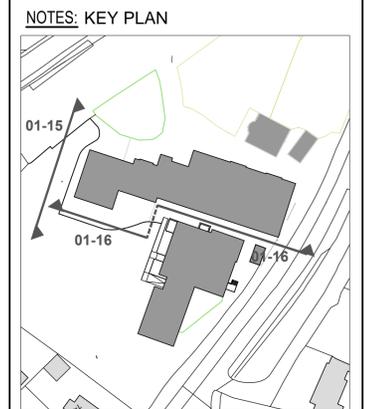
This page is intentionally left blank



01 Proposed West Elevation  
015 1:100 scale@A1



1. White Render to match colour of existing building
2. Frameless full height glazing to entrance
3. Extruded Timber Vertical Louvers 500mm deep to line through with mullions
4. Extruded timber vertical louvers to staircase
5. Light Grey Aluminium cladding to roof to match light grey cladding. RAL Colour to be confirmed.
6. Powder coated aluminium framed windows & doors. Dark grey colour to match extruded aluminium box windows. RAL Colour to be confirmed.
7. Aluminium profile powder coated feature box frame surround to windows. Dark grey to match aluminium powder coated windows. RAL Colour to be confirmed.
8. Aluminium composite panels light grey cladding. Colour to match aluminium roof capping. RAL Colour to be confirmed.
9. Dark grey aluminium vertical louvers to plant room door. RAL colour to match window / door frames and feature box frame surround to windows. RAL Colour to be confirmed.
10. Dark grey aluminium vertical louvers to plant room door. RAL colour to match window / door frames and feature box frame surround to windows. RAL Colour to be confirmed.
11. Aluminium composite panels mid grey cladding. Colour to match aluminium roof capping. RAL Colour to be confirmed.
12. Aluminium composite panels purple colour cladding. Colour to match school branding colour. RAL Colour to be confirmed.
13. Operable windows
14. Aluminium composite panels dark grey cladding to Lift and above emergency staircase. Colour to match window / door frames. RAL Colour to be confirmed.
15. PV Panels on flat roof
16. Solid doors dark grey colour to match window / door frames. RAL colour to be confirmed.
17. High level glazing to staircase.
18. External Glazed doors with glazed fanlight where shown.
19. Ventilation louvers below box frame windows. Dark grey colour to match window / door frames. RAL colour to be confirmed.
20. Main Entrance to be glazed parapet height to be above first floor block with integrated glazed door
21. New roof to be constructed at a raised level to allow clear height for kitchen extract. Fan to be screened on this roof level. Acoustic screen to be provided.
22. Windows to be replaced to Aluminium with operable fanlight colour to match proposed dark grey frames.
23. Louvered acoustic screen to kitchen roof plant
24. New Dark grey powder coated aluminium framed windows to match proposed building windows.
25. New ramp and steps to kitchen together with metal handrail. Colour to Dark grey powder coated to match proposed window frame colour.
26. Recessed RWP square profile 100x100 aluminium dark grey to match window frames
27. Close boarded timber fence 2.4m high with gates at either end of the through way.



**LEGEND:**

DATE	DESCRIPTION	DRN	CHK	APP
02 25/07/16	PLANNING	NM	NM	NM
01 09/05/16	TENDER	NM	NM	NM
00 06/05/16	PLANNING	NM	NM	NM

**Client**  
Education Funding Agency

**PROJECT:**  
Ewendons Primary School  
FS0296

**Site**  
161 Finchampstead Road  
Wokingham, Berkshire, RG40 3HD

**Client**  
Education Funding Agency  
Department of Education  
Sanctuary Buildings, Great Smith St  
London SW1P 3BT

+44 (0)207 783 8157  
http://www.gov.uk/ef

**ARCADIS** Design & Consultancy  
Architectural and built assets

Registered office: ARCADIS House, 34 York Way, London N1 9AB  
Coordinating office: ARCADIS House, 34 York Way, London N1 9AB  
Tel: 44 (0)20 7812 2000

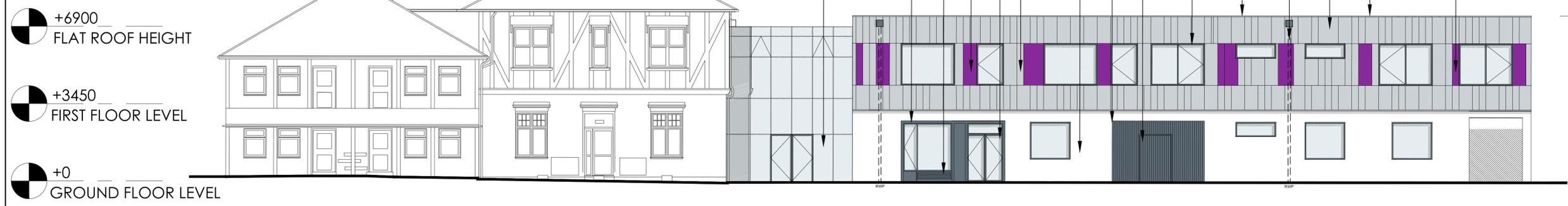
www.arcadis.com

**TITLE:**  
Proposed Elevations  
Sheet 2

Designed	NM	Signed	DATE	FEB 2016
Drawn	NM	Signed	DATE	FEB 2016
Checked	EL	Signed	DATE	APR 2016
Approved	EL	Signed	DATE	APR 2016
Scale:	As shown	Datum:	ADD	
Original Size:	A0	Grid:	OS	
Suitability Code:	T1	Project Number:	28261125	

Suitability Description: **PLANNING**

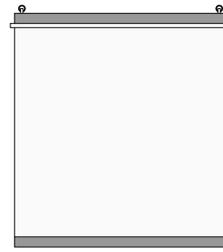
Drawing Number: 28261125-015  
Revision: 02



02 Proposed South Elevation  
015 1:100 scale@A1



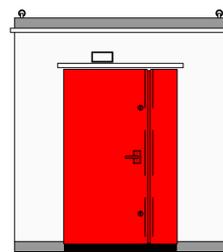
This page is intentionally left blank



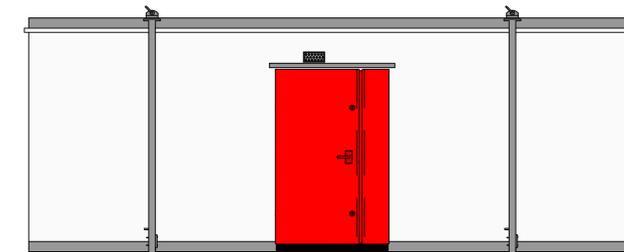
North Elevation



East Elevation

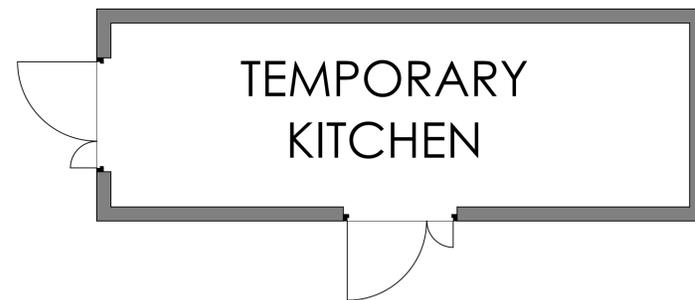


South Elevation

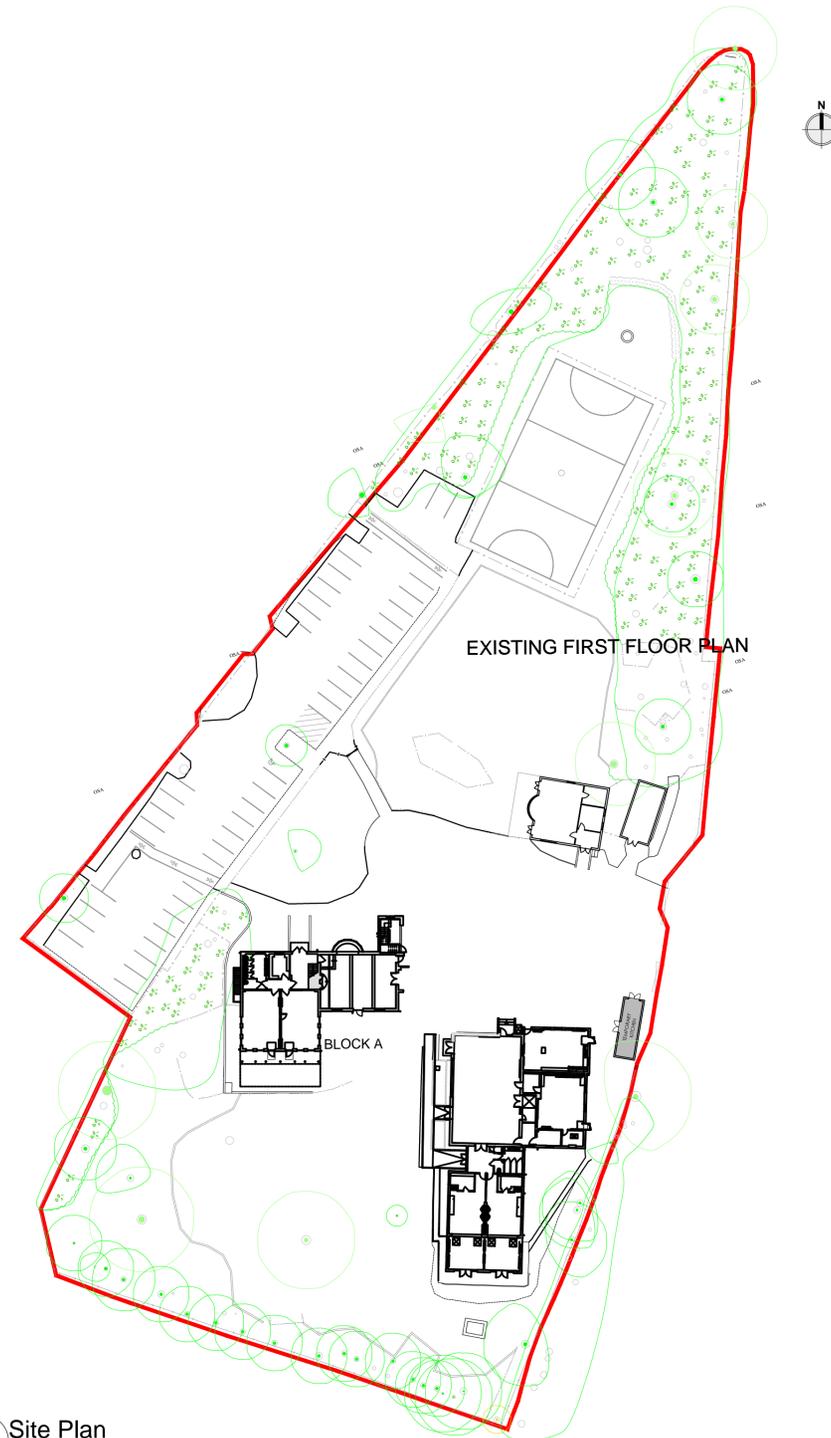


West Elevation

01 Elevations  
018 1:50



01 Ground Floor Plan  
018 1:50



01 Site Plan  
018 1:500



NOTES:

LEGEND:

DATE	DESCRIPTION	DRN	CHK	APP	
Rev	Date	Description	Draw	Check	Approv

Client  
Education Funding Agency

PROJECT:  
Evendons  
Primary School  
FS0296

Site: 161 Finchampstead Road, Wokingham, Berkshire, RG40 3HD

Client: Education Funding Agency, Department of Education, Sanctuary Buildings, Great Smith St, London SW1P 3BT

+44 (0)207 783 8157  
http://www.gov.uk/efde

**ARCADIS** Design & Consultancy  
for national and built assets

Registered office: ARCADIS House, 34 York Way, London, N1 9AB

Coordinating office: ARCADIS House, 34 York Way, London, N1 9AB  
Tel: 44 (0)20 7812 2000

www.arcadis.com

TITLE:  
Temporary  
Kitchen Layout

Designed	SLJ	Signed	Date
Drawn	SLJ	Signed	JUL 16
Checked	NM	Signed	JUL 16
Approved	EL	Signed	JUL 16
Scale:	As shown	Datum:	ADD
Original Size:	A1	Grid:	OS
Suitability Code:	T1	Project Number:	28261125

Suitability Description:  
**PLANNING**

Drawing Number: 28261125-018

Revision: 00

This page is intentionally left blank

# Agenda Item 39.

<b>Development Management Ref No</b>	<b>No weeks on day of committee</b>	<b>Parish</b>	<b>Ward</b>	<b>Listed by:</b>
161475	12/13	Wokingham Town	Evendons	Major

<b>Applicant</b>	Mr Bolt	<b>Postcode</b>	RG41 2GY
<b>Location</b>	Sorbus House, Mulberry Business Park, Fishpond Road, Wokingham		
<b>Proposal</b>	Outline Application for the proposed erection of a three storey office building with associated parking and landscaping. Approval being sought on Access, Layout and Scale		
<b>Type</b>	Outline		
<b>PS Category</b>	2		
<b>Officer</b>	Graham Vaughan		

**FOR CONSIDERATION BY** Planning Committee on 17 August 2016  
**REPORT PREPARED BY** Head of Development Management and Regulatory Services

## SUMMARY

The application site is within a major development location in the settlement of Wokingham and on Mulberry Business Park. The park is well established and is designated a Core Employment Area in the development plan. The site comprises of an empty plot of land with parking spaces around it. An office previously occupied the site but was damaged by fire and subsequently demolished. The area is characterised by office and commercial buildings with landscaping and parking around them.

The application is for outline permission for the erection of an office building with access, layout and scale being considered. The building would be three storeys in scale, set centrally in the plot with parking surrounding it. Limited landscaping is proposed around the building and the access would remain from Fishpond Road.

The proposal would result in an increase of B use floor space on the site and therefore accords with local planning policy and is acceptable in principle. Although the scale of the building is three storeys, due to the flat roof it would be of a height appropriate to surrounding buildings. Similarly, as an office previously occupied the site, no harmful impact on the character of the area would occur. The separation distance to neighbouring properties exceeds the recommendations of the Borough Design Guide and some landscaping has been proposed to break up the built form. Parking provision also accords with the Borough standards. As such, it is considered all other aspects would be satisfactorily mitigated through the use of conditions and therefore, the scheme is compliant with the development plan and is recommended for conditional approval.

This application is before the Planning Committee because it is a Major development.

## PLANNING STATUS

- Major development location
- Core Employment Area
- Wind turbine safeguarding zone

- Farnborough Aerodrome consultation zone
- Special Protection Area – 7 km
- Landfill gas consultation zone
- Contaminated land consultation zone

## RECOMMENDATION

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

### **A. Conditions and Informatives:**

*Conditions:*

1. a) No development shall commence until details of the appearance and landscaping (hereinafter called "the reserved matters") have been submitted to and approved in writing by the local planning authority and the development shall be carried out as approved.  
  
b) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission. The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.  
*Reason: In pursuance of s.92 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).*
2. This permission is in respect of the submitted application plans and drawings numbered '01', '16-036-10A', '16-036-12' and '16-036-13' received by the local planning authority on 27<sup>th</sup> May 2016. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.  
*Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.*
3. Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.  
*Reason: To ensure that the external appearance of the building is satisfactory.*  
*Relevant policy: Core Strategy policies CP1 and CP3*
4. No development shall take place until the following drainage details have been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out other than in accordance with the so-approved details unless in otherwise agreed in writing with the Local Planning Authority:
  - (a) Calculations indicating the Greenfield/existing runoff rate from the site.
  - (b) BRE 365 test results demonstrating whether infiltration is achievable or not.
  - (c) Use of SuDS following the SuDS hierarchy, preferably infiltration.

- (d) Calculations to demonstrate that any SuDS features have been sized to cater for runoff generated by the 1 in 100 year flood event with a 40% allowance for climate change in accordance with new guidelines.
- (e) Groundwater monitoring to confirm groundwater levels.
- (f) Control of site discharge at green field rates or better.
- (g) A drainage strategy plan of how the development will drain.
- (h) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development.

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

5. Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

*Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)*

6. Prior to the commencement of the development a scheme to investigate potential contamination of the site shall be submitted to and approved in writing by the planning authority. Development shall not be carried out other than in accordance with the so-approved details unless in otherwise agreed in writing with the Local Planning Authority. The scheme shall:

- (a) be in accordance with BS10175
- (b) include a full desk top study to include scale map, historical information for the site and the surrounding area, geology, hydrology, hydrogeology, a risk assessment for human, buildings and environment, and a conceptual model.
- (c) if on the evidence found an intrusive site investigation is required, include a report containing the results, interpretation, analysis, remediation recommendations, and conclusions of this investigation.

*Reason: To protect the occupants of the development from contamination and to protect the workforce undertaking the development Relevant Policy: Core Strategy Policy CP3*

7. No development shall commence until a detailed investigation, to determine the present and likely future impact of landfill gas on the site, has been submitted to and approved in writing by the local planning authority. The method and extent of this investigation shall be agreed with the local planning authority prior to commencement of work. Where a risk from migrating gas is identified, details of appropriate measures to prevent ingress of landfill gas to inhabited spaces and

outdoor areas, including provision for future monitoring, shall be submitted to and approved in writing by the planning authority, before the development commences. The development shall proceed in accordance with the measures approved.

*Reason: To protect occupiers of buildings that are close to the site from the risks associated with landfill gas. Relevant Policy: Core Strategy Policy CP3*

8. No development shall commence until an external lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include details on the position and type of lighting proposed and shall be implemented and maintained in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

*Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.*

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

*Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

10. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors,
- ii) loading and unloading of plant and materials,
- iii) storage of plant and materials used in constructing the development,
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v) wheel washing facilities,
- vi) measures to control the emission of dust and dirt during construction,
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

*Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.*

11. No building shall be occupied until a Travel Plan has been submitted to and approved in writing by the local planning authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car and provide for periodic review. The travel plan shall be fully implemented, maintained and reviewed as so-approved.

*Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policy CP6.*

12.No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

*Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

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

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

14.Any reserved matters application shall include details to the satisfaction of the Local Planning Authority on the following:

(a) How the scheme will achieve the mandatory BREEAM level

(b) How the scheme will reduce carbon emissions by at least 10% through the use of renewable energy

*Reason: To ensure any reserved matters application does not compromise the delivery of suitable and appropriate office space for the site. Relevant Policies: Core Strategy policies CP1 and CP3*

*Informatives:*

1. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

2. Southern Gas Networks advise that a low/medium/intermediate pressure gas main is near the site and that there should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or within 3.0m of an intermediate pressure system. Where required the positioned should be confirmed using hand dug trial holes. Further information is available from the Local Planning Authority on request.

