



WOKINGHAM BOROUGH COUNCIL

A Meeting of the **PLANNING COMMITTEE** will be held at the Civic Offices, Shute End, Wokingham, RG40 1BN on **WEDNESDAY 14 JUNE 2017 AT 7.00 PM**

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

Andy Couldrick
Chief Executive
Published on 6 June 2017

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

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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)	John Kaiser (Vice-Chairman)	Philip Houldsworth
John Jarvis	Malcolm Richards	Angus Ross
Rachelle Shepherd-DuBey	Wayne Smith	Bill Soane

ITEM NO.	WARD	SUBJECT	PAGE NO.
1.		APOLOGIES To receive any apologies for absence.	
2.		MINUTES OF PREVIOUS MEETING To confirm the Minutes of the Meeting held on 10 May 2017	5 - 12
3.		DECLARATION OF INTEREST To receive any declaration of interest	
4.		APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.	
5.	Wescott	APPLICATION NO 170264 - LAND AT FINCHAMPSTEAD ROAD Recommendation: Approval	13 - 30
6.	Winnersh	APPLICATION NO 162885 - READING FOOTBALL CLUB AT FOREST SCHOOL Recommendation: Approval	31 - 62
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10.	Shinfield South	APPLICATION NO 171143 - RYEISH SPORTS CENTRE Recommendation: Approval	143 - 168
11.	Winnersh	APPLICATION NO 171120 - GROVELANDS PARK,	169 - 182

GROVELANDS AVENUE

Recommendation: Approval

Any other items which the Chairman decides are urgent

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

GLOSSARY OF TERMS

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

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

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**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 10 MAY 2017 FROM 7.00 PM TO 9.15 PM**

Committee Members Present

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

Other Councillors Present

Councillors: Ken Miall, Alison Swaddle and Simon Weeks

Officers Present

Connor Corrigan, Strategic Development Service Manager
Chris Easton, Service Manager, Highways Development Management
Mary Severin, Borough Solicitor
Justin Turvey, Operational Development Management Lead Officer
Arabella Yandle, Democratic Services Officer

Case Officers Present

Mark Croucher, Senior Planning Officer
Christopher Howard, Delivery Manager
Sophie Morris, Senior Planning Officer
Graham Vaughan, Senior Planning Officer

126. APOLOGIES

An apology for absence was submitted from Councillor Michael Firmager

127. MINUTES OF PREVIOUS MEETING

An amendment was made to the Minutes of the Committee held on 26 April 2017, namely to correct the spelling of the name of the first speaker on application 163264 as Andrew Waters.

The Minutes of the meeting of the Committee held on 26 April 2017, together with the amendment as outlined above, 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.

128. DECLARATION OF INTEREST

There were no declarations of interest.

129. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

No applications were recommended for deferral, or withdrawn.

130. APPLICATION NO 170083 - KENTWOOD FARM WEST

Proposal: Reserved Matters application pursuant to Outline Planning Consent O/2013/2295 for the erection of 225 dwellings, associated amenity space, landscaping, garages, parking and carports, allotments, internal roads, pathways, drainage and the construction of a new access from Warren House Road (access, appearance,

landscaping, layout and scale to be considered); the construction of a section of the Northern Distributor Road (NDR) within the development site, including footways and associated highway works (accessed from approved access on Warren House Road).

Applicant: Crest Nicholson Operations Ltd

The Committee received and reviewed a report about this application, set out in Agenda pages 5 to 40.

The Committee were advised that the Members' Update included:

- Proposed replacement of Condition 1, to wit that permission be subject to the signing of a Deed of Variation to the S106;
- Proposed deletion of Condition 9;
- Proposed amendment of Condition 13 listing revised plans;
- Proposed additional Conditions pertaining to the Highway Adoption Plan, visibility splays, and highway construction details, and
- Proposed amendment to informative 15 regarding these Conditions.

In response to Member questions, the Service Manager, Highways Development Management, stated that the development met council standards and that the number of spaces around the flats had been increased in response to comments. The main roads on the development had footpaths. Where there were cycleways and footpaths, they shared the same space in line with guidance.

Regarding the adoption of the portion of the Northern Distributor Road (NDR) that ran across the site, he explained that there was a section 38 agreement which governed the work. An advanced payment code (APC) bond would be secured by the Council from the developer and this would not be released until the road and associated works had been completed to council satisfaction and in accordance with approved details.