3. The applicant is advised that condition 6 will only be discharged when a site

condition report and validation certificate are submitted post-remediation to the planning authority, or it has been agreed through the desk top study or intrusive site investigation that no further remediation is currently necessary, for the proposed end use.

4. The requisite Travel plan would need to comply with the latest national and local guidance:

- 1) NPPF Section 4 (Sustainable Transport)
- 2) The Essential Guide to Travel Planning (DfT, March 2008)
- 3) Delivering Travel Plans Through the Planning Process (DfT, April 2009)
- 4) A Guide on Travel Plans for Developers (DfT)
- 5) Making Residential Travel Plans Work (DfT, June 2007) All accessible at: <http://www.dft.gov.uk/pgr/sustainable/travelplans/>  
<https://www.gov.uk/government/policies/improving-local-transport>

Also: WBC Transport Plan 3 and Active Travel Plan 2011 – 2026, WBC Workplace Travel Plan Guidance and Residential Travel Plan Guidance. Documents, covering workplace travel plans and residential travel plans provide local guidance and are available on the Borough's website.

#### PLANNING HISTORY

- 25379 - Outline for hi-tech buildings **conditionally approved** on 24<sup>th</sup> April 1986
- Numerous subsequent applications for alterations to buildings (including surrounding offices) such as internal changes, advertisements, refurbishments, fire escapes and changes to doors and windows. None of these are considered relevant to the proposal.

#### SUMMARY INFORMATION

Site Area	0.3 hectares
Existing office space	0m <sup>2</sup>
Proposed office space	1920m <sup>2</sup>
Existing footprint	0m <sup>2</sup>
Proposed footprint	850m <sup>2</sup>
Existing parking spaces	0
Proposed parking spaces	78

#### CONSULTATION RESPONSES

Crime Prevention Design Advisor	No objection – refer to standard advice
Environment Agency	No comments received
National Grid	No comments received
Natural England	No comments received
Royal Berkshire Fire and Rescue	No objection
South East Water	No comments received
Southern Gas Networks	No objection – refer to standard advice
SSE Power Distribution	No comments received
Highways	No objection subject to conditions (9 – 12)
Biodiversity	No objection
Tree and Landscape	No objection subject to condition (5)
Environmental Health	No objection subject to conditions (6, 7)
Drainage	No objection subject to condition (4)
Policy	No objection

Waste Services	No comments received
Employment Skills	No comments received

## REPRESENTATIONS

**Wokingham Town Council:** No comments received

**Local Members:** No comments received

### Neighbours:

1 letters of comment received with regards to the following:

- An increase in occupation levels on Fishponds Road would benefit from rush hour traffic lights at the Fishponds Road/Molly Millars Lane junction (Officer note: given that an office used to exist on site the impact on traffic generation would be very similar to this. Therefore in planning terms, work offsite could not be justified in this instance).

## APPLICANTS POINTS

- The site originally had an office on it and the proposal continues this use
- Environmental and energy efficiency measures would be used
- Redevelopment would create jobs

## PLANNING POLICY

National Policy	<b>NPPF</b>	National Planning Policy Framework
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP3</b>	General Principles for Development
	<b>CP6</b>	Managing Travel Demand
	<b>CP7</b>	Biodiversity
	<b>CP9</b>	Scale and Location of Development Proposals
	<b>CP15</b>	Employment Development
Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>	Presumption in Favour of Sustainable Development
	<b>CC02</b>	Development Limits
	<b>CC03</b>	Green Infrastructure, Trees and Landscaping
	<b>CC04</b>	Sustainable Design and Construction
	<b>CC05</b>	Renewable energy and decentralised energy networks
	<b>CC06</b>	Noise
	<b>CC07</b>	Parking
	<b>CC09</b>	Development and Flood Risk
	<b>CC10</b>	Sustainable Drainage
	<b>TB11</b>	Core Employment Areas
	<b>TB12</b>	Employment Skills Plan
	<b>TB20</b>	Service Arrangements and Deliveries for Employment and Retail Use

	<b>TB21</b>	Landscape Character
Supplementary Planning Documents (SPD)	<b>BDG</b>	Borough Design Guide – Section 7

## **PLANNING ISSUES**

### **Description of Development**

1. The proposal is for outline consent for the erection of a three storey office building within Mulberry Business Park. 'Access', 'layout' and 'scale' are to be considered with 'appearance' and 'landscaping' remaining as reserved matters. The proposal includes the main office building with associated parking, landscaping and access leading to Fishponds Road.
2. The building would be 56 metres in length, 17.1 metres in width and be three stories in scale with a flat roof at a height of 10.7 metres. Although appearance is a reserved matter, the building is indicated as being mostly glass fronted with horizontal dividing strips.
3. For information, an office building was previously on the site but destroyed by fire and subsequently removed from the site circa 2011.

### **Principle of Development**

4. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
5. The site is located within a major development location and as such the development is acceptable in principle providing that it complies with the policies within the Core Strategy. In regards to Policies CP1 and CP3, it is noted that the proposal would provide a similar type of use to the surrounding area on a brownfield site with suitable transport links and in that respect would be acceptable. However, the proposal site is within a Core Employment Area as stated in Policy CP15 and TB11.
6. Policy CP15 aims to promote development for business, industry or warehousing and states that any changes of use from B1, B2 or B8 uses should not lead to a net loss of B use floor space across the Borough. Given that the proposal would increase the amount of B use floor space by 1920m<sup>2</sup> and that an office previously occupied the site, the proposal is considered to accord with local planning policy. Policy CP15 also states "provision will be made for a range of sizes, types, quality and locations of premises" in order to encourage different types of business. The proposal is of a typical size and scale when compared to surroundings office space in the area and therefore would generally provide towards the mix of unit sizes. As such, no harmful impact would occur.

### **Character of the Area**

7. Mulberry Business Centre and Fishpond Road are part of the larger

industrial/business estate of Wokingham. There are a range of B use class uses in the area and offices are also common. In this respect, the provision of an office building is considered to be in keeping with the character of the area.

8. An office building used to occupy the site but was damaged by fire and then removed. The proposed building would occupy a similar footprint with parking around the building and at the edge of the site. Small sections of the site would be used to provide some soft landscaping and these have been improved due to a request from the Tree and Landscape Officer. The proposed layout of the site is considered to be appropriate in meeting the demand for office space and resultant parking and still be in keeping with other office buildings nearby. Added to this, the layout would be similar to the previous building on the site. As such, no harmful impact on the character of the area would occur in terms of layout.
9. The offices around the site are generally two storeys with a pitched roof. However, there is a three storey building to the south associated with a different section of the business park. Whilst the proposed building would be three storeys in scale, due to the flat roof, it would not be substantially higher than adjoining buildings. In some cases, it would be lower than the overall ridge height of other buildings. Given this, and the fact there are other three storey buildings in the vicinity of the site, no harmful impact on the character of the area would occur in terms of scale.
10. The visual impact of the proposal would be assessed at reserved matters stage however the indicative plans demonstrate a suitable office type appearance could be achieved.

### **Residential Amenities**

11. The closest residential dwellings are at the end of Reeves Way however the separation distance (approximately 45 metres) as well as a strong vegetation barrier would prohibit any harmful impact on residential amenity in terms of overlooking, overbearing and loss of light. The Environmental Health Officer has recommended a condition to require an external lighting scheme does not cause undue light spill and this is secured through condition 8.

### **Access and Movement**

12. **Traffic Generation:** Whilst a new office building would lead to an increase in vehicle movements above the existing situation, it should be noted an office building formerly occupied the site. In any case, the site is within a Core Employment Area where the growth of business is encouraged and in a major development location. In addition, the Highways Officer has requested a travel plan be secured by condition (11). As such, no harmful impact is considered to occur.
13. **Highway Safety and Access:** The site is accessed from Fishponds Road and this would not be altered as a result of the proposal. As such the Highways Officer does not object although requires a condition regarding a construction method statement (10) and turning retention (12).
14. **Parking:** The proposal would provide 78 parking spaces and this is in

accordance with the Borough's Parking Standards for office uses. Furthermore, the applicant has stated a number of methods would be used to encourage alternative methods of transport to reduce the demand on parking such as car sharing, car pooling and a minibus to and from the station. The Highways Officer therefore does not object to this subject to a condition securing the provision of a Travel Plan which would encourage alternative modes of transport. Motorbike and bicycle parking is also provided separate to the car parking and therefore this caters further for alternative means to the car.

15. **Sustainability:** Secure, covered cycle storage is indicated and a Travel Plan would also help ensure other transport modes than the private car would be used. The site plans shows that some car parking spaces would be reserved for 'Car Share' and some will be provided with Electric Car charging points. Such details could be secured as part of the Travel Plan.

### **Flooding and Drainage**

16. The site is located in Flood Zone 1 and is not considered to be at a significant risk from flooding. Given that an office use is not sensitive in flooding terms and an office building previously occupied the site, no objection is raised with regards to this. The Drainage Officer has requested further information regarding the drainage of the site but is satisfied that this can be controlled by condition (4). As such, no harmful impact would occur.

### **Landscape and Trees**

17. The site does not have any substantial trees on it and indeed has limited landscaping. Given the fact that an office previously occupied the site, it is considered no substantial harm would arise as a result of the proposal. Nonetheless, landscaping areas have been increased to help mitigate the built form proposed. As a result, the Tree and Landscape Officer does not object to the application, subject to the submission of a landscaping scheme which can be provided through a condition (5).

### **Environmental Health**

18. Due to the former uses on the site, the land is potentially contaminated and therefore further survey work is required. However, the Environmental Health Officer is satisfied that these can be controlled through conditions (6 and 7) and as such, no harmful impact would occur.

### **Ecology**

19. Whilst the site is currently vacant, it is in the middle of a business park and a building formerly occupied the site. As such, it is considered the ecological value of the site would be very low and there are no indications that protected species would be at risk. As such, no harmful impact is considered to occur.

### **Sustainable Design/Construction**

20. In line with Policy CC04 of the MDD, proposals for non-residential development over 100 square metres should as a minimum achieve the mandatory BREEAM

requirements but seek to achieve higher. However, given that the application is outline, it is considered appropriate to condition that any reserved matters application secures this (14).

21. Policy CC05 requires non-residential proposals of more than 1,000 square metres gross floor space to deliver a minimum 10% reduction in carbon emissions through renewable energy or low carbon technology. Some information is provided with the application however further details would be required to satisfy the policy. However, given that the application is outline, it is considered appropriate to condition that any reserved matters application secures the 10% reduction in carbon emissions (14).

### **Community Infrastructure Levy**

22. As the proposal is for the construction of office space, it would not be CIL liable development.

### **Employment Skills**

23. Policy TB12 of the MDD requires major applications to demonstrate how they can encourage the use of local skills and employment. However, this typically works better with larger residential schemes, and the proposal is not considered to be of a scale that would provide sufficient opportunity to use local skills. In this instance, it is therefore considered acceptable to not require an employment skills plan.

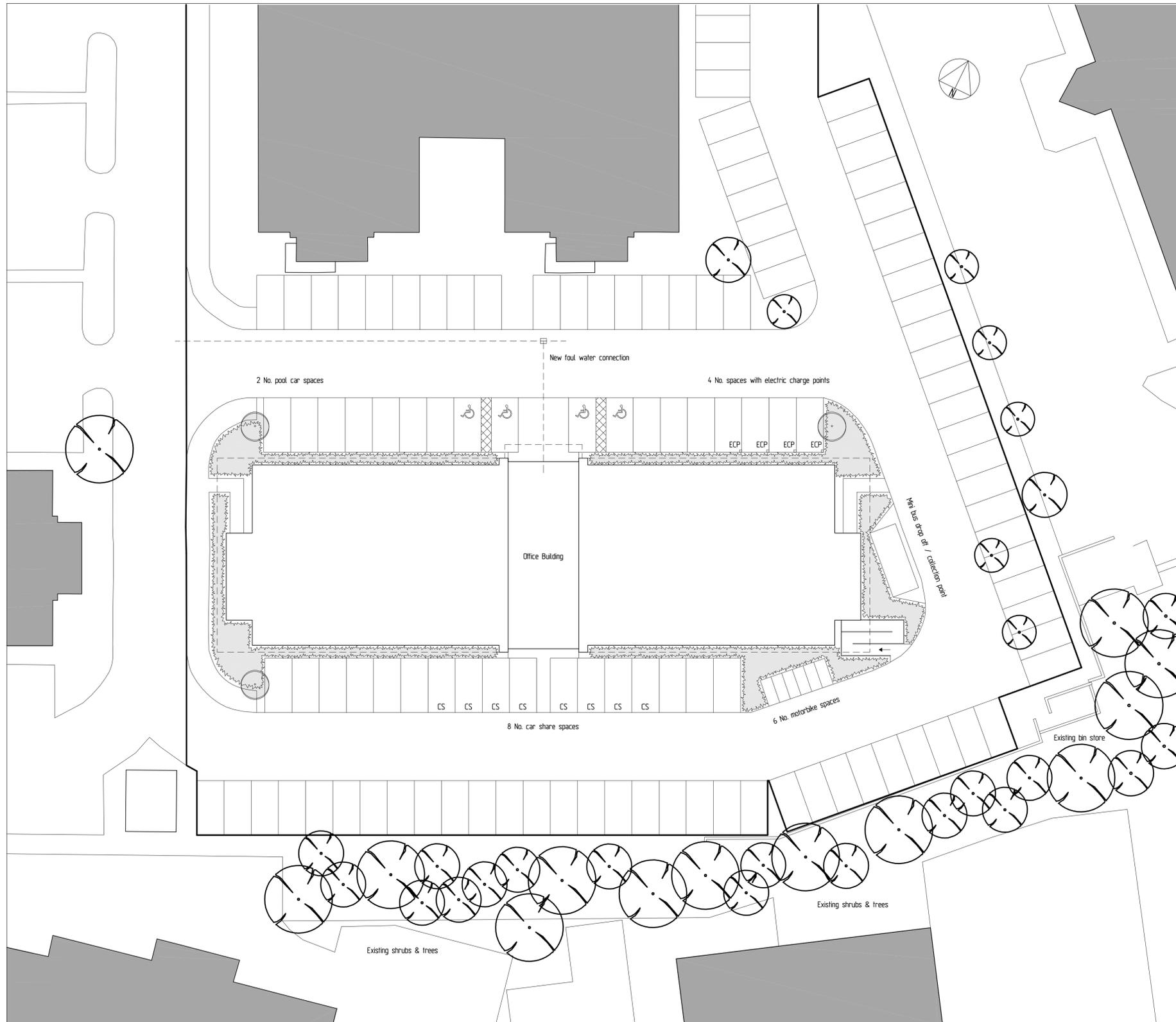
## **CONCLUSION**

The application is considered to be acceptable in principle as it would increase the amount of B use floor space in the Borough. As there was an office on the site previously and the footprint would be similar to this, no harmful impact on the character of the area or neighbouring amenities would occur. Subject to conditions, no harmful impacts would occur with regards to highways, drainage, contamination or trees and, as such, the proposal is considered to accord with local and national planning policy and is therefore recommended for approval.

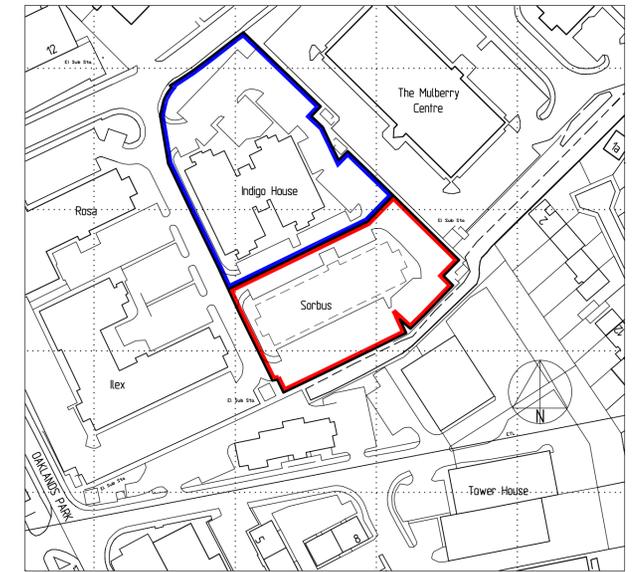
## **CONTACT DETAILS**

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

This page is intentionally left blank



Site Plan 1 : 200



Site Location Plan 1 : 1250

Rev A Parking layout updated & indicative  
Landscaping added 29/07/16

**PROPOSED DEVELOPMENT  
MULBERRY BUSINESS PARK  
WOKINGHAM BERKS RG41 2GY**

For :  
**Mr BOLT**

**SCHEME PROPOSALS  
Location & Site Plan**

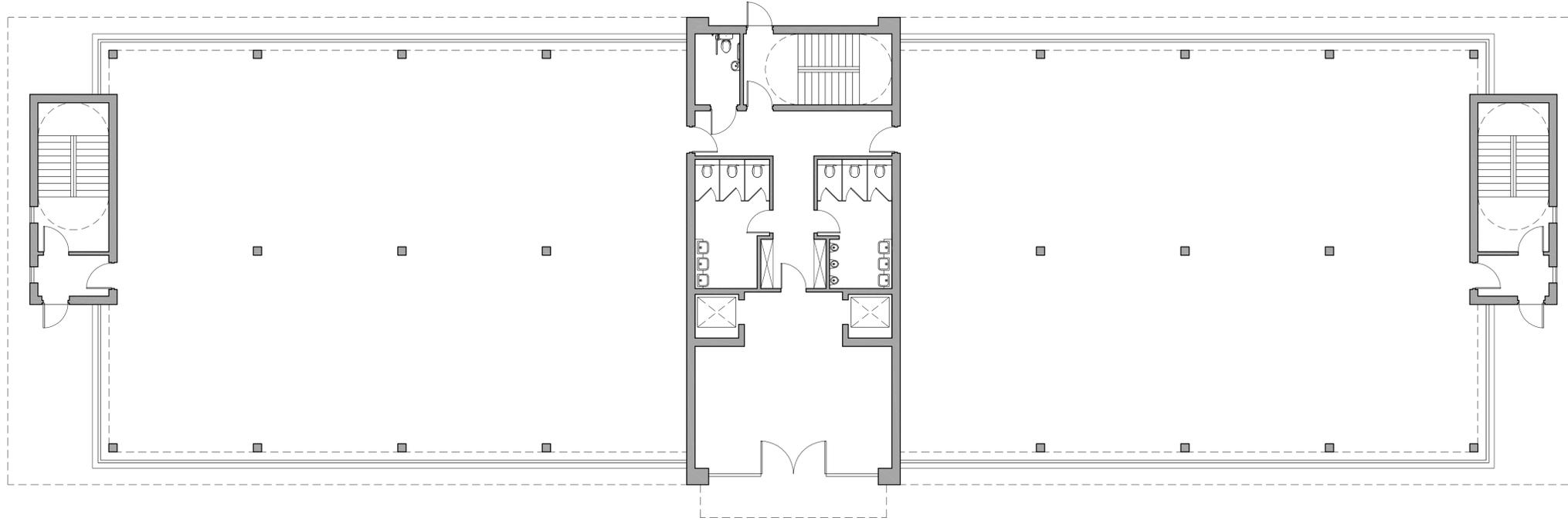
SCALE:	DATE:	REF:
--------	-------	------