Further to Member comments, it was agreed that Informative 8 would be amended to make it clear that it did not apply to the NDR and was only related to the internal estate roads.

Resolved: That Application no 170083 be approved, subject to the conditions set out in Agenda pages 5 to 40, the amendments, deletion and additional condition as laid out in the Members' Update, completion of the legal agreement relating to Deed of Variation in relation to affordable housing and the amendment to the informative 8 set out above.

131. APPLICATION NO 170035 - LAND TO THE WEST OF SHINFIELD

Proposal: Reserved Matters application for a two form entry (2FE) primary school, including all hard & soft play areas, school car parking, attenuation pond (habitat area), landscaping and associated drop off car parking.

Applicant: Bovis Homes Ltd, Bloor Homes Ltd, Linden (Shinfield) LLP

The Committee received and reviewed a report about this application, set out in Agenda pages 41 to 68.

The Committee were advised that the Members' Update included:

- Proposed amendment of Condition 2 listing additional plans;
- Proposed amendment of Condition 4 regarding hours of use;
- Additional information to be included in the summary information, and
- Corrections to the report regarding the plan's adherence to the principles in the outline plan and the size of the football pitch.

Piers Brunning, Service Manager for Policy, Strategy and Partnerships, Spoke in favour of the application. He explained that primary school places in the Shinfield area were at a premium, with both the existing schools completely full, and that the proposed developments in the area would increase demand further. He stated that the Council had worked very closely with the Floreat Education Trust. He commented on the modern design, stating that it fitted with other new schools being built nationally. He was confident that the quality of learning and teaching would be enhanced by the design. The school was intending to be active in the development and maintenance of its travel plan.

In response to a Member query, the Case Officer stated that the school's expansion would occur in phase over 7 years, increasing each year as the pupils went up the school and starting from reception. In response to a Member query regarding colours, the Case Officer stated that the final colour of the rendering would need to be approved, as set out in Condition 3.

In regards to parking for staff, the Service Manager, Highways Development Management, stated that the allocated spaces had been calculated for the average of FTE staff in line with recent new and extended schools within the Borough. The operator for this new school became known through the process and as such higher FTE was established. However based on the current proposed parking for staff and additional parking also made available within the site, the scheme proposed still provided adequate parking provision to meet the Council's standards. A further 10 spaces were also indicated on the plan for future potential expansion to a three form of entry school which was in line with Council standards but would be considered at a later stage. He went on to state that new development surrounding the school would result in an increase of 1200 plus properties that would be able to make use of the new footpath and cycleway network provided within the development and linking to it. The Travel Plan which was also secured through the application would play a big part delivering a sustainable school within such a new development that will be built out alongside the school.

In response to Member questions around health and safety, the Case Officer stated that the attenuation pond would be fenced. The Council's intention was that Ryeish Green School would be the sports hub in the area so there was no requirement that the football pitch in the application be floodlit. Members indicated that they would like to see the sprinkler system referred to in the report installed.

Resolved: That Application no 170035 be approved, subject to the conditions set out in Agenda pages 41 to 68 and the amendments, corrections and additional information as laid out in the Members' Update.

132. APPLICATION NO 163610 - BELSCOT, READING ROAD

Proposal: Full application for the proposed change of use of the land and buildings from Use Class B1 (Business) and B8 (Storage & Distribution) to Use Class B1 (Business), B2 (General Industrial) and B8 (Storage & Distribution).

Applicant: Mr P White

The Committee received and reviewed a report about this application, set out in Agenda pages 69 to 86.

The Committee were advised that the Members' Update included:

- Proposed additional condition regarding boundary treatments, and
- Proposed amendment to Condition 5 regarding hours of operation.

Members had visited the site on 24 March 2017.

The Case Officer proposed the following amendments: that in paragraph 20 on p 79, the reference to Condition 11 in the report should read Condition 5.

Stephen Harrow, resident, representing a group of fellow residents, spoke against the application. He stated that the planned use of the site would cause harm because of noise. He considered that the noise attenuation methods would not work and that the ventilation system would, itself, create noise. He indicated that there were many vacant sites on industrial parks in the Borough that were more suitable for the proposed use. He suggested that Environmental Health be able to access the site to assess its impact on at all times and that there should be further restrictions on guard dogs, noise, operating times and distance from surrounding properties.