1 : 200	May 2016	16-036-10A
---------	----------	------------

**BOWEN EVANS  
CONSULTANCY**  
ARCHITECTS - PLANNERS  
48A HIGH STREET  
MARLOW BUCKS SL7 1AW  
Tel. 01628 487717



This page is intentionally left blank



Ground Floor Plan



Basement Floor Plan

96

Rev A Basement plan added 29/07/16

**PROPOSED DEVELOPMENT  
MULBERRY BUSINESS PARK  
WOKINGHAM BERKS RG41 2GY**

For :  
**Mr BOLT**

**SCHEME PROPOSALS  
Floor Plans - Sheet 1**

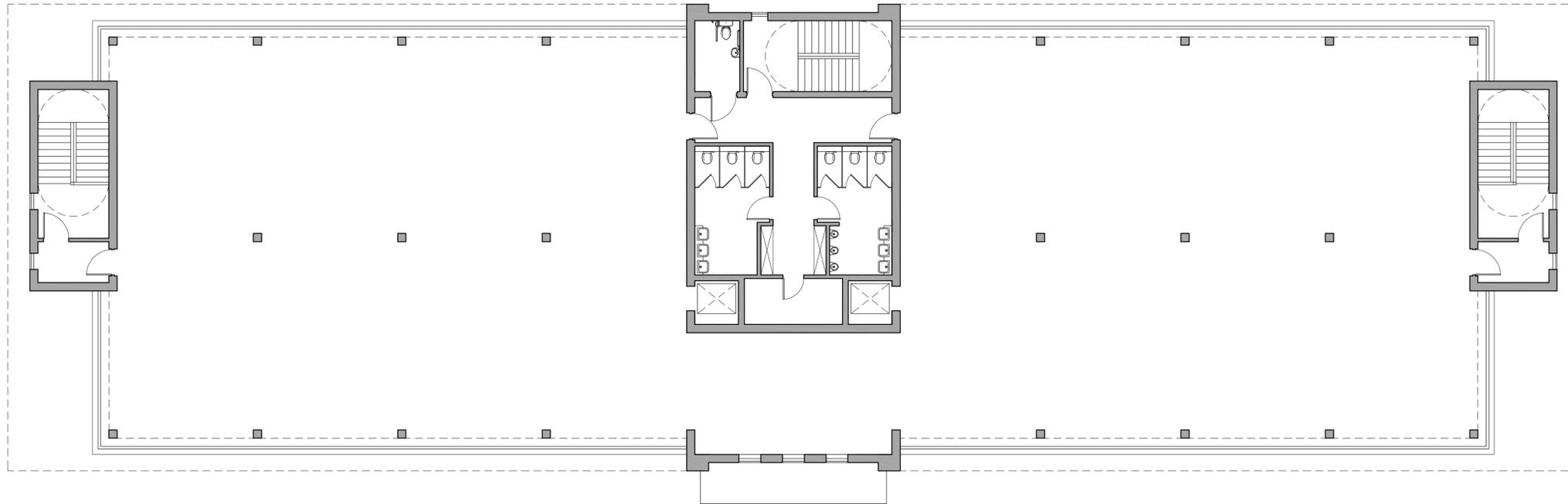
SCALE:	DATE:	REF:
--------	-------	------

1 : 100	May 2016	16-036-12A
---------	----------	------------

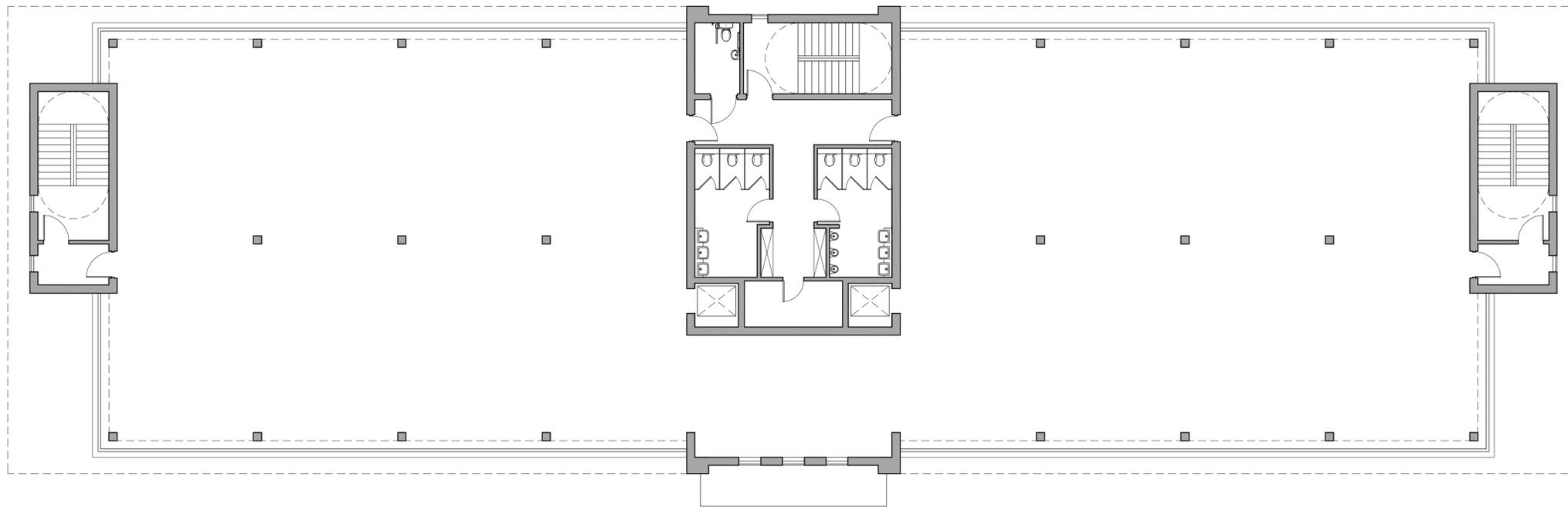
**BOWEN EVANS  
CONSULTANCY**  
ARCHITECTS - PLANNERS  
48A HIGH STREET  
MARLOW BUCKS SL7 1AW  
Tel. 01628 487717



This page is intentionally left blank



Second Floor Plan



First Floor Plan

97

Rev A Basement plan added 29/07/16

**PROPOSED DEVELOPMENT  
MULBERRY BUSINESS PARK  
WOKINGHAM BERKS RG41 2GY**

For :  
**Mr BOLT**

**SCHEME PROPOSALS  
Floor Plans - Sheet 2**

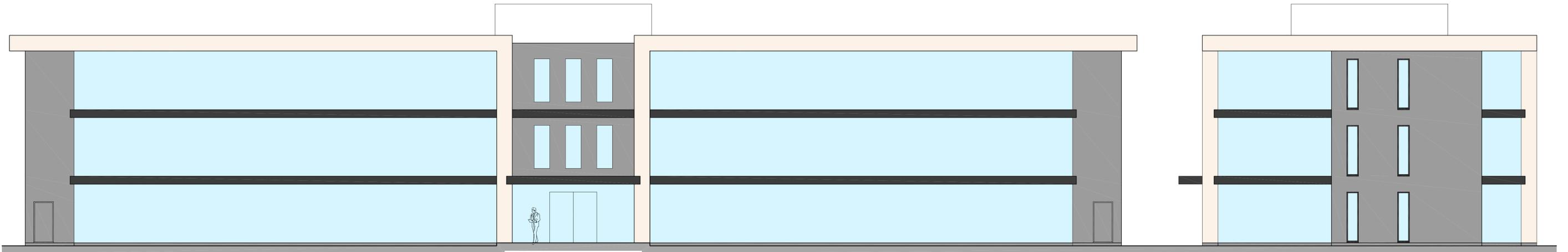
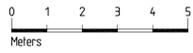
SCALE:	DATE:	REF:
--------	-------	------

1 : 100	May 2016	16-036-BA
---------	----------	-----------

**BOWEN EVANS  
CONSULTANCY**  
ARCHITECTS - PLANNERS  
48A HIGH STREET  
MARLOW BUCKS SL7 1AW  
Tel. 01628 487717



This page is intentionally left blank



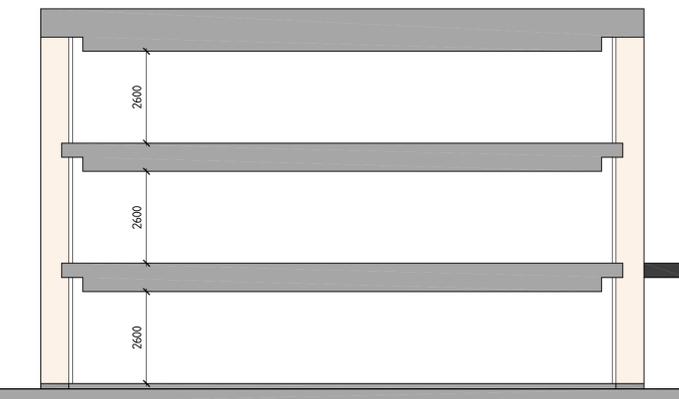
Illustrative Front (NW) Elevation

Illustrative Side (NE) Elevation



Illustrative Rear (SE) Elevation

Illustrative Side (SW) Elevation



Illustrative Section

PROPOSED DEVELOPMENT  
MULBERRY BUSINESS PARK  
WOKINGHAM BERKS RG41 2GY

For :  
Mr BOLT

**SCHEME PROPOSALS**  
**Elevations**

SCALE:	DATE:	REF:
--------	-------	------

1 : 100	May 2016	16-036-11
---------	----------	-----------

BOWEN EVANS  
CONSULTANCY  
ARCHITECTS - PLANNERS  
48A HIGH STREET  
MARLOW BUCKS SL7 1AW  
Tel. 01628 487717



This page is intentionally left blank

# Agenda Item 40.

<b>Development Management Ref No</b>	<b>No weeks on day of committee</b>	<b>Parish</b>	<b>Ward</b>	<b>Listed by:</b>
161797	7/8	Wokingham Town	Norreys	Applicant is WHL

<b>Applicant</b>	Wokingham Housing Limited		
<b>Location</b>	Garage block adjacent to 13 Barrett Crescent	<b>Postcode</b>	RG40 1UR
<b>Proposal</b>	Full planning application for the demolition of an existing single storey garage and the erection of 2x2 maisonette dwelling.		
<b>Type</b>	Full		
<b>PS Category</b>	18		
<b>Officer</b>	Graham Vaughan		

<b>FOR CONSIDERATION BY</b>	Planning Committee on 17 August 2016
<b>REPORT PREPARED BY</b>	Head of Development Management and Regulatory Services

## SUMMARY

The application site is within a major development location in the settlement of Wokingham. Currently it comprises of a garage block with hard standing however it is not used and has fallen into a state of disrepair. The surrounding area is residential but there are some local shopping facilities within a short walk from the site.

The application is for full permission for the redevelopment of the site to demolish the garage block and erect a two storey building comprising of two x two bed units. The building would not have a typical layout due to the relationship with surrounding dwellings however it has been designed to ensure windows serving habitable rooms are facing away from existing properties. A garden space around the building would be available for the ground floor unit and a balcony for the first floor unit. Two parking spaces would be provided for each unit and accessed from Barrett Crescent.

The proposal follows the approval of a similar scheme but has been amended in order to reduce build costs by having a simpler layout and roof form. It would utilise brownfield land and provide two units toward the housing stock. No harmful impact would occur on residential amenity due to the orientation of the building and the proposal would accord with the Borough Design Guide in terms of amenity space provision and parking provision. Subject to the completion of a legal agreement, the impact on the Thames Basin Heaths Special Protection Area would be mitigated. As such, it is considered all other aspects would be satisfactorily mitigated through the use of conditions and therefore, the scheme is compliant with the development plan and is recommended for conditional approval.

The application is before Planning Committee as it is submitted by Wokingham Housing Limited on behalf of the Council.

## PLANNING STATUS

- Major development location
- Public open space
- Wind turbine safeguarding zone
- Special Protection Area – 5 and 7 km
- Contaminated land consultation zone

## RECOMMENDATION

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

**A. Prior completion of a legal agreement to secure a financial contribution for mitigation against the Thames Basin Heaths Special Protection Area.**

**B. Conditions and informatives:**

*Conditions:*

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

*Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).*

2. This permission is in respect of the submitted application plans and drawings numbered 'Detailed Plans, Elevations & Site Plan' and 'Site Location Plan' received by the local planning authority on 4<sup>th</sup> July 2016. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

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

3. Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

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

*Relevant policy: Core Strategy policies CP1 and CP3*

4. Before any development is commenced, a scheme to deal with potential contamination of the site shall be submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of any contamination and the measures to be taken to avoid risk when the site is developed. No building shall be occupied until the measure have been carried out and a validation report has been submitted to and approved in writing by the local planning authority

*Reason: To protect the occupants of the development from contamination and to protect the workforce undertaking the development*

5. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Any subsequent investigation/remedial/protective works deemed necessary by the LPA shall be carried out to agreed timescales and approved by the LPA in writing. If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the LPA upon completion of the development.

*Reason: To ensure any contamination on the site is remedied to protect the*

*existing/proposed occupants of the application site and adjacent land. Relevant policy: NPPF, Core Strategy policy CP3*

6. Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority. *Reason: To ensure adequate planting in the interests of visual amenity.*

*Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)*

7. No development shall take place until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels in relation to a fixed datum point) and finished floor levels shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be fully implemented prior to the occupation of the building

*Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policies: NPPF, Core Strategy policies CP1 and CP3*

8. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors,
- ii) loading and unloading of plant and materials,
- iii) storage of plant and materials used in constructing the development,
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v) wheel washing facilities,
- vi) measures to control the emission of dust and dirt during construction,
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

*Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.*

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

*Reason: In order to ensure that secure weather-proof bicycle parking facilities*

*are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

10. No part of the building hereby permitted shall be occupied or used until the vehicle parking spaces have been provided in accordance with the approved plans. The vehicle parking spaces shall be permanently retained and remain available for the parking of vehicles at all times

*Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 and CP6 and MDD Local Plan policy CC07*

11. No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 5.0 metres measured from the carriageway edge.

*Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.*

12. No part of the building hereby permitted shall be occupied or used until the bin storage has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The bin storage spaces shall be permanently retained and remain available for the storage of bins at all times

*Reason: In order to ensure that secure bin storage facilities are provided in the interests of residential and visual amenity. Relevant policy: NPPF; Core Strategy policies CP1, CP3.*

13. No additional windows or similar openings shall be constructed in the first floor level or above in the north-east or south-east elevations of the building hereby permitted except for any which may be shown on the approved drawings.

*Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3*

14. The windows of the development hereby permitted shown on the approved drawings to be fitted with obscured glass shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

*Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3*

15. No works related to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 8.00am and 6.00pm Monday to Friday and 8.00am to 13.00pm on Saturdays and at no time on Sundays or Bank or National Holidays unless otherwise agreed in writing with the Local Planning Authority

*Reason: To safeguard amenity of neighbouring properties. Relevant policies: NPPF, Core Strategy Policies CP1 and CP3*

*Informatives:*

1. The development hereby permitted is liable to pay the Community Infrastructure Levy. As an affordable housing development a claim for relief can be made. This is a matter for the developer. The Liability Notice issued by Wokingham Borough

Council will state the current chargeable amount. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see - <http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>.

2. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
3. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway.

Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.

4. The Head of Technical Services at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

#### PLANNING HISTORY

- F/2015/0600 - erection of two storey block of 2no. two-bedroom flats together with parking and bin/cycle storage. Demolition of existing single storey garage block **conditionally approved** on 24<sup>th</sup> June 2015

#### SUMMARY INFORMATION

Site Area	0.03 hectares
Existing units	0
Proposed units	2
Existing parking spaces	14 (7 lock-up garages with 7 spaces in front)
Proposed parking spaces	4

#### CONSULTATION RESPONSES

South East Water	No comments received
Highways	No objection subject to conditions (8 – 12)
Biodiversity	No comments received

Tree and Landscape	No objection subject to conditions (6)
Environmental Health	No objection subject to conditions (4, 5)
Waste Services	No comments received

## REPRESENTATIONS

**Wokingham Town Council:** No comments received

**Local Members:** No comments received

**Neighbours:** None received

## APPLICANTS POINTS

- Development provides affordable housing
- Uses brownfield land
- Accords with Borough Design Guide

## PLANNING POLICY

National Policy	<b>NPPF</b>	National Planning Policy Framework
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP3</b>	General Principles for Development
	<b>CP4</b>	Infrastructure Requirements
	<b>CP5</b>	Housing mix, density and affordability
	<b>CP6</b>	Managing Travel Demand
	<b>CP7</b>	Biodiversity
	<b>CP8</b>	Thames Basin Heaths Special Protection Area
	<b>CP9</b>	Scale and Location of Development Proposals
Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>	Presumption in Favour of Sustainable Development
	<b>CC02</b>	Development Limits
	<b>CC03</b>	Green Infrastructure, Trees and Landscaping
	<b>CC04</b>	Sustainable Design and Construction
	<b>CC10</b>	Sustainable Drainage
	<b>TB05</b>	Housing Mix
	<b>TB07</b>	Internal Space standards
	<b>TB21</b>	Landscape Character
Supplementary Planning Documents (SPD)	<b>BDG</b>	Borough Design Guide – Section 4
		DCLG – National Internal Space Standards

## **PLANNING ISSUES**

### **Description of Development**

1. The proposal is for the demolition of the existing garage block on Barrett Crescent and the erection of a two storey building containing two x two bed maisonettes. Four parking spaces are proposed to serve the dwellings and these would be accessed from Barrett Crescent. An area of landscaping/lawn is proposed around the building.
2. The building would be at most 11.4 metres in length and 11.3 metres in width however it would also be staggered. This results in a roof with multiple ridge heights, the highest of which would be 9.0 metres with an eaves height of 5.2 metres. The dwellings would be accessed from the front through a small hallway area and a balcony for the first floor maisonette would be above this hallway section.
3. A similar application (F/2015/0060) was approved in June 2015 by the planning committee. Due to construction costs, a revised scheme has been submitted and in the main, this simplifies the roof form.

### **Principle of Development**

4. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
5. The site is located within a major development location and within a settlement boundary and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.
6. In addition, the principle of the redevelopment of this site for residential purposes was established as recently as June 2015 and given that there has been no significant change in policy since, this is a significant material consideration.

### **Character of the Area**

7. The character of the area surrounding the site is varied with mixed house types with two storey semi-detached or terraced properties, detached properties in larger plots and a detached bungalow opposite. There is no strong building line along this section of Barrett Crescent and the nearby properties display various designs and roof forms with the terraced properties to the north-east having hipped roofs and the dwellings to the south and fronting London Road having side gabled main roofs. The existing garage block, which previously served nearby dwellings, is in a dilapidated state due to being unused. The development

would replace the garages with a two-storey building that would have the appearance of a large dwelling, with a hipped roof.

8. As per the approved application, no harm in character terms is considered to arise from the introduction of a two storey residential building in a residential area. Due to the mix of design and styles, it is considered the proposal would not be out of keeping. The roof form has been simplified but would still appear as a relatively typical hipped roof and as such is considered acceptable. In addition although the layout of the site has been altered, there would still be a characterful elevation facing the street scene and an area of landscaping to the front along Barret Crescent. This would help the building assimilate into the area.

### **Residential Amenities**

9. The proposal has been designed to prevent any harmful impact on residential amenity. The site is located between 11 and 13 Barrett Crescent of which only 13 Barrett Crescent has any windows which address the site; these serve non-habitable rooms. As such, due to the outlook of windows for the proposal and the prevention of any new windows through conditions (13 and 14) no overlooking impact would occur. Similarly the orientation of the site means the proposal does not result in a harmful overbearing or loss of light impact.
10. As a result of the proximity to neighbouring properties, it is considered appropriate to control construction working hours through condition 15.

### **Access and Movement**

11. **Traffic Generation:** The introduction of two new dwellings is not considered to have an adverse impact on traffic generation in the area.
12. **Highway Safety and Access:** The site is accessed from Barrett Crescent which would not be altered as a result of the proposal. Although the parking would be in tandem (and different to the previously approved scheme) the Highways Officer is satisfied that this would not lead to unsafe vehicle movements. In any case, this already occurs on Barret Crescent and potentially a greater number of vehicle movements would have occurred in association with the garages. As such the Highways Officer does not object although requires a condition regarding a construction method statement (8) and turning/parking retention (10).
13. **Parking:** The proposal would result in the loss of parking spaces associated with the garages. However, the garages have been unused for some time and have fallen into a dilapidated state as a result. Given this and the previously approved application, the loss of the garage parking is considered acceptable. The proposal would also provide two spaces for each of the dwellings. This accords with the Council's parking standards and therefore the Highways Officer does not object to the proposal.
14. **Sustainability:** The site is within development limits and within walking distance of shops and bus links. Furthermore secure, covered cycle storage is indicated and can be controlled by condition (9).

### **Flooding and Drainage**

15. The site is located in Flood Zone 1 (low probability of flooding) and is not considered to be at a significant risk from flooding. Additionally, the site is covered in hard standing and the introduction of soft landscaping would improve permeability across the site. As such, no harmful impact is considered to occur.

### **Landscape and Trees**

16. There are no significant trees on the site due to being mostly occupied by garages with hard standing. There is a small area of grass however this has little amenity value. The approved application identified that the tree adjacent to the site would be unlikely to be severely impacted but any alterations would have to be agreed with the landowner outside of the planning application. As such, it is considered that the landscaping that would be provided as part of the scheme, albeit relatively small would still result in betterment across the site. Specific species details would be agreed through a landscaping scheme controlled by condition (6).

### **Environmental Health**

17. Due to the site being used for the parking of vehicles and the removal of the garages, there is potential for the site to have some contamination. As such a survey to mitigate this should contamination be found is considered appropriate and therefore controlled by condition (4 and 5).

### **Amenity Space for future occupiers**

18. The Borough Design Guide advises that all dwellings should have access to some form of amenity space preferably in the form of private or communal garden space. It is also noted that upper floor dwellers rarely have access to gardens and therefore balconies should be incorporated to provide privacy and receive sunlight. It is proposed to provide communal space to one side of the building for the ground floor unit and a balcony above the entrance for the first floor unit. Although small, the communal space is usable and practical and as such it is considered that the development accords with the guidance in the Borough Design Guide. The balcony provides an outdoor area for the first floor unit and this would receive sunlight. Although it would not be private as it would provide views to the public highway, it is nonetheless a usable outdoor area. Given this and the approved application, no harmful impact is considered to occur.

### **Internal Space Standards**

19. Internal space standards are set nationally. For dwellings of this type, the minimum requirement is 70m<sup>2</sup>. The proposal meets the requirement for this being 77m<sup>2</sup> for the ground floor unit and 83m<sup>2</sup> for the first floor unit. Therefore no harmful impact would occur.

## **Ecology**

20. Whilst the site currently comprises of garages and some landscaped areas, these are not considered to be of significant ecological value. Given this and the previously approved scheme, no objection in ecology terms is raised.

## **Sustainable Design/Construction**

21. Due to the replacement of the Code for Sustainable Homes with national standards in building regulations, the proposal is not required to meet Code 4 in line with Policy CC04 of the MDD. However, the policy does require that all development should incorporate suitable waste management facilities including on-site recycling. It is considered that sufficient internal and external storage could be provided to accommodate this subject to condition 12.

## **Community Infrastructure Levy, Affordable Housing and Special Protection Area (SPA)**

22. **Community Infrastructure Levy:** As the proposal is for new residential floor space, it would be a CIL liable development. CIL is charged at a rate of £365 per square metre.

23. **Affordable Housing:** The proposal does not exceed the threshold required for the provision of affordable housing as per Policy CP5 of the Core Strategy.

24. **SPA:** The site is within 5km of the Thames Basin Heaths Special Protection Area. As per policy CP8 of the Core Strategy, any proposal which results in a net increase of more than one dwelling within this zone will need to mitigate its impact through a financial contribution to the Council's SANG. Subject to the completion of a legal agreement to secure this, no harmful impact would occur.

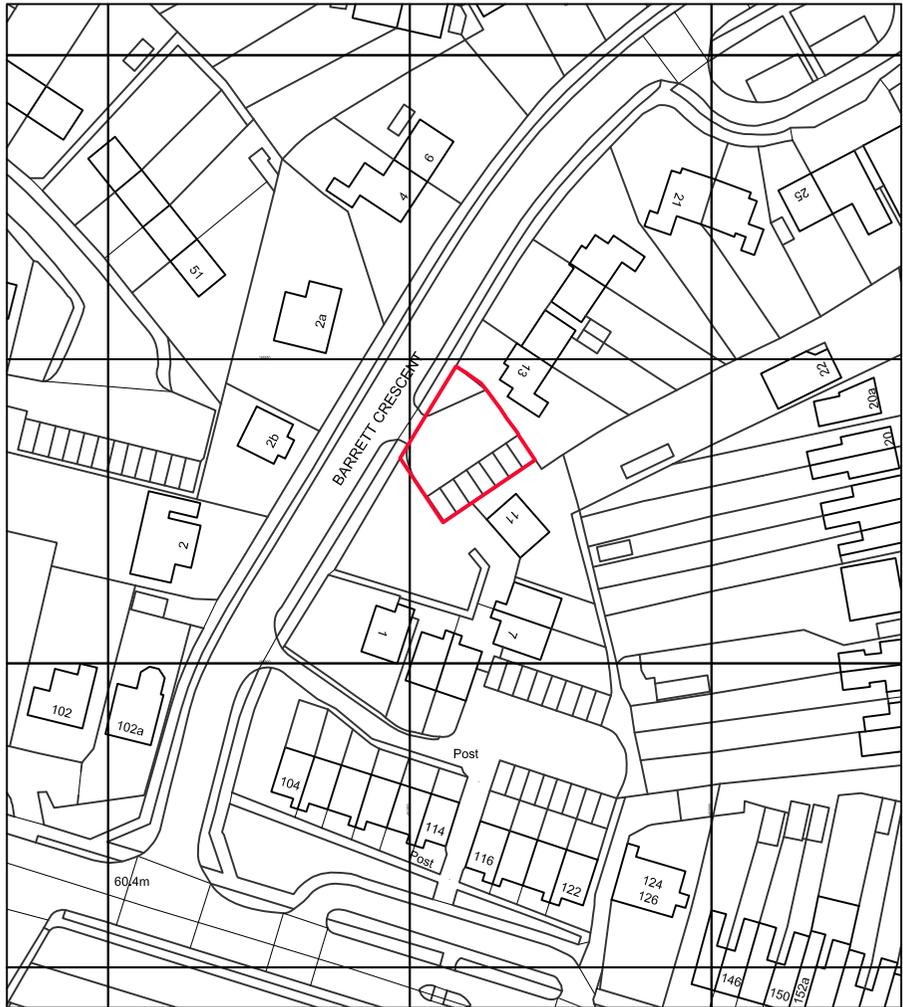
## **CONCLUSION**

The application is considered to be acceptable in terms of its impact on the character of the area and it would use brownfield land. Due to the orientation of the proposal, no harmful impact would occur on residential amenities and some garden space would also be provided. Subject to conditions and the completion of a legal agreement, all other aspects are considered acceptable and, as such, the proposal is considered to accord with local and national planning policy and is therefore recommended for approval.

## **CONTACT DETAILS**

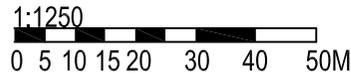
<b>Service</b>	<b>Telephone</b>	<b>Email</b>
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk

111



Ordnance Survey, (c) Crown Copyright 2016. All rights reserved. Licence number 100022432

Area = approx. 0.32 hectares



- THIS DOCUMENT IS COPYRIGHT OF THE ORIGINATOR AND MUST BE TREATED AS CONFIDENTIAL
- THIS DOCUMENT MUST NOT BE ALTERED, REPRODUCED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT OF THE ORIGINATOR
- THIS DOCUMENT IS AVAILABLE IN BOTH CONTROLLED (eg. pdf) AND UNCONTROLLED (eg. dwg) FORMATS - UNCONTROLLED FORMATS MUST NOT BE ALTERED - THE ORIGINATOR ACCEPTS NO RESPONSIBILITY FOR ANY DISCREPANCIES BETWEEN CONTROLLED AND UNCONTROLLED VERSIONS
- ANY DISCREPANCY MUST BE REPORTED TO THE ORIGINATOR
- DO NOT SCALE THIS DOCUMENT - USE FIGURED DIMENSIONS ONLY
- ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY RELATED WORKS
- THIS DOCUMENT MUST BE READ IN CONJUNCTION WITH ALL SUPPORTING DOCUMENTS PRODUCED BY THE ORIGINATOR AND OTHER PROJECT DISCIPLINES
- THE ORIGINATOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF BACKGROUND INFORMATION PRODUCED BY THIRD PARTIES - THIS MUST BE TREATED AS INDICATIVE ONLY
- USERS OF THIS DOCUMENT ARE RESPONSIBLE FOR CHECKING WHICH REVISION IS CURRENT
- THE DOCUMENT STATUS "INFORMATION", INDICATES THAT THIS DRAWING IS FOR REFERENCE PURPOSES ONLY - THE ORIGINATOR WILL ACCEPT NO RESPONSIBILITY FOR THE COMPLETENESS OF INFORMATION UNDER THIS STATUS
- THE DOCUMENT STATUS "RECORD" (OR "AS BUILT") HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE ORIGINATOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS "RECORD" (OR "AS BUILT") DOCUMENT OR FOR ANY ERRORS OR OMISSIONS THAT MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT OF INCORRECT INFORMATION PROVIDED TO THE ORIGINATOR. THOSE RELYING ON THE "RECORD" (OR "AS BUILT") DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY.

-	FIRST ISSUE	21/06/16	PB	MF
Rev	Description	Date	By	Chkd

Client:  
**Wokingham Housing Ltd.**

First Floor  
Civic Offices  
Shute End  
Wokingham  
RG40 1BN

Drawing Originator:

# RIDGE

THE COWYARDS                      TEL: 01993 815000  
 BLENHEIM PARK                    FAX: 01993 815001  
 OXFORD ROAD  
 WOODSTOCK, OX20 1QR      www.ridge.co.uk

Also at Reading, Bristol, London and Leicester

Project:  
**Barrett Crescent**

Title:  
**Site Location Plan**

Status:  
**PLANNING**

Drawn: PB	Checked: MF	Passed:
Date: 21/06/2016	Date: 21/06/2016	Date:

Job No: 5000606	Scale: 1:1250	Size: A4
-----------------	---------------	----------

Drawing No: <b>5000606-002</b>	Rev: -
-----------------------------------	-----------

This page is intentionally left blank



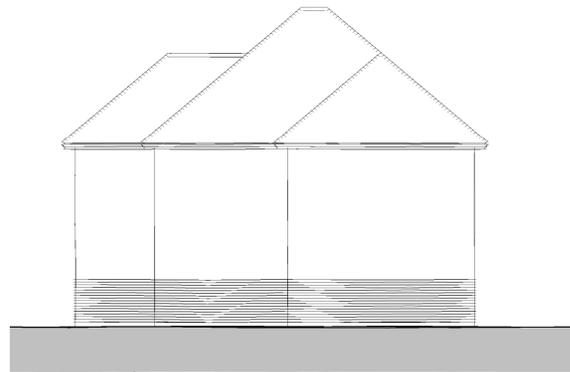
**FRONT ELEVATION**



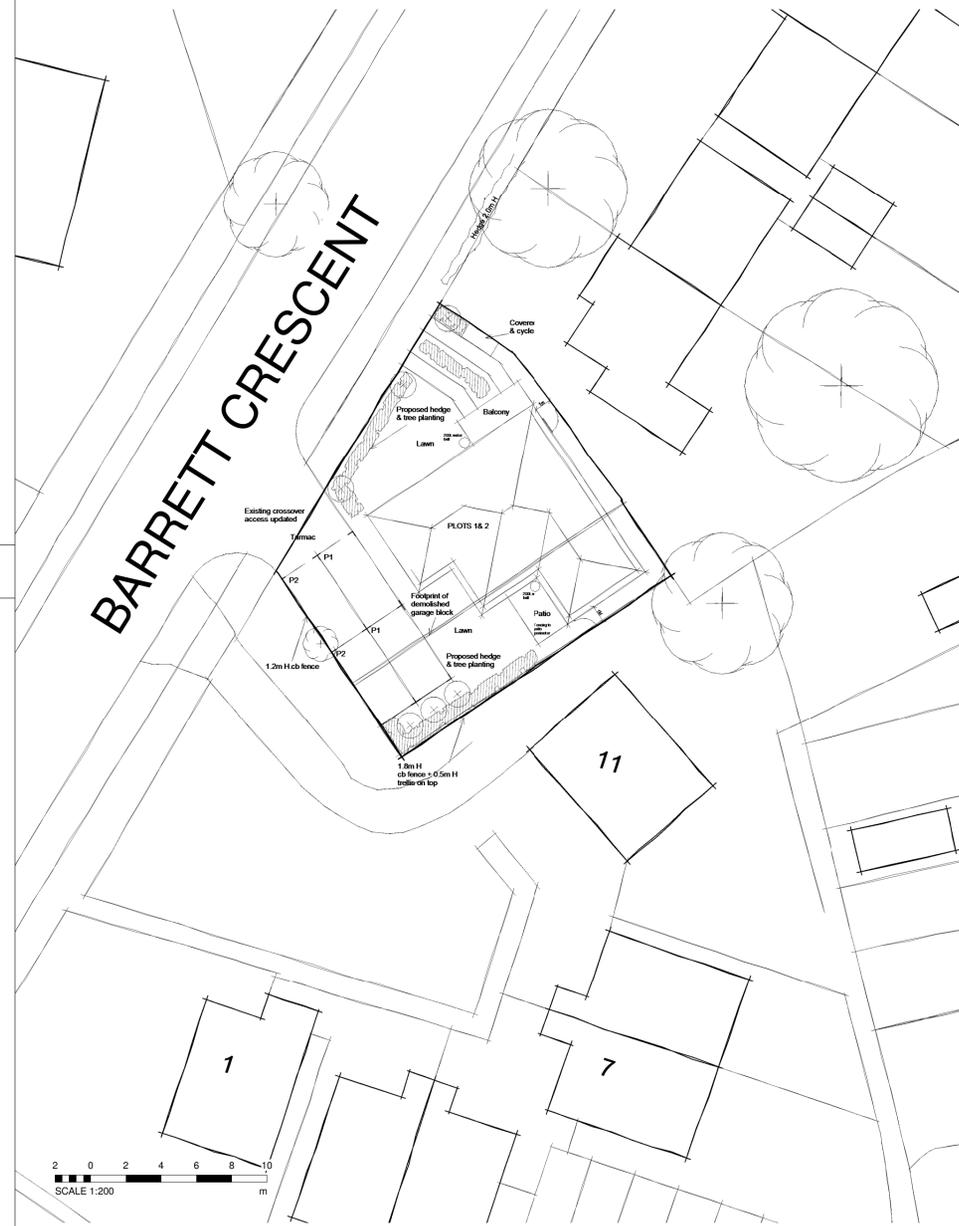
**RHS FLANK ELEVATION**



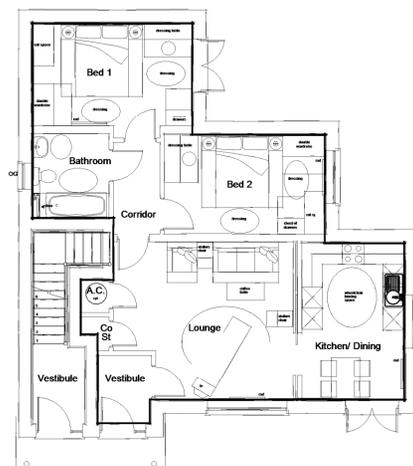
**LHS FLANK ELEVATION**



**REAR ELEVATION**



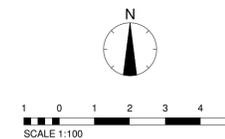
**SITE PLAN**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**DISCLAIMER NOTES:**

- THIS DOCUMENT IS COPYRIGHT OF THE ORIGINATOR AND MUST BE TREATED AS CONFIDENTIAL.
- THIS DOCUMENT MUST NOT BE ALTERED, REPRODUCED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT OF THE ORIGINATOR.
- THIS DOCUMENT MUST NOT BE ALTERED - THE ORIGINATOR ACCEPTS NO RESPONSIBILITY FOR ANY DISCREPANCIES ARISING AS A RESULT OF THE ORIGINATOR'S INFORMATION BEING ALTERED BY OTHERS.
- ANY DISCREPANCY MUST BE REPORTED TO THE ORIGINATOR.
- DO NOT SCALE THIS DOCUMENT - USE FIGURED DIMENSIONS ONLY.
- ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY RELATED WORKS.
- THIS DOCUMENT MUST BE READ IN CONJUNCTION WITH ALL SUPPORTING DOCUMENTS PRODUCED BY THE ORIGINATOR AND OTHER PROJECT DISCIPLINES.
- THE ORIGINATOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF BACKGROUND INFORMATION PRODUCED BY THIRD PARTIES - THIS MUST BE TREATED AS INDICATIVE ONLY.
- USERS OF THIS DOCUMENT ARE RESPONSIBLE FOR CHECKING WHICH REVISION IS CURRENT.
- THE DOCUMENT STATUS 'INFORMATION' OR 'PRELIMINARY' INDICATES THAT THIS DRAWING IS FOR REFERENCE PURPOSES ONLY - THE ORIGINATOR WILL ACCEPT NO RESPONSIBILITY FOR THE COMPLETENESS OF INFORMATION UNDER THIS STATUS.
- THE DOCUMENT STATUS 'RECORD' OR 'AS BUILT' HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE ORIGINATOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS 'RECORD' OR 'AS BUILT' DOCUMENT OR FOR ANY ERRORS OR OMISSIONS THAT MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT OF INCORRECT INFORMATION PROVIDED TO THE ORIGINATOR. THOSE RELYING ON THE 'RECORD' OR 'AS BUILT' DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY.