Peter White, applicant, spoke in favour of the application. He described the company and its development and explained that the site had a lot of potential so the company had invested a lot of time and money to date in clearing it. It was a small scale business that would bring employment into the area. He outlined the measures that had been taken to work with residents, including invitations to their other works, and stated that feedback had been positive.

Simon Weeks, Ward Member for Finchampstead South, spoke in opposition to the application, explaining that there had been objections made by residents and Finchampstead Parish Council. He cited Planning Policies CP1 and CP3, which spoke to the impact of a development, stating that the site lay between or opposite residences and that it was not appropriate for B2 use. He suggested that an industrial estate was more suitable for the business and that he was concerned about compliance if mitigation methods did not work. He asked that, if the Committee were minded to approve the application, Conditions 4 and 5 be amended to reduce the operating hours.

In response to Member questions, the Case Officer stated that the National Planning Policy Framework (NPPF) encouraged commercial activity and that this needed to be weighed against other harm. He explained the process that had been taken to assess the level of noise and the mitigation methods that would be adopted. The acoustic consultant had provided all the information requested by Environmental Health and the operating hours of the business and possible noise levels were considered acceptable when compared to the ambient noise levels created by road traffic.

He went on to state that the site already had B1 use and that a prior application for B2 use had been approved but had elapsed. The existing use of the site could include deliveries and the storage of scaffolding. B2 use limited use to within buildings, and that this would

be limited to two of the buildings. Condition 3 cited the proposed use of the building as metal fabrications and this could be made more explicit.

In response to Member questions regarding odour, the Case Officer stated that the buildings would be ventilated and that any potential noise from ventilation was covered in the conditions around noise mitigation. The company would be working with a range of materials, some of which would have coatings.

In response to Member questions regarding the condition of the site, the Case Officer stated that the current site was in a very poor condition regarding maintenance and that the proposed works would improve the site, bringing the buildings up to condition.

Members agreed that a number of conditions be amended or added in the eventuality that the application was approved. The recommendation put to the Committee to approve the application was not supported. As a result, an alternative proposal was received from Councillor John Kaiser, seconded by Councillor Chris Bowring, to refuse the application for the reasons that the application would have a negative impact on the countryside by way of noise and disturbance and had not demonstrated that these would be satisfactorily mitigated.

Resolved: That Application no 163610 be refused for the reason set out above, with full wording to be agreed between the Case Officer and the Planning Chair and Vice Chair.

133. APPLICATION NO 170424 - 56-60 FINCH ROAD, MAIDEN ERLEGH

Proposal: Full planning application for the proposed erection of 6no dwellings, to include 2no affordable dwellings, together with associated parking and landscaping following demolition of no's 58 and 60 Finch Road.

Applicant: Burwood Homes and Wokingham Housing Limited

The Committee received and reviewed a report about this application, set out in Agenda pages 87 to 104.

- Proposed additional information on housing density, and
- Proposed amendment to Condition 9 regarding unallocated parking spaces.

The Case Officer proposed the following amendments and additional conditions:

- Condition 2 should be amended as follows to reflect the revised parking layout submitted:

This permission is in respect of the submitted application plans and drawings numbered ref: 2151A -100 Rev A; 2151A -101; 2151A -102 Rev F; 2151A -103; 2151A -104 Rev A; 2151A -105 Rev A; 2151A -106 Rev B; 2151A -107; 2151A -108; 2151A -109 Rev A; 2151A -110 Rev E; 2151A -111 and 2151A -112. 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.

- Condition 20 on page 91 should be amended as follows:

Notwithstanding the provisions of Classes F of Part 1 of the Second Schedule the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no hard surfacing shall be laid to between the front elevation of the dwellings and the highway unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the soft landscaping to the front of the site maintained and to preserve the character and appearance of the area.

- Add the following highway condition:

No development shall commence until the off-site works comprising construction of a 2.0m wide footway for the length of the site and adjacent to Finch Road have been provided in accordance with details to be submitted and approved by the LPA.

Reason: to ensure the public highway is built to an adoptable standard.