**DRAWING NOTES:**

- CDM REGULATIONS 2015
- SIGNIFICANT OR NON-OBVIOUS RISKS AND RISKS WHICH ARE DIFFICULT TO MANAGE ARE IDENTIFIED ON THIS DRAWING USING THE FOLLOWING SYMBOL.
- IDENTIFIED TO THE RIGHT WITH BRIEF ACCOMPANYING TEXT. FOR FURTHER DETAILS OF THE RISKS IDENTIFIED BY DESIGNERS, REFERENCE SHOULD BE MADE TO CDM HAZARD REGISTER.

REV	DESCRIPTION	DATE	BY	CHKD
B	Amended to Client comments	10.06.16	MF	MF
A	Amended to Planning officers comments	10.06.16	MF	MF

ORIGINATOR:

**RIDGE**

PROPERTY & CONSTRUCTION CONSULTANTS

The Cowyards  
Blenheim Park  
Oxford Road  
Woodstock OX20 1QR

TEL NO: 01993 815000  
WWW.RIDGE.CO.UK

CLIENT:  
**Wokingham Housing**

IN ASSOCIATION WITH:

PROJECT:  
**13 Barrett Crescent**

TITLE:  
**Detailed Plans, Elevations & Site Plan**

DRAWN BY: MF SCALE: As indicated @ A1

CHECKED BY: MF DATE: 05/20/16

STATUS:  
**PLANNING**

DRAWING No:

PROJECT:	ORG:	ZONE:	LEVEL:	TYPE:	ROLE:	NUMBER:	REV:
5000606	RDG		ST	PL	A	001	B

113

This page is intentionally left blank

# Agenda Item 41.

<b>Development Management Ref No</b>	<b>No weeks on day of committee</b>	<b>Parish</b>	<b>Ward</b>	<b>Listed by</b>
161764	9/8	Wokingham Without	Wokingham Without	Scheme of delegation

**Applicant** Mr and Mrs S and J Rowbotham  
**Location** 2 Holme Green, Easthampstead Road Wokingham **Postcode** RG40 3AG  
**Proposal** Proposed erection of a single storey front extension to form front entrance porch and installation of roof light into front roof slope.  
**Type** Householder  
**PS Category** 21  
**Officer** Stefan Fludger

**FOR CONSIDERATION BY** Planning Committee on 17 August 2016  
**REPORT PREPARED BY** Head of Development Management and Regulatory Services

## **SUMMARY**

The application site is a two storey dwelling located on Easthampstead Road. The dwelling is semi-detached with No. 1 adjoining. The application site is within the settlement boundary. Holme Green is a collection of houses of a similar style, which are semi-detached and arranged in a formal fashion along Easthampstead Road.

The proposal is for the erection of a single storey front extension to form a new entrance porch to the dwelling with a pitched roof. This would replace an existing flat roofed 'storm porch' and would measure approximately 1.5 metres deep, 3 metres wide and with an eaves height of approximately 2.2 metres. There would be a new front door and front window, following the removal of an existing window. A new roof light would be inserted into the front roof slope.

The report concludes that the proposed extension would not have a detrimental impact on the character of the area or the residential amenity of neighbouring properties. The proposal is therefore in accordance with Wokingham Borough Council Core Strategy Policy CP3 and the Borough Design Guide.

The application is before the Planning Committee as the owner of the property is a member of the Corporate Leadership Team at Wokingham Borough Council.

## **PLANNING STATUS**

- Major Development Location: Wokingham
- Strategic Development Location: South Wokingham
- Thames Basin Heath Special Protection Area 5 km mitigation zone
- South East Water Supply Area
- Farnborough Aerodrome consultation Zone.
- Heathrow Aerodrome safeguarding for wind turbine developments
- Green route enhancement area

## RECOMMENDATION

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

### Conditions:

#### 1. Timescale

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

*Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).*

#### 2. Approved details

This permission is in respect of the submitted location plan and plans and drawings numbered 001 and 002, received by the local planning authority on 20/06/2016 The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

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

#### 3. External materials

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a similar appearance to those used in the existing building unless otherwise agreed in writing by the local planning authority.

*Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.*

### Informatives:

1. Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

## PLANNING HISTORY

Application **F/2008/1314** for a single storey rear extension, first floor side dormer extension, and creation of porch roof on front elevation to number 2 Holme Green was refused on 13/08/2008 for character and design reasons.

Application **F/2009/0075** for a single storey rear extension, first floor side dormer extension and creation of porch on front elevation was approved on 11/03/2009 after the simplification of the porch roof and amendments to the rest of the application, subject to conditions.

Certificate of lawfulness application **161756** for the proposed erection of a dormer extension to the side roof slope to the dwelling has not yet been determined.

### SUMMARY INFORMATION

Site Area: 0.05 ha  
Existing bedrooms: 3  
Proposed bedrooms: No change  
Existing parking spaces: Driveway  
Proposed parking spaces: No change

### CONSULTATION RESPONSES

**Countryside Officer:** Has withdrawn original objection with regards impact of the development on bats. This is based on the fact that there is no roof void where the rooflight is proposed in the front elevation and photos received of the eaves to the front of the property.

### REPRESENTATIONS

**Wokingham Without Parish Council:** No objection

**Local Members:** No comments received

**Neighbours:** No representations received

### APPLICANTS POINTS

Summarised as:

This proposal is needed in order to improve the amenity of the occupants at number 2 Holme Green, including providing more storage space. There are other front extensions and porches which vary in size and scale in the area, at least one of which is larger than the one proposed at number 2. Specific reference is made to the porches and front extensions present at the attached neighbour (number 1) and the unattached neighbour (number 3).

The proposed extension projects just beyond the further forwards front wall of the existing dwelling and the materials to be used would strictly match those in the existing dwelling. The porch will not become a significant feature in the street scene, given its set back location and its siting against the boundary vegetation between numbers 1 and 2. The porch will not seem excessive when compared with development in the immediate area.

### PLANNING POLICY

National Policy	<b>NPPF</b>	National Planning Policy Framework
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP3</b>	General Principles for Development
	<b>CP7</b>	Biodiversity

Managing Development Delivery Local Plan	<b>CC01</b>	Presumption in Favour of Sustainable Development
	<b>CC02</b>	Development Limits
	<b>CC03</b>	Green Infrastructure Trees & Landscape
	<b>CC04</b>	Sustainable Design and Construction
	<b>CC07</b>	Parking
Supplementary Planning Documents (SPD)	<b>BDG</b>	Borough Design Guide SPD

## **PLANNING ISSUES**

### **Principle of Development**

1. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the Local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
2. The site is located within the Major Development Location of Wokingham, and as such the development should be acceptable providing that it complies with the principles stated in the Local Development Plan. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.
3. The application is before the committee as the applicant is a member of the Corporate Leadership Team at Wokingham Borough Council.

### **Description of Development**

4. The proposal consists of a single storey front extension which would protrude by 1.5 metres from the front wall of the host dwelling and it would be 3 metres wide, with a new front door and a UPVC window to match the existing windows. This would measure approximately 0.8m by 0.6m. The total height of the extension would be 3.5 metres, falling just below the eaves height of the existing building. The eaves height would be approximately 2.2 metres, due to the roof being pitched. A roof light would be inserted into the front roof slope.

### **Impact on the Character of the Area**

5. The application site is in an area on the outskirts of Wokingham, which consists of dwellings and other buildings of a mixed style and form, however this dwelling forms part of a row of similarly designed dwellings, which have been altered in various ways over the years. The nature of development in this area is dispersed,

despite the site falling within a Major Development Location and the South Wokingham SDL. The development would be visible from Easthampstead Road and therefore would have an impact on the street scene. This being said, it is modest in scale and conforms to the advice contained in the Borough Design Guide in that the building is set well back from the street frontage and the extension would not project more than 2 metres from the front of the building (although this rule is generally applied to non-enclosed porches). There are several examples of front porch extensions in the area in various styles. The proposed roof light is small in scale and it is not considered that it would cause a detrimental impact on the character of the area. A porch of a different design was approved by planning application F/2009/0075.

6. It is considered that the proposal, in terms of its design and appearance would not significantly impact upon the character or appearance of the host property or the local area and is therefore in accordance with Core Strategy Policy CP3 and the Borough Design Guide.

### **Impact on Neighbours**

7. The proposed extension would come close to the boundary with number 1 Holme Green the 2.2 metre high eaves being approximately 0.5 metres from the boundary. The development would be a significant distance from all other dwellings and therefore it is not considered that there would be any impact on them with regards overlooking, loss of light or being overbearing.

8. Overlooking

The proposed extension would not have any windows in the side elevation and would therefore not have any impact on the amenity of neighbouring number 1 in terms of overlooking.

9. Overbearing and Loss of Light

Reference to Loss of Light Guidelines has suggested that there would not be any impact on number 1 in terms of loss of light. The development is of modest scale and the boundary is currently treated by a fence and numerous shrubs and trees. As such there will be no significant impact with regards overbearing.

### **Highway & Parking**

10. The proposal would not increase the amount of habitable space available at the dwelling and therefore it is not considered that there would be an increase in parking demand.

### **Biodiversity**

11. WBC's countryside officer originally raised an objection to the plans, regarding the impact of the development on bats as a protected species, due to the location of the development close to potential bat foraging habitat and as the proposed rooflight could potentially disturb any roost in the roof and the height of the roof could block a roost in the eaves of the main house. Confirmation was given to the countryside officer as to the nature of the roof void (there is not one) in the part of

the roof where the roof-light is to be inserted and photos were provided of the eaves, as such the objection was withdrawn.

### **Trees and Landscape**

12. The site falls on a green route enhancement area. There are no TPO's on or adjacent to the site. Due to the scope and scale of this addition, it is not considered that there is a significant risk of harm to the green route enhancement area. There is a large hedge of Leylandii along the boundary with number 1 Holme Green, none of these trees are subject to a TPO and the development would lie approximately one metre from the nearest tree. Due to the modest scale of the development, it is not considered that there would be a significant detrimental impact on this hedge and the hedge is not of high value to the character of the area.

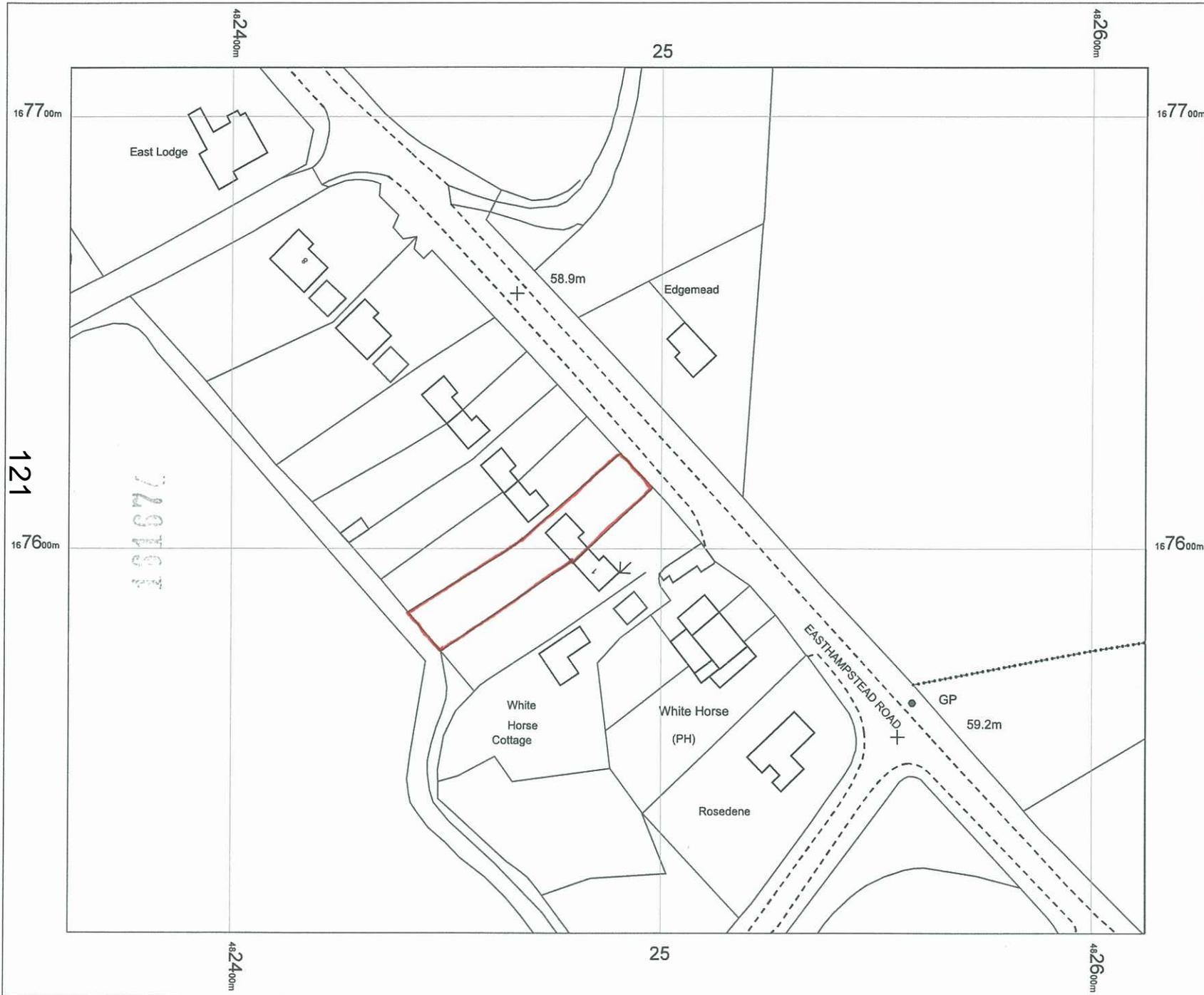
### **CONCLUSION**

The proposed single storey front extension to form a porch would not have a harmful impact on the character of the area or the residential amenities of neighbouring properties and is considered compliant with Borough guidance.

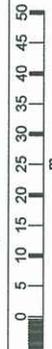
The development is in accordance with Wokingham Borough Council's Core Strategy Policies CP3 and CP7, MDD Local Plan Policies CC03 and CC07 and the advice contained within the Borough Design Guide. Therefore the application is recommended for approval.

### **CONTACT DETAILS**

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



2 Holme Green  
 Easthampstead Road  
 Wokingham  
 RG40 3AG



OS MasterMap 1250/2500/10000  
 scale  
 26 April 2016, ID: MDP-00523266  
[www.mapdataportal.co.uk](http://www.mapdataportal.co.uk)