Michael Lee, Agent, spoke in favour of the application, thanking officers for the work of the Planning Department and explaining how officers had worked with the applicant to enhance the design, including the addition of two extra parking spaces. He indicated that the development fell within a major development location. The design was sympathetic to the 2d nature of properties in the surrounding area. The planned houses would strengthen the linear plan and would respect the amenity of neighbouring properties. There had been no objection from Highways and environmental considerations had been fully considered. The site met local and national guidelines and was fully sustainable. He noted that plots 3 and 4 had car ports as opposed to garages.

Ken Miall, Ward Member for Maiden Erlegh, spoke in favour of the application, stating that he and his fellow Ward Members were fully in support of the proposed development.

In response to a Member query, the Service Manager, Highways Development Management, clarified the location of the additional car park spaces.

Resolved: That Application no 170424 be approved, subject to the conditions set out in Agenda pages 87 to 104, the amendments as laid out in the Members' Update and the amended conditions and new condition set out above.

134. APPLICATION NO 170360 - UNIT 21, SUTTONS PARK AVENUE, BULMERSHE

Proposal: Application to vary condition 28 of planning consent 161666 (15/9/2016) to allow changes to delivery hours

Applicant: Standard Life Assurance Ltd.

The Committee received and reviewed a report about this application, set out in Agenda pages 105 to 124.

Bhavash Vashi, Agent, spoke in support of the application. He suggested that the changes to delivery hours should be seen in the context of a site that was open 24 hours a day. He stated that the company managed similar sites around the country and was seen as a good neighbour. The deliveries would take place in a secluded area and offloading would all occur in an enclosed dock environment. The company had agreed to a year's trial.

Alison Swaddle, Ward Member for Bulmershe and Whitegates, stated that there had been some concern amongst residents when the initial application had come to Committee. The proposed change in hours would directly impact families. If managed, the company could work within the set hours.

In response to Member questions, the Case Officer clarified the changes and stated that the conditions required that deliveries that arrived outside the allotted hours would turn off their engines and refrigeration units. The vehicles would only reverse in the service area. The change to hours would facilitate the company's operation as it would allow stocking to take place outside shop hours. At the end of the year's trial, the company would need to re-submit the application.

Further to Member comments, it was agreed that Condition 11 be amended to require that reverse beacons be switched off.

Resolved: That Application no 170360 be approved subject to the conditions set out in Agenda pages 105 to 124 and the amendment to Condition 11 as laid out above.

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Agenda Item 5.

Development Management Ref No	No weeks on day of committee	Parish of	Ward	Listed by:
170264	20/20	Wokingham	Wescott	Scheme of Delegation

Applicant Location Gladman Developments
Land East Of Finchampstead Road, **Postcode** RG40 3HE
Wokingham

Proposal Full application for the proposed change of use of land to Suitable Alternative natural greenspace (SANG) with associated landscape works and parking.

Type Full
PS Category 6 – Major (All other Developments)
Officer Ashley Smith

FOR CONSIDERATION BY Planning Committee on 14/06/17
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

The application proposes the change of use of 11.23 hectares of undeveloped land on the eastern side of Finchampstead Road to a Suitable Alternative Natural Greenspace (SANG).

The proposal is considered acceptable in highway, character, drainage and amenity terms and is considered capable as acting as a SANG and providing an informal leisure facility. The proposal therefore accords with the policies contained within the Development Plan and national planning policy as such this application is recommended for approval.

The application is brought before the committee as it is a major development recommended for approval.

PLANNING STATUS

- Countryside
- Thames Basin Heath Special Protection Area (5km and 7km)
- Mineral Site Consultation Zone
- Aerodrome Safeguarding for wind turbines

RECOMMENDATION

That planning permission be granted subject to the following conditions:

Time Frame:

1. The Development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

Reason: In pursuance of s91 of the Town & Country Planning Act 1990 (as amended by S51 of the Planning & Compensation Act 2004)

Landscaping and SANG Details:

2. Prior to the commencement of the development, 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:

- Means of enclosure/boundary treatments
- Details of vehicle and pedestrian access, circulation areas & hard surfacing materials
- minor artefacts and structure (e.g. furniture, play equipment, dog waste bins refuse or other storage units, signs, lighting, external services, etc).
- Details of path surfacing materials
- Maintenance access points and routes
- Details of benches/seating
- 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.
- Details of biodiversity enhancement areas (preferably including an area of meadow restoration)

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.

In the interests of amenity and to ensure the SANG is of sufficient quality to mitigate any future local development . Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

3. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 10 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.