1:1250 scale print at A4, Centre:  
 482488 E, 167611 N

©Crown Copyright Ordnance  
 Survey. Licence no. 100019980

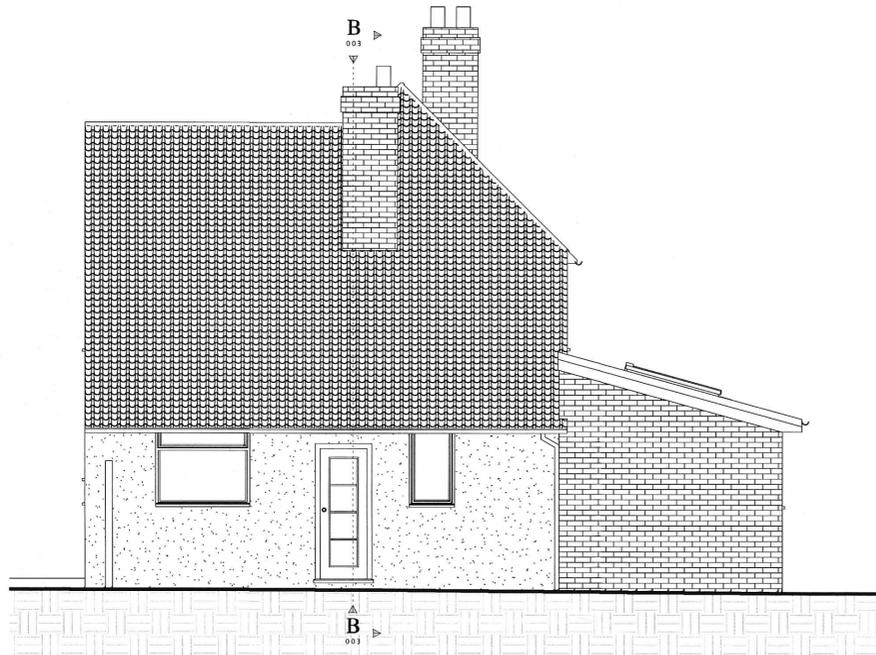


**MAPS@**  
**Aworth**  
 SURVEY CONSULTANTS

This page is intentionally left blank



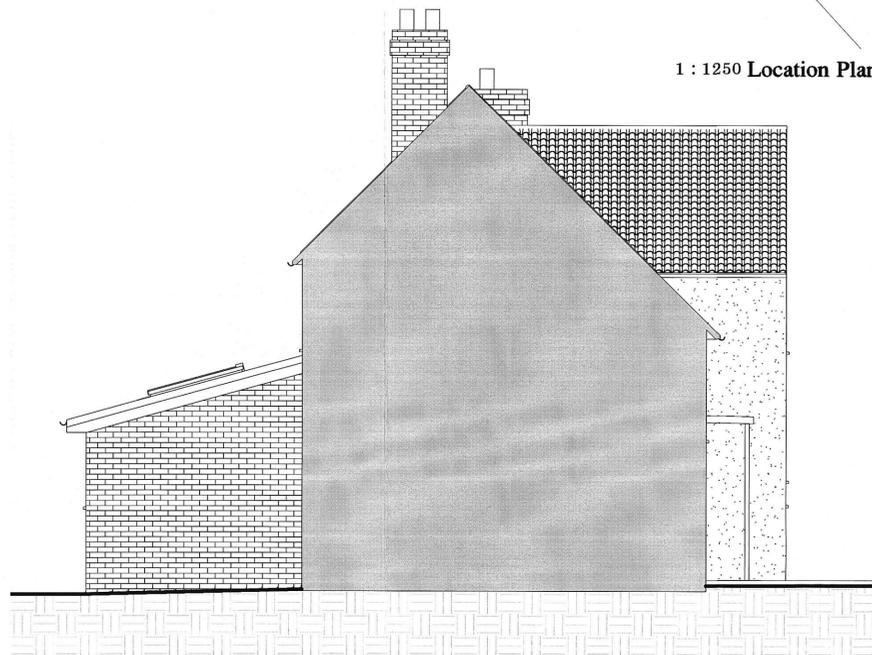
This page is intentionally left blank



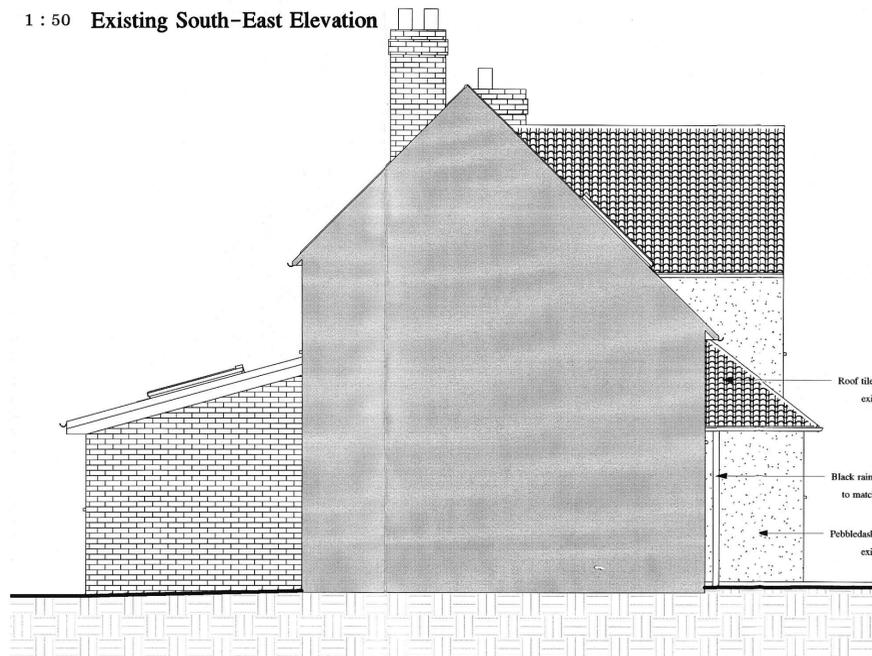
1 : 50 Existing North-West Elevation



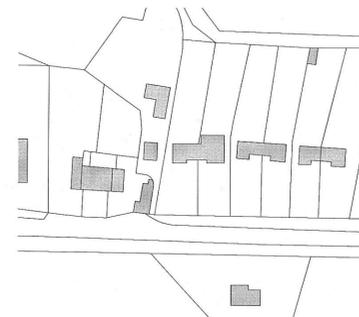
1 : 50 Proposed North-West Elevation



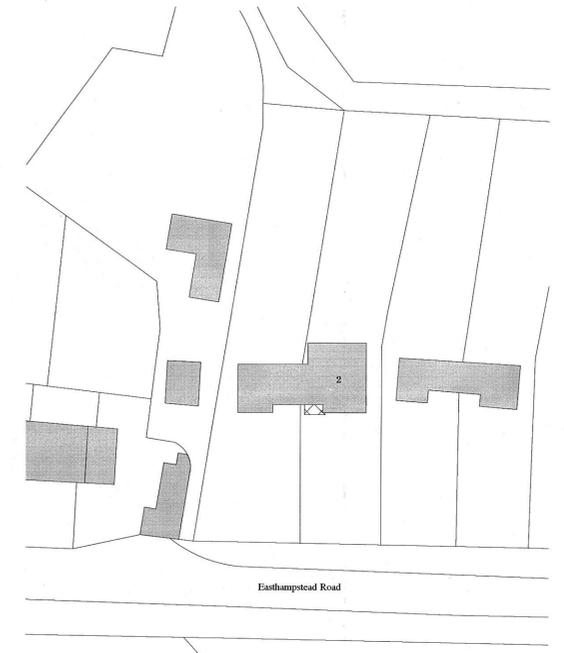
1 : 50 Existing South-East Elevation



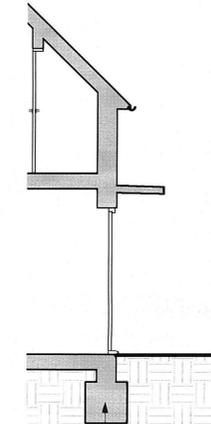
1 : 50 Proposed South-East Elevation



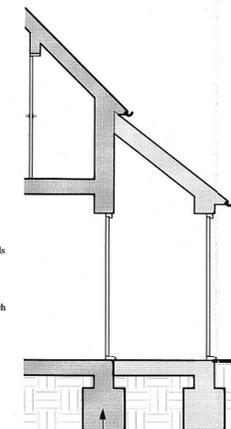
1 : 1250 Location Plan



1 : 500 Block Plan



Assumed existing foundations  
1 : 50 Existing Section A-A



Assumed existing foundations  
1 : 50 Proposed Section A-A



Amendment      Amendment Date


**REALM**  
 planning & surveying  
**CONSULTANCY**  
 69 Eldon Road, Caterham, Surrey, CR3 5JT.  
 Telephone 07950-850004/01883-337062.  
 e-mail gbswell@btinternet.com

Proposal      Proposed front porch

Clients Name      Mr & Mrs Rowbotham

Site Address      2 Holme Green,  
Easthampstead Road,  
Wokingham,  
RG40 3AG

Project No.	Drawn by	Checked by
045	Richard Hardingham	George Sewell

Sheet No.	Date	Scale at
002	08/15	A1 1:50 1:500 A3 1:100 1:1000 1:2500

Sheet Name  
Existing & Proposed Elevations, Sections,  
Block Plan & Location Plan

181974



This page is intentionally left blank

# Wokingham Without Parish Council Consultation Sheet

**Officer** Stefan Fludger  
**No** HH 2016161764  
**Proposal** Proposal:  
Householder application for the proposed erection of a single storey front  
**Site** 2 Holme Green, Easthampstead Road Wokingham Berkshire RG403AG

## Committee's Comments

No comment or objections

Signed : \_\_\_\_\_  
Clerk to Wokingham Without Parish Council

05 July 2016

This page is intentionally left blank

# Agenda Item 42.

<b>Development Management Ref No</b>	<b>No weeks on day of committee</b>	<b>Parish</b>	<b>Ward</b>	<b>Listed by:</b>
160251	26/8	Wargrave	Remenham, Wargrave and Ruscombe	Application listed by Cllr Halsall

**Applicant** Mr & Mrs Niaz & Olivia Faruki  
**Location** The Old Pump House, Bath Road, Kiln Green. **Postcode** RG10 9UT  
**Proposal** Full application for the erection of 1 no dwelling and the preservation and restoration of existing structures on site.  
**Type** Full  
**PS Category** 13  
**Officer** Mark Croucher

**FOR CONSIDERATION BY** Planning Committee on 17 August 2016  
**REPORT PREPARED BY** Head of Development Management and Regulatory Services

## SUMMARY

This planning application is to be decided by the Planning Committee at the request of Cllr Halsall for the following reasons:

- Fulfils the requirements within Paragraph 55 of the NPPF.
- It is pertinent to this site only – a big consideration for a para 55 house in Green Belt.
- Sustainability credentials.
- Historical importance.
- Self-build.

The application comprises of the erection of 1 new 4 bedroom residential dwelling following the restoration of a sewage treatment plant thought to have been erected on the site during WWII. The applicant considers that the existing remains have historical significance and the optimum solution for their preservation is the creation of 1 new dwelling incorporating the existing features.

Having considered all of the relevant information, the existing site has limited historical significance. The restoration of the sewage treatment plant features and the erection of 1 large new residential dwelling in the countryside and Green Belt would result in several harmful impacts.

The proposal will result in an inappropriate form of development within the Green Belt, which by definition is harmful to the Green Belt's permanence and openness. There are no overriding very special circumstances that would outweigh this harm.

The proposed development will be an unsustainable isolated new home in countryside for which there are no special circumstances, resulting in an urbanising encroachment to the detriment of the character and appearance on the countryside and the occupier's reliance on private motor vehicles.

The proposed development, by reason of its size and proximity to the neighbouring grade II listed building called Castlemans, would have a detrimental impact on the

setting of this designated heritage asset.

The proposed development, by reason of the large size of the dwelling; sizeable areas of associated garden & hard surfacing; siting back from the road frontage adjacent to the open countryside immediate to the east, south and west, would result in an urbanising encroachment into the rural landscape that will have a detrimental impact on the character and appearance of the countryside.

It has not been demonstrated that the impact of the development on an active Badger Settle would ensure the survival of the badgers in their existing range and at the same population status, with provision of adequate alternative habitats if setts and foraging areas are destroyed.

The application is accordingly recommended for refusal for the reasons set out in this report.

#### **PLANNING STATUS**

- Green Belt
- Countryside
- Badger Settle Consultation Zone
- Flood Zone 1
- Risk of Surface Water Flooding

#### **RECOMMENDATION**

**That the committee authorise the REFUSAL of planning permission for the following reasons:**

1. The proposal will result in an inappropriate form of development within the Green Belt, which by definition is harmful to the Green Belt's permanence and openness. There are no overriding very special circumstances that would outweigh this harm and the proposal is contrary to Core Strategy policies CP1, CP3 and CP12, MDD Local Plan Policies CC01, CC02 and TB01 and the core planning principles and section 9 of the NPPF.
2. The proposed development will be an unsustainable isolated new home in countryside for which there are no special circumstances, resulting in an urbanising encroachment to the detriment of the character and appearance on the countryside and the occupier's reliance on private motor vehicles. The proposal is contrary to policies CP1, CP2, CP3 and CP6 and CP11 of the Core Strategy, CC01 and CC02 of the MDD Local Plan, the Borough Design Guide SPD and the core planning principles & section 6 of the NPPF.
3. The proposed development, by reason of its size and proximity to the neighbouring grade II listed building called Castlemans, would have a detrimental impact on the setting of this designated heritage asset. As such the proposal is contrary to policies CP1 and CP3 of the Core Strategy, CC01 and TB24 of the MDD Local Plan, The Borough Design Guide SPD and the core planning principles and section 7 & 12 of the NPPF.
4. The proposed development, by reason of the large size of the dwelling; sizeable areas of associated garden & hard surfacing; siting back from the road frontage

adjacent to the open countryside immediate to the east, south and west, would result in an urbanising encroachment into the rural landscape that will have a detrimental impact on the character and appearance of the countryside. The development is contrary to policies CP1, CP3 and CP11 of the Core Strategy, CC01, TB06 and TB21 of the MDD Local Plan, The Borough Design Guide SPD and the core planning principles and section 7 of the NPPF.

5. It has not been demonstrated that the impact of the development on an active Badger Settle would ensure the survival of the badgers in their existing range and at the same population status, with provision of adequate alternative habitats if setts and foraging areas are destroyed, contrary to policies CP1, CP3 and CP7 of the Core Strategy, CC01 and TB23 of the MDD Local Plan and section 11 of the NPPF.

#### **PLANNING HISTORY**

CLE/2014/0138- Application for a certificate of existing use for the continued use of land as residential garden incidental to Linden Place. Approved 10/03/2014.

#### **SUMMARY INFORMATION**

Site Area	0.46 Hectare
Previous land use(s) and floorspace(s)	Agricultural / Nil Use & Residential Garden.
Number of jobs created/lost	None specified
Existing parking spaces	0
Proposed parking spaces	>4

#### **CONSULTATION RESPONSES**

**Environmental Health** – No comment.

**Highways** – No objection subject to conditions.

**Conservation Officer** – Objection raised on grounds that the conversion of the remains into a residential dwelling is not the optimum solution for the site and the impact on the setting of a neighbouring Grade II Listed Building.

**Ecologist** – Objection: there is not a clear mitigation strategy within this report that demonstrates that there will be no net loss of biodiversity.

**Archology** – No objection subject to conditions.

**Trees and Landscaping** – Recommend approval with no conditions.

#### **REPRESENTATIONS**

##### **4 letters of objection points raised (in summary):**

- Approval will set a harmful and unwanted precedent to other homeowners which will totally undermine and devalue the importance of the Green Belt development in this area.
- There are already too many driveways in this part of the A4 which have been the

direct cause of a few accidents with people trying to join an already very busy and fast road. The junction of Scarletts Lane and the A4 are just a few yards away. The added traffic flow will make this fast stretch far more dangerous.

- The development will be visible from a neighbouring garden.
- The name, the Old Pump House, is misleading. It is clearly an attempt to pass off a temporary sewage treatment works from the 1940s as an important or historic well or water-pump for the Castlemans Estate.
- Until 2015, these remains were regularly used by the owners of Linden Place as a site for their bonfires.
- The submitted photos of high, well-defined brick structures are in my clients' view misleading, in that some parts have been substantially reconstructed in the past year as demonstrated by the clean lines of the rebuilt structures and the bricks used in the reconstruction. By carrying out this work the applicants have shown that the structures can easily be restored/maintained without further development being necessary.
- Planning approval would set a precedent for large-scale Green Belt development in Kiln Green.
- The proposed development will make the existing remains of the sewage treatment works significantly more visible in the landscape.
- There is no justification for a large 4 bedroom dwelling on the site.
- There are historical inaccuracies in the proposal.
- The period when the temporary sewage treatment works were operational represents only a tiny fraction of the documented 600-year history of Castlemans.
- There is no evidence of POWs working on the temporary sewage treatment works, although it is possible that their effluent may have passed through it.
- Even if the temporary sewage treatment works were assessed as having some meaningful historic value, this would be the entire reason for NOT building a brand-new four bedroom house on top of it.
- Adverse impact on the setting of the neighbouring Grade II listed building.
- The proposal will have an adverse impact on an active badger sett on the site.
- The additional traffic created would have highway safety implications.
- The existing structure was the sewage works built during the war by US and British soldiers and was not constructed to be lived in.
- This is Green Belt land and not for building on.
- The development would blight the outlook from the neighbouring listed building.
- The A4 is busy at peak times.
- The proposed creeping development in the green belt would impact the rural character of Kiln Green and promote urban sprawl.

**1 letters of support** points raised (in summary):

- The structures on the site have been standing for 70 years and cannot be considered as temporary.
- They are in need of restoration to preserve them as part of the WWII history of Kiln Green and Wargrave.
- None of the buildings have been reconstructed.
- The Old Pump House and the water treatment plant were built to service the Nissan Huts on site which ran across the land adjacent to Castlemans, now Linden Place and Copper Beeches and also in the middle of this land.
- The development will enhance the area.
- The restoration of the building will benefit the view from Linden Place.

- The proposal incorporates a landscape plan.
- The high structures of the brick buildings have never blended into the landscape and due to their height and build they have always been seen from our house.
- The site has had vagrants using it.
- The restoration and preservation of these buildings of historical importance by a residential dwelling is the acceptable option.
- There are no other uses for the buildings.
- Fulfils the requirements within Paragraph 55 of the NPPF.
- It is pertinent to this site only – a big consideration for a para 55 house in Green Belt.
- Sustainability credentials.
- Historical importance.
- Self-build.

**Wargrave Parish Council – No objection:**

*It is accepted that very special circumstances exist in terms of the history and heritage of the site. If the application is approved, the parish council request that permitted development rights is removed.*

#### **APPLICANTS POINTS**

- The development seeks a self-build family dwelling for the applicant and their children in familial and supporting local setting.
- To achieve Very Special Circumstances, the development proposal has excelled at fulfilling the aim to preserve and celebrate the onsite heritage asset, whilst also managing to respect the wider surrounding context and Green Belt designation. This has been achieved through a combination of:
  - An Integrated response to heritage preservation and celebration from the whole design team;
  - A responsive, honest, and exceptional approach to architectural design;
  - A landscape design which is site specific, uncontrived, and includes enhancements and mitigation based on thorough wider impact assessments;
  - Favourable baseline contextual circumstances, including existing on site buildings, surrounding land uses, visibility, and accessibility to local facilities and services;
  - High environmental specification through an integrated (and retrofitted) approach to resource management – including passive bio-climatic construction, power generation, and SUDS;
  - Social sustainability, including self-build and education programming; and
  - Framework paragraph 55 compliance on three special grounds – (heritage, reuse of buildings, and exceptional quality and innovative nature).

- All the harms identified are pro-actively addressed and mitigated against through design choices evidenced in the submitted development.
- It is considered that the harm to the Green Belt and any other harm caused is outweighed by the clear material benefits of the scheme to the degree that Very Special Circumstances exist. The development should therefore be approved.

## PLANNING POLICY

NPPF	Chapter 4: Promoting sustainable transport Chapter 6: Delivering a wide choice of high quality homes Chapter 7: Requiring good design Chapter 9: Protecting Green Belt land Chapter 10: Meeting the challenge of climate change, flooding and coastal change Chapter 11: Conserving and enhancing the natural environment Chapter 12: Conserving and enhancing the historic environment
Core Strategy	CP1 Sustainable Development CP2 Inclusive communities 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
MDD Local Plan	CC01 Presumption in Favour of Sustainable Development CC02 Development Limits CC03 Green Infrastructure, Trees and Landscaping CC06 Noise CC07 Parking CC09 Development and Flood Risk (from all sources) CC10 Sustainable Drainage TB01 Development within the Green Belt TB06 Development of Private Residential gardens TB07 Internal Space Standards TB21 Landscape Character TB23 Biodiversity and Development TB24 Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas). TB25 Archaeology

## PLANNING ISSUES

### Principle of development

#### ***Green Belt***

1. The application site is outside of any defined settlement boundaries and is within the designated Countryside and the Green Belt. Policies CP12 of the Core

Strategy and TB01 of the MDD Local Plan seek to protect the Green Belt from inappropriate development. Section 9 of the NPPF *'Protecting Green Belt land'* states that a Local Planning Authority should regard the construction of new buildings as inappropriate development within the Green Belt (apart from the exceptions stated in paragraphs 89 & 90) and that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (VSC). It is further emphasised in the NPPF that *'the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.'*

2. One of the exceptions stated in paragraph 89 of the NPPF is *'the limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which 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'*. Annex 2: Glossary (a) of the NPPF sets out the definition of previously developed land which excludes (a) *'land in built-up areas such as residential gardens'* and (b) *'land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time'*.
3. The applicant considers the site as falling within the definition of previously developed land and therefore falling with the Green Belt exception stated above. There is however certain factors which lead officers to consider that the site is not previously developed land in accordance with the NPPF definition. It is noted that the northern part of the site comprises of the undeveloped residential garden of the property known as Linden Place. The southern part of the site, where the building remains are located, is considered to have a use of either 'agricultural', as it was part of the traditional field boundary, or a 'nil' use, because the site has no distinguishable lawful use class due to the substantial period of time it has been inactive.
4. The area where the building remains are situated was, up until the last few years, covered by planting and mature trees and formed part of a natural field boundary. The Council's aerial photographs (set out below) depict how the site was part of the boundary around an agricultural field. When the golf course was built to the east, the site still retained the characteristics of the traditional field boundary, comprising of trees and mature planting. Aerial photographs as recent as 2010 show the buildings being covered by overgrown planting.