Relevant policies: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Plan numbers:

4. This permission is in respect of the following drawings:

Drawing No	Title
<i>Full schedule of all relevant plans to be included in Member's update.</i>	

The development hereby permitted shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Drainage Conditions

5. The car parking area as well as the route through the SANG should be of permeable construction and development should not begin until details of both constructions have been submitted to and approved in writing by the LPA.
Reason: This is 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

Transport Conditions

6. Prior to the commencement of the development hereby permitted details of a lockable height barrier shall be submitted to and approved in writing by the local planning authority. The lockable height barrier shall be implemented in accordance with such details as may be approved before first use of the SANG hereby permitted, and shall be permanently retained in the approved form for the lifetime of the development.
Reason: In the interests of security, highway safety, to ensure proper usage of the site. Relevant policy: Core Strategy policies CP3 & CP6.

7. No part of the SANG hereby permitted shall be occupied/used until vehicle parking and turning space has been provided in accordance with details to be submitted to and approved in writing by the local planning authority. The vehicle parking and turning space so-approved shall be retained in accordance with the approved details and the parking space remain available for the parking of vehicles at all times and the turning space shall not be used for any 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.

8. Prior to the commencement of the development hereby permitted details of secure and covered bicycle storage/ parking facilities for visitors to the SANG 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 first use of the SANG 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.

9. Protection of trees

- a) No development, other operation or works to trees shall commence on site until a revised and updated Tree Survey and Arboricultural Method Statement which provides for the retention and protection of trees (including those adjacent to Finchampstead Road), 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 development (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) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme 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 of the local planning authority has first been sought and obtained.

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

10. Prior to the commencement of the development a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

PLANNING HISTORY

No relevant planning history on this site.

An outline application has been received on the adjacent land for 250 houses this application has yet to be determined and has the reference **170261**.

SUMMARY INFORMATION**For Commercial**

Site Area	11.23 Hectares
Existing use	Undeveloped rural land
Proposed use	Use Class D2 – Assembly and Leisure
Public Open Space proposed	11.23 Hectares
Existing parking spaces	Nil
Proposed parking spaces	10

CONSULTATION RESPONSES

WBC Highways	No objection, subject to conditions
WBC Environmental Health	No objections or conditions recommended.
WBC Trees and Landscapes	No objection subject to conditions
WBC Drainage	No objection subject to conditions
Natural England	No objection, to the SANG as a standalone development
Wokingham Town Council	<p>“Objection on the grounds that this application has been made to support an unsustainable development.”</p> <p>(Officer note application must be considered on its own merits)</p>
Ward Members	<p>Cllr Whittle and Cllr McGhee-Sumner sent the following comments:</p> <p>“The proposal outlined in the above planning application falls within Wescott Ward. As the Town and Borough Councillors representing the residents of Wescott Ward we are very supportive of their objections to this planning application.</p> <p>The application is for a Suitable Alternative Natural Greenspace (SANG). However, the area is already an open field, water meadow, grassland and trees.</p> <p>More important is that the proposed SANG only covers approximately one third of the total area currently open field, water meadow, grassland and trees.</p> <p>Apart from being an area of green that breaks up the mature houses along the Finchampstead Road, this area also acts as an important “sponge” to absorb surface water.</p>

	<p>The report from Lees Roxburgh Limited highlights that there is currently a high risk of flooding from surface water to the north of the SANG. The residents of Luckley Wood can testify to this.</p> <p>If the proposed development of 250 dwellings goes ahead the area of open field, water meadow, grassland and trees will be reduced by two thirds and the surface water from the “concrete jungle” of the development will flow into the surrounding areas. With an already high risk of flooding from surface water identified by Lees Roxburgh Limited the situation will be exacerbated from the water flow coming from the proposed development and increase the frequency of flooding as the much reduced area of grassland will not be able to cope.</p> <p>We are opposed to the substantial reduction in area of grasslands and are concerned that the SANG will not be able to accommodate the additional surface water flowing from the proposed adjoining development. Increased flooding risk will result to the detriment of existing residents.</p> <p>For all of the above reasons we believe that this application should be rejected.”</p>
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REPRESENTATIONS

An outline application has been received on the adjacent land for 250 houses this application has yet to be determined and has the planning reference number **170261**.