1981.



1996.



1999.



2010.



5. The area surrounding the building's remains has now been completely cleared of

vegetation. This would have only occurred by human intervention. The planting and trees would have not naturally disappeared in such a short space of time. Therefore whilst the application submission contends that the site is brownfield (previous developed land) and the permanent structures have not blended into the landscape, the exposure of these structures and the removal of vegetation is a manmade intervention that has reversed the natural erosion of the buildings into the landscape.

6. The aerial photographs also clearly depict the inactivity of the site over the years. Ordinance Survey maps annotate the site as '*disused*'. There is no indication that the buildings had ever been used in the intervening period from World War II to the present day. The mature trees and planting depicted in the aerial photographs would have taken a significant period of time to establish on the site and this clearly would have not occurred if the site was in some sort of active use. The existing 'structures' have significantly weathered and deteriorated: the Conservation Officer has described them as being in an advance state of decay. Even considering the removal of the substantial vegetation, the building remains are discrete within the overall landscape.
7. Taking the above into consideration, the application site is not 'previously developed land' in accordance with the NPPF definition.
8. The exception referred to above also states that the development should not have a greater impact on the openness of the Green Belt. The proposed dwelling would be substantially larger than the small low key remains on the site, resulting in a greater impact on the Green Belt. The proposed buildings would be twice as high and have a footprint 200% larger than the existing building remains. The incorporation of large areas of glazing and a sizeable residential garden will make the development more prominent in the Green Belt landscape. The application is also inappropriate development within the Green Belt for this reason. (The size of the proposed dwelling is explored in greater detail in later sections of this report).
9. The proposal does not fall within any of the exceptions set out in paragraph 89 or 90 of the NPPF and it is therefore considered as inappropriate development within the Green Belt. Inappropriate development within the Green Belt is only permissible in very special circumstances (VSC), where the harm to the openness to Green Belt, any other harm, is clearly outweighed by other factors. The applicant considers that the historical context of the site is the main very special circumstance in favour of the development. The applicant also refers to a submitted Landscape and Visual Impact Assessment and sustainability information.

### ***Very Special Circumstances***

10. The applicant's '*very special circumstances*' centres around the historical aspects of the site and the restoration proposed by the development. It is argued that the disused buildings on the site were used as a sewage treatment plant in connection with a WWII POW camp and when the US Army temporarily occupied the neighbouring grade II listed building Cattlemans. The proposed development would therefore preserve these artefacts.

11. With regard to the historical context of the application and the site, the Council's Conservation Officer has considered the proposal and advised the following:

*This application relates to what is described as a 'Pump House', thought to be the remains of a water treatment facility built during the latter part of the Second World War as part of a satellite POW camp based at Castlemans (Grade II Listed)...*

*There are two main issues to consider from a heritage perspective: 1) The significance of the remains of the 'Pump House' and 2) Any impact of the proposed development on the significance of the adjoining C 18<sup>th</sup> house, Castlemans (Grade 2).*

*The Pump House – The physical remains of the structure are in an advanced state of decay, with some structures being reduced to ground level. As described at pre-app stage, the only building surviving in anything like its original form is the brick and concrete roofed 'hut', but few fixtures/fittings survive. As a result the remains providing limited evidential value. The function of the other above ground structures is difficult to discern and, without this understanding, the value of the structure is largely limited to the peripheral role it played as part of the general war effort (local historic value).*

*A good deal of attention has clearly been given to designing the proposed dwelling around the remains, but much is conjectural, for example the proposed 'water tank' [The water tank feature has now been removed from the application] and, in my view, does little to enhance the understanding of the installation. In fact, by imposing a domestic change of use and building upon it, the new fabric and use will inevitably obscure its historic function and identity. Whilst high quality visual representations of the converted structure aim to illustrate that its' setting will be largely unaltered, the long-term implications of a residential use need to be considered. It is highly likely that pressure for the site to be adapted for domestic use will result in the desire for alterations and the accumulation of domestic paraphernalia. It is questionable whether the rather idealised illustration in the application is not considered to be sustainable in the long-term.*

*Notwithstanding the other considerations as to the principle of development here, I had mentioned at pre-app stage that an objection to the removal of these remains as part of a scheme to redevelop the site is unlikely providing the facility was recorded at an appropriate level of detail. This remains my view given the limited local interest of the structure and poor visual relationship with the adjacent listed building.*

*Impact on the significance of Castlemans (Grade 2) – The impact on the setting of this listed country house is considered to have been underplayed in the application. Unlike the service end (including the former stables) which extends to the northeast, the main house has been designed to take in views from the south and southeast, with the principle rooms and bay windows addressing the gardens in this direction. It is understood that additions were made in the late C 19<sup>th</sup> and that these included a ground storey ball room and glazed structure to the southwest end of the main house. Between the 1899 and 1911 Ordnance Survey maps, a structure along the southwest boundary appears. This map evidence and character of the brickwork suggest this feature is likely to be the*

*brick retaining wall and ditch evident today. There is a likelihood this is a ha-ha, designed to enable more expansive views of the landscape beyond the formal gardens whilst excluding any grazing animals in fields to the southwest.*

*Although indicated as being open in 1911, this boundary is now lined with a mix of evergreen and deciduous trees which partially obscure the existing Pump House structures from within the grounds. However, more extensive views become possible from the upper storeys of the house, and the proposed development and use will noticeably increase the presence of this structure, even at ground level. Historic England guidance on the assessment of views and the setting of heritage assets describe how views from within, into, and out of a heritage asset can contribute to its setting and therefore significance. A buildings' setting need not necessarily be confined to its curtilage and can often extend well beyond. In this case, it is likely that longer views over and beyond the application site contribute to the significance of the house.*

*The existing remains would become very noticeable were they not screened by the boundary planting, and it should be noted that this installation is a relatively recent feature, considering the age of the listed building. Increasing the built form on the site, together with its domestic use, would add to the intrusion into views from the main house. Relying on planting to mitigate the harm to views in this case is not considered to be sustainable or appropriate. The harm to the significance is considered (in NPPF terms) to be less than substantial. The proposed development neither preserves nor enhances the setting of this listed building and would fail to satisfy the aims of MDD Local Plan policy TB24.'*

*As a result of the above the impact of the proposed development is not considered to be justified on conservation grounds and I am unable to support this application.*

12. The water tank element of the proposed development has since been removed from the application but the Conservation Officer has confirmed that this would not alter their overall assessment of the development or their objections to it.
13. The remains on the site have not been Listed by Historic England and have no national or local designation as a 'heritage asset'. The applicant has previously been advised of the listed procedure and the Conservation Officer has further stated:

*'Having considered the building remains against the EH Selection Guide for Military Structures I'm reasonably confident they are not of sufficient interest to merit listing. The guide stresses that, unlike WWI structures, WWII buildings survive in much greater numbers and the designation of POW camp structures is only likely in exceptional cases. The key considerations in discerning worthy buildings include rarity, survival of the fabric in anything like its original form, relationship with other building groups or listed buildings and the survival of fixtures/fittings/signage. In this case, there is some limited documentary evidence that Nissen Huts were present as part of the camp, and also that the pump house/hut was associated with the adjoining Castlemans House (Grade 2). Although the water treatment process is just about distinguishable, the fabric of the buildings is in a very poor condition, with one structure reduced to its foundations. The brick and cast concrete roofed hut is the only building to survive*

*in anything like its original form, although very few fixtures or details survive, the telephone/power connection being the notable exception.*

*My view at this stage therefore is that the buildings are of some local interest as the surviving physical remains of a former POW Camp that was associated with the adjoining house, Castlemans. I don't feel there would be a strong justification to insist on the retention of the pump house and hut.'*

14. The Conservation Officer considers that the structures on the site have limited interest and the proposed development would harm the setting of a neighbouring grade II listed building. The remains have no historical designation and are unlikely to in the future. As such, the historical factors emphasised by the applicant do not amount to very special circumstances that would outweigh the harm to Green Belt, or the harm to the setting of the adjacent grade II listed building. If the application was being considered solely on its historical merits, it would be refused due to the harm to the setting of the neighbouring grade II listed building called 'Castlemans'. The historical aspects of the proposal amount to an overall negative impact and therefore cumulatively cannot be deemed to be VSC that outweigh the harm to the Green Belt by reason of being inappropriate development.
15. It is considered that the sewerage treatment plant was constructed as a temporary feature during WWII. The property Castlemans has been located on the site for approximately 600 years and the use of the site during WWII represents only a small proportion of the history of the adjacent grade II listed building. The significance of the site during WWII refers predominantly to Castlemans, rather than the temporary sewage treatment plant. Castlemans is a designated Heritage Asset and the history of the site during WWII will thus be preserved with this building. It is considered that the temporary sewage treatment plant has limited historic interest.
16. The application submission also refers to the sustainability credentials of the building as contributing to a very special circumstances case. However the submitted Design and Access sets out that *'a full Code for Sustainable Homes audit or water calculation, for the house has not been undertaken at this Planning Stage. Once the scheme reaches detail design stage, it is the client and the design team's ambition that the house will significantly exceed the sustainability targets set out within the Building Regulations.'* The sustainable credentials of the proposed dwelling are therefore only aspirational at this stage and as such this has little weight with regard to the applicant's very special circumstances argument. It is stated that the development will utilise a Sustainable Urban Drainage System (SUDs), solar panels and a biomass boiler. These feature are however not unusual or exemplar sustainable technologies and would have limited weight in outweighing the harm to the Green Belt.
17. The proposal is inappropriate development within the Green Belt and there are no very special circumstances that will outweigh that harm. The development, by definition, would have a harmful impact on the Green Belt. Furthermore there are no factors that will outweigh the other harm identified in this report, relating to the impact of the setting of the neighbouring grade II listed building; impact on the countryside landscape character of the area by reason of an urbanising encroachment; and the impact on biodiversity.

## **Countryside**

18. The application site is also in the designated countryside. The policy considerations for development within the countryside and the Green Belt have similarities but also differences. The application must comply with the criteria set out in the countryside policies to be recommended for approval. This section of the report will consider the proposed development in relation to the countryside policies in the development plan and the NPPF.
19. Paragraph 55 of the NPPF states that *'local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances'*. First of all, one needs to consider whether the proposed dwelling will be situated in an isolated location. This section of Bath Road typical comprises of residential properties situated along the road frontage and this layout is typical of rural areas, where small coalesces of buildings are set side by side along a highway. The proposed dwelling would be situated significantly back from the road frontage (200 metres) and will encroach into the open countryside to the south & east. The development will result in changing the use of the site into residential. There would be no buildings next to the property and the aerial photographs and location plan show that the proposed dwelling would be uncharacteristically isolated from the ribbon of development along Bath Road. As such, the location of the building is considered to be isolated when considering its physical siting.
20. Secondly, the meaning of *isolated* could also refer to the proximity of the dwelling in relation to local facilities and services. This meaning of isolated is closely linked with concepts of sustainability, where new residential dwellings are more appropriate in areas where the occupants would be in a safe and convenient walking distance to local facilities and services and would not be reliant on the use of private motor vehicles for basic amenities.
21. The Borough Design Guide SPD states *'if places are to be sustainable then the aim should be to create: Walkable neighbourhoods, with a range of facilities within 10 minutes walking distance of residential areas, which encourage people to travel on foot or by bicycle.'* Walkable neighbourhoods are defined in Manual for Streets as those typically characterised by having a range of facilities within 10 minutes walking distance from residential area. Manual for Streets clarifies that 10 minutes walking distance is roughly 800 metres. The Urban Design Compendium further advises:
- 'People should be able to walk in 2-3 minutes (250 metres) to the post box or telephone box: the newsagent's should be within 5 minutes (400 metres). There should be local shops, the bus stop, the health centre and perhaps a primary school within a walking distance of (say) 10 minutes (800 metres).'*
22. Located to the north east of the application site, along Bath Road, there is a petrol station with a small associated shop. The petrol station is approximately 950 metres walking distance from the application site and would fall outside of the definition of a convenient walking distance set out above. The associated shop sells a limited range of products. It is not a convenience store that is now commonly found in some larger petrol stations.

23. There is a private health clinic located along Linden Hill Lane but this would not be considered as a public facility or service given its private nature. Furthermore Linden Hill Lane has no footpath or street lighting and therefore is not considered as being accessible.

24. There are several pubs located around the area. These would be respectively 750m (The Bird in Hand), 1,100m (The Old Devil Inn) 1,950m (The Royal Oak) and 1,550m (Horse and Groom) walking distance from the application site. One of the pubs (The Bird in Hand) would be within 10 minutes walking distance (800m) from the site. However this facility alone would not result in a level of services and amenities that would warrant the location being considered as sustainable.

25. A garden centre is located to the west of the application site and this would be located 1120 metres walking distance from the application site. It is not considered that a garden centre would sell produce to meet the day to day needs of local residents. Knowl Hill C of E Primary School will be located approximately 1850 metres walking distance from the proposed dwelling.

26. As well as considering facilities and services within walking distance to the application site, one must consider such amenities that can be easily reached by good public transport links. There are bus stops in both directions within safe and convenient walking distance to the site. The 4 and 4A is the service that uses these bus stops and provides a route to Maidenhead. However these services are infrequent and do not meet definition of a 'good public transport service set out in policy CP6 of the Core Strategy. Policy CP6 states that good public transport services should meet the following requirements:

*'(a) at least a thirty minute service frequency during peak times (7:00 to 9:00 and 16:00 to 19:00 Monday to Saturday); and b) At least an hourly service frequency during off-peak hours (9:00 to 16:00 and 19:00 to 22:00 Monday to Saturday and between 7:00 and 22:00 on Sundays'.*

27. The 4 and 4a bus routes fall substantially below this frequency of service as there is only a maximum of 6 services each direction per day Monday to Friday. There would only be 2 services per day in each direction on Saturdays and no service on Sundays. Given the infrequent service of buses along Bath Road, it is considered that basic services and amenities would not be easily accessible by bus.

28. Taking the above into consideration, the site is considered to be in an isolated location as the occupants would be reliant on private motor vehicles to access basic services and amenities. The proposed development is therefore contrary to paragraph 55 of the NPPF as the development would result in an isolated new home within the countryside.

29. Paragraph 55 of the NPPF relates to countryside only and states that isolated new homes can be permissible if the proposal meets the following special circumstances:

- *'Where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure*

*the future of heritage assets.'*

- *'Where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.'*
- *'The exceptional quality or innovative nature of the design of the dwelling. Such a design should:*
  - be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;*
  - reflect the highest standards in architecture;*
  - significantly enhance its immediate setting; and*
  - be sensitive to the defining characteristics of the local area.'*

30. The proposed site is not a locally or nationally designated Heritage Asset and it is not set out why a large 4 bedroom residential dwelling would be the optimum use of relatively low key utilitarian structures. Any historical significance the remains have would be eroded by the erection of a large 4 bedroom domestic property on the site. The development is not considered to comply with the first criterion set out above.

31. The proposed development could be considered as the re-use of redundant or disused buildings but the uplift in the development on the site and its visual impact and urbanising encroachment would not be considered as an enhancement to the immediate setting of the countryside.

32. It is acknowledge that the proposed dwelling has a bespoke design to respond to the context of the site. However this in itself would not substantiate as a high quality design and all buildings are required to respond to the context of the area. The proposal cannot be considered as being exceptional quality because the development would not meet the last two criterion set out above: It would have a negative impact on its immediate setting by reason of the impact on the openness of the Green Belt and the countryside. There will also be a detrimental impact on the setting of a neighbouring Grade II Listed Building. For these reasons the development would not be sensitive to the defining characteristics of the area and would not comply with the last criterion set out above.

33. Policy CP11 of the Core Strategy states *'in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted'* except for the exceptions listed. The proposed development would not fall within any of the exceptions set out in policy CP11 and would fail to comply with this development plan policy.

34. The proposal would be considered as an isolated new dwelling within the countryside and it would not meet the special circumstances as set out in paragraph 55 of the NPPF. Therefore the proposed development is unacceptable in principle.

#### **Design and impact on character and appearance of the landscape**

35. Policy CP1 of the Core Strategy states that planning permission will be granted for development proposals that *'maintain or enhance the high quality of the*

*environment*'. Policy CP3 of the Core strategy 'General Principles for Good Development' states that planning permission will be granted providing that proposal *'have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.'*

36. The site is to the south of the rural village known as Kiln Green. The village is characterised by a coalesce of buildings fronting onto the main roads Bath Road, Linden Hill Lane and Scarlets Lane and this frontage development is typical in countryside locations. The Council's Character Landscape Assessment also observes this frontage development as a characteristic of the area:

*'Development is typified by small settlements aligning rural roads or forming small clusters at junctions' and 'the mixed farming landscape is interspersed by small linear villages and hamlets aligning rural lanes, individual farmsteads, stud farms and manors.'*

37. The proposed dwelling would be situated significantly back from the road frontage by approximately 200 metres and would encroach into the open countryside to the south and east, substantially beyond the linear built form along Bath Road. There would be no buildings next to the property and the aerial photographs and location plan show that the dwelling would be uncharacteristically isolated from the ribbon of development along Bath Road. Whilst the position of the remains dictate the location of the proposed dwelling, there is limited justification why the introduction of new large residential property and sizable garden onto the site is deemed as the optimum solution for a site which has had an agricultural use for the previous 70 years and prior to that, was a small piece of engineering infrastructure for a temporary prisoner of war camp. The introduction of a new permanent residential dwelling, where historically and currently there is none, would be contrary to the pattern of development that characterises the area.

38. The proposed dwelling will have a large garden and will result in the change of use of part of agricultural field into a domestic curtilage. As with all residential properties, there would domestic paraphernalia situated around the dwelling. Given the size of the house and proposed number of bedrooms, it would be extremely difficult for the local planning authority to reasonably prevent the occupants from having normal ancillary domestic outbuildings that would result in further built form in the countryside. The associated change of use of the agricultural field into a large residential dwelling will result in an urbanising domestic encroachment into the countryside landscape.

39. The small 'pump house' is the only building on site with a roof, the other features only have courses of bricks delineating the footprint. The footprint of the pump house, 'water tank' and 'reservoir' feature is approximately 86.89 square metres. The highest of these structures is approximately 2 metres in height. The proposed new buildings (not including the rebuilding of the old structures) will have an accumulative footprint of approximately 187.88 square metres. The proposed development will therefore result in an uplift in built form on the site by 200%. To put this in perspective, policy TB01 of the MDD local plan limits residential extension to a 35% increase above the original building in order to protect the openness of the Green Belt (see 'Principle of development section above'). The proposed development would more than triple the footprint of the

structures and remains of buildings on the site. This in combination with rebuilding the existing degraded features would result in a significant increase of the impact on the rural landscape.

40. The proposed building has a piecemeal design and it would have a total width of approximately 30 metres and a depth of 21 metres. The spread of the proposed building will be significant and larger than any other dwellings in the locality, including the neighbouring grade II listed building Castemans. The height of the building will be 4 metres, twice as high as the existing features on the land.
41. The proposed development would have large banks of glazing and this reflective surface would make the development much more prominent in the landscape than the existing low key features.
42. Considering the size of the buildings remains on the site, the proposed dwelling would be significantly larger than these. The proposed development would not simply be reconstructed the existing features, it would result in the creation of the new buildings which would be substantially larger in scale than the existing low key features. There is no justification why a large residential dwelling is necessary to preserve the relatively small remains. The erection of a new residential dwelling with substantially large footprint, where only the low key remain of structures are situated, and the creation of a large residential garden would have a detrimental impact the rural landscape of the area.
43. The application site is located within a chalk landscape referred to as 'Farmed Chalk Slopes' in the Council's Character Landscape Assessment. The Landscape is described as moderate quality with moderate character and in moderate condition. The Character Landscape Assessment describes two of the key characteristics of the locality as:
  - *A landscape of mixed land uses but with agriculture predominating (both pastoral and arable) and defined by an irregular pattern of small to medium sized field units largely bound by wooden post and rail fencing.*
  - *Large manor houses and farmsteads of architectural merit (many listed) make for interesting visual 'cues' in the landscape with Georgian buildings being particularly apparent. The formal parkland settings impart a designed character to the landscape.*
  - *Rural villages and hamlets located alongside roads/crossroads form the main settlements connected by a network of rural roads and tracks crossing the landscape.*
44. The Landscape Character Assessment states '*the overall strategy for Hare Hatch Farmed Chalk Slopes (G1) is to enhance the existing character notably the ancient woodlands, chalk grassland, field boundaries, parkland landscapes – the robustness of which has declined.*' The document sets out that in recent years there has been a loss of viability of small farms leading to neglect of agricultural land. It proposes the promotion of the active management of features of the agricultural landscape, facilitate reinstatement of lost or declining features and to conserve and protect pasture and encourage appropriate management of grassland by grazing.

45. The proposed dwelling and large garden would be situated next to open land to the east, south and west. The proposed dwelling will be visible from the rear of the neighbouring dwellings fronting onto Bath Road, the golf course to the east and the agricultural fields to the south. The site is also clearly visible from a public footpath off of Scarlets Lane. Castlemans is visible from wider views on Milley Bridge: the existing remains were not visible from this viewpoint due to the deciduous tree screening along intervening field boundaries. The proposed development would therefore be a visible feature within the landscape that would have a detrimental impact to the rural and open character and appearance of the area.
6. The proposed development, by reason of the large size of the dwelling; sizeable areas of associated garden & hard surfacing; siting back from the road frontage adjacent to the open countryside immediate to the east, south and west, would result in an urbanising encroachment into the rural landscape that will have a detrimental impact on the character and appearance of the countryside. The development is contrary to policies CP1, CP3 and CP11 of the Core Strategy, CC01, TB06 and TB21 of the MDD Local Plan, The Borough Design Guide SPD and the core planning principles and section 7 of the NPPF.

#### **Impact on heritage assets**

46. MDD Local Plan Policy TB24 states that proposal affecting a setting of a listed building should retain '*original or historic garden or landscape features*' and '*pay special attention to the scale, proportions, design and materials of new proposals in relation to the existing heritage asset*'.
47. As set out in the '*principle of development*' section of this report, the proposed development would have a detrimental impact on the setting of the neighbouring grade II listed building. The proposed sewage treatment buildings were likely intended as temporary or ancillary features and it is not considered that the creation of a large residential property, significantly greater in scale than the existing low key structures, would preserve the setting of the grade II listed building called Castlemans.

#### **Impact on neighbours**

48. The proposed development will be visible from the rear of the dwellings that front onto Bath Road. The proposed development will comply with the separation distances set out in the Borough Design Guide SPD. It is not considered that the proposal will have a detrimental impact on the amenity of the neighbouring residents.

#### **Highways and parking**

49. The Access to the site onto Bath Road will be shared with Linden Place how the driveway will split and each property will have its own access drive up until the section adjacent to bath road. The residential property will have a large curtilage and will be able to accommodate adequate onsite parking. The Highway Engineer has raised no objection regarding the highway safety and parking implications of the site.

### **Trees**

50. The Tree and Landscape Officer has considered the proposed development and raises no objection to the tree protection details and arboricultural works proposed. The proposed development would have a satisfactory impact with regard to the trees on and close to the site.

### **Drainage and flooding**

51. The site is in flood zone 1 where the risk of fluvial flooding is low. There are areas with a medium to high risk of surface water flooding on the highway and to the south west of the site. There are no areas at risk from groundwater flooding in the locality. MDD Local Plan policy CC10 states that all development proposals must ensure surface water arising from the proposed development including taking into account climate change is managed in a sustainable manner and this must be demonstrated through a Surface Water Drainage Strategy. The proposal should reproduce greenfield runoff characteristics and return run-off rates and volumes back to the original greenfield levels. It is considered that adequate drainage infrastructure can be incorporated on the site and this can be secured by an appropriately worded condition.

### **Biodiversity and ecology**

52. There is an active Badger sett within close proximity to the application site. The applicant has submitted further evidence with the application in an attempt to mitigate the impact on the Badgers and the Council's ecologist has advised the following:

*'I maintain a holding objection to this application as I am of the opinion that there is not a clear mitigation strategy within this report that demonstrates that there will be no net loss of biodiversity – specifically in relation to the badgers on and adjacent to this site.'*

53. Taking the above into consideration, the proposal fails to demonstrate that the development would have a satisfactory on local biodiversity.

### **Archeology:**

54. The heritage statement advises that an archaeological scheme of works is undertaken to record any surviving below ground evidence of the sites use during this period. The Archaeological Officer has considered the proposal and raised no objection subject to a suitable worded condition to secure an archaeological investigation.

## **4.0 CONCLUSION**

The proposed development is considered to be unacceptable for the reasons set out in this report. The proposal is unacceptable in principle as it will result in an inappropriate form of development within the Green Belt for which there are no overriding very special circumstances that would outweigh this harm. The new dwelling will be in an

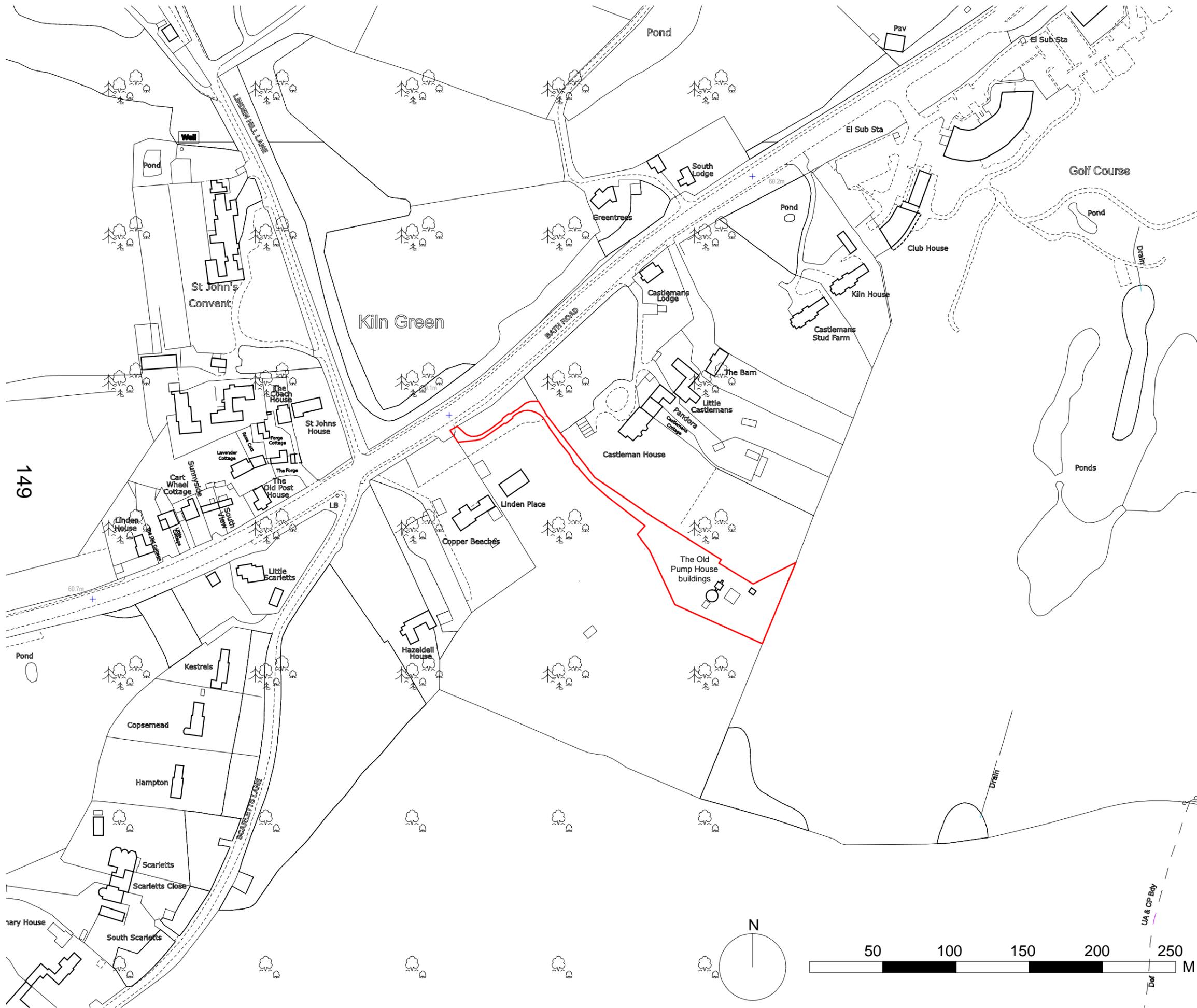
unsustainable isolated location within countryside for which there are no special circumstances.

The proposed development is also considered to have a harmful impact on the setting of the neighbouring grade II listed building called Castlemans and an urbanising encroachment into the rural landscape that will have a detrimental impact on the character and appearance of the countryside.

There is an active badger sett in close proximity to the site and it has not yet been demonstrated that the impact of the development would ensure the survival of the badgers in their existing range and at the same population status, with provision of adequate alternative habitats if setts and foraging areas are destroyed.

The application is accordingly recommended for refusal.

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



Revisions				
Rev	Date	By	Description	Approved

Do not scale from this drawing. All dimensions to be checked on site. This drawing is copyright.

Notes

Denotes Site Boundary of The Old Pump House

Client

**Maureen Hunt**

Project

**The Old Pump House, Reading, RG10 9UT**

Sheet

**Location Plan**

Date of origin	Project Number	Scale (A3)
01.12.2015	527OP	1:2500

Drawn by	Drawing Number	Rev.
MH	EX_010	

Drawing status

**Planning**

**A**

# Archio

Archio 29 Bentley Road London N1 4BY T 0207 183 4048	Archio 50 Clarence Square Cheltenham GL0 4JR T 01242 541 200	www.archio.co.uk
---	---	------------------

This page is intentionally left blank



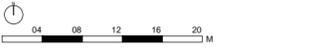
Revisions

Rev	Date	By	Description	Approved
A	02.06.16	HG	Rev. to Planning Scheme	KB

Do not scale from this drawing. All dimensions to be checked on site.  
This drawing is copyright.

- Notes
- Materials Key:
1. grass
  2. driveway
  3. The Old Pump House
  4. Linden Place
  5. existing barn
  6. Castlemans
  7. Golf Course
  8. additional planting besides driveway
  9. additional planting to boundary to Castlemans
  10. additional planting to boundary to Golf Course
  11. existing post and wire fence

PLEASE REFER TO LANDSCAPE VISION  
DRAWING 'LANDSCAPE PROPOSALS PLAN  
LV260LP1' FOR FULL DETAILS OF  
LANDSCAPE PROPOSALS



Client  
**Maureen Hunt**

Project  
**The Old Pump House,  
Reading, RG10 9UT**

Sheet  
**Proposed Site Plan**

Date of origin	Project Number	Scale (A2)
01.12.2015	527OP	1:500

Drawn by	Drawing Number	Rev.
MH	PR_050	

Drawing status  
**Planning**

**Archio**

This page is intentionally left blank



Revisions

Rev	Date	By	Description	Approved
A	02.06.16	HG	Rev. to Planning Scheme	KB

Do not scale from this drawing. All dimensions to be checked on site. This drawing is copyright.

Notes

Key:

- existing structure
- new building

Client  
**Maureen Hunt**

Project  
**The Old Pump House, Reading, RG10 9UT**

Sheet  
**Proposed Ground Floor Plan**

Date of origin 01.12.2015	Project Number 527OP	Scale (A2) 1:100
Drawn by MH	Drawing Number PR_100	Rev.

Drawing status  
**Planning**

**Archio**

Archio  
29 Bentley Road  
London N1 4BY  
T 0207 183 4048

Archio  
50 Clarence Square  
Cheltenham GL0 4JR  
T 01242 541 200

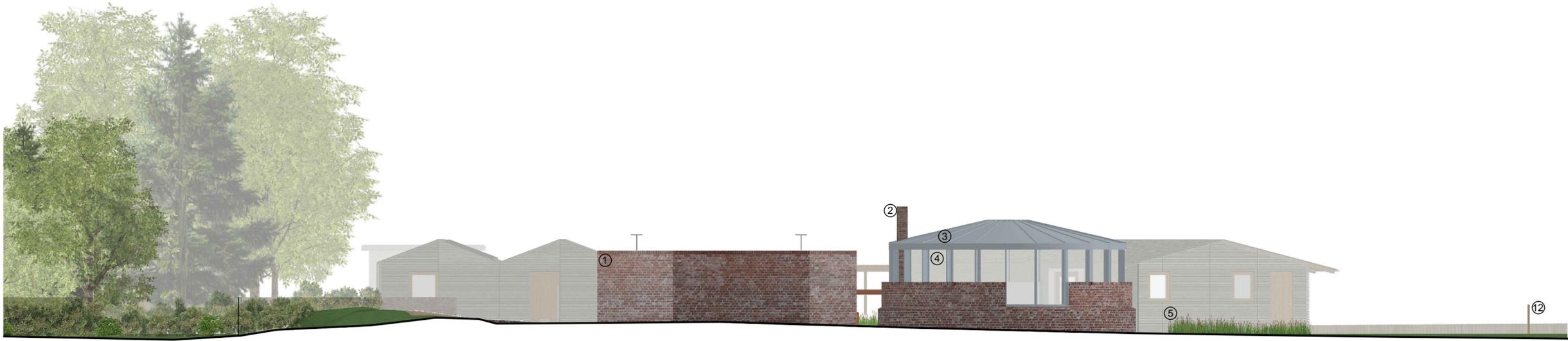
www.archio.co.uk

This page is intentionally left blank

Rev	Date	By	Description	Approved
A	02.06.16	HG	Rev. to Planning Scheme	KB

Do not scale from this drawing. All dimensions to be checked on site.  
This drawing is copyright.

- Notes**
- Materials Key:
- existing brick water tower base retained and repointed and existing ironmongery retained
  - brick chimney (to match existing brick)
  - standing seam metal roof
  - powder-coated metal frame windows
  - reed bed
  - Western Red Cedar horizontal cladding
  - Western Red Cedar roof shingles
  - Western Red Cedar framed windows
  - Western Red Cedar framed doors
  - powder-coated water butt
  - existing render
  - existing post and wire fence
  - PV / solar panels



01 PROPOSED NORTH WEST ELEVATION  
1:100 @ A2

155



02 PROPOSED SOUTH EAST ELEVATION  
1:100 @ A2

Client  
**Maureen Hunt**

Project  
**The Old Pump House,  
Reading, RG10 9UT**

Sheet		
Proposed Elevations 01		
Date of origin	Project Number	Scale (A2)
01.12.2015	527OP	1:100
Drawn by	Drawing Number	Rev.
MH	PR_200	
Drawing status		<b>A</b>
Planning		

**Archio**

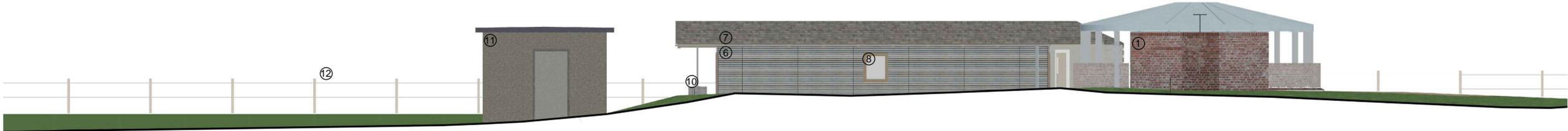


This page is intentionally left blank

Rev	Date	By	Description	Approved
A	02.06.16	HG	Rev. to Planning Scheme	KB

Do not scale from this drawing. All dimensions to be checked on site.  
This drawing is copyright.

- Notes**
- Materials Key:
- existing brick water tower base retained and repointed and existing ironmongery retained
  - brick chimney (to match existing brick)
  - standing seam metal roof
  - powder-coated metal frame windows
  - reed bed
  - Western Red Cedar horizontal cladding
  - Western Red Cedar roof shingles
  - Western Red Cedar framed windows
  - Western Red Cedar framed doors
  - powder-coated water butt
  - existing render
  - existing post and wire fence
  - PV / solar panels



01 PROPOSED NORTH EAST ELEVATION  
1:100 @ A2

157



02 PROPOSED SOUTH WEST ELEVATION  
1:100 @ A2

Client  
**Maureen Hunt**

Project  
**The Old Pump House,  
Reading, RG10 9UT**

Sheet		
Proposed Elevations 02		
Date of origin	Project Number	Scale (A2)
01.12.2015	527OP	1:100
Drawn by	Drawing Number	Rev.
MH	PR_201	
Drawing status		<b>A</b>
Planning		

**Archio**



This page is intentionally left blank