410 Letters of objection/comment have been received. However the overwhelming majority of these letters covers both these sites. Objection in these letters primarily focus on the housing and concerns that the SANG might enable the housing (Officer note; this is not reasonable grounds to object to the standalone application):

Issues pertaining to the housing application are not summarised below, these will be considered in the assessment for that development.

The following Planning issues were raised about the SANG:

- Land should be left in its’ natural state. One of the few untainted areas around Wokingham. Land was part of an unsuccessful village green Inquiry.
- SANG is not necessary in isolation/Sufficient SANG in the area already.
- SANG would be out of character with countryside and would introduce unnecessary paraphernalia to the countryside
- Unsustainable location
- Poor Drainage at the site
- Access is unsuitable
- Traffic impact unacceptable
- SANG is located in the Countryside and will have and unacceptable landscape and

visual impact

- Will remove strategic gap between settlements
- SANG will affect outlook/residential amenity
- Impact on vegetation
- Impact on Ecology from the development of the site for SANG
- Potential impact on trees

APPLICANTS POINTS

The proposal for the site is for a change of use of the land to provide a new area of publically accessible open green space to act as a SANG to the nearby Thames Basin Heaths Special Protection Area (SPA), to mitigate potential impacts which could arise from new residential development generating additional use of the SPA. The SPA is located approximately 4km to the south east of the site boundary at its closest point.

The proposals will provide significant biodiversity enhancements compared to the existing status of the site, both in terms of the habitats present and the opportunities that the proposal presents for species such as nesting and foraging birds, foraging bats, reptiles and mammals. The proposal will also facilitate biodiversity benefits associated with the Thames Basin Heaths SPA given that it will not only divert potential future use associated with proposed housing but it will also divert existing use of the SPA by existing residents close to the SANG site.

PLANNING POLICY

National policies

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

Saved South East Plan Policy

NRM6: Thames Basin Heath Special Protection Area

Wokingham Borough Core Strategy:

CP1: Sustainable Development
CP2: Inclusive Communities
CP3: General Development Principles
CP6: Managing Travel Demand
CP7: Biodiversity

MDD DPD Local Plan:

CC02: Development Limits
CC04: Sustainable Design and construction

CC06: Noise
CC05: Renewable energy and decentralised energy networks
CC07: Parking
CC09: Flood Risk
CC10: Sustainable Drainage
TB08: Open Space, sport and recreational facilities standards
TB21: Landscape Character
TB23: Biodiversity and development

PLANNING ISSUES

Preliminary Matter:

1. An outline application has been received on the adjacent land for 250 houses. This application has yet to be determined and has the reference 170261. The housing application in particular has received a significant amount of objection. This is a separate planning application and must be determined on its own merits.

Principle of Development:

2. The proposal is for use of the land for informal recreation. Policy CP11 states that proposals that contribute and/or promote recreation in, and enjoyment of, the countryside are generally acceptable in principle subject to the impact on the rural character of the area. The site is currently countryside and will remain so, the use of the land as a SANG will improve nature quality and promote public access to the site and as such is not considered harmful to the countryside.
3. The primary purpose of a SANG is to provide an alternative to the sites for informal recreation within the Special Protection Area and thus it would contribute towards conserving sites of international nature conservation importance (European Sites), as required by saved South East Plan Policy NRM6 and Core Strategy Policies CP7 & CP8.
4. The site is located in the countryside to the south of the major Development Location of Wokingham. To meet the requirements for a SANG public access would be provided through a network of footpaths alongside the management and provision of the open space and vegetation. Thus the proposal will improve the management of the countryside and biodiversity, protect and enhance woodland and provide opportunities for access to the countryside for informal recreational on the urban fringe, in compliance with saved South East and NRM6, and Core Strategy Policy CP8.
5. The use of the land for informal recreation and the associated ancillary development area acceptable in principle in the Countryside subject to the detail discussed below.

Impact on countryside & character:

6. Core Strategy Policies CP1 and CP3, require new development to maintain or enhance the high quality of the environment. Policy CP11 requires development to maintain the quality of the environment in the countryside. Proposals should respect the landscape character of the area, retain and protect existing landscape features such as trees and woodland and provide for appropriate landscaping, which should generally consist of locally native species.

7. The site extends to 11.23 ha and is located to the south of the residential area of Luckley Wood to the south of Wokingham. It is accessed from Finchampstead Road which is located to the west of the site. The eastern boundary of the site is formed by the North Downs railway line.
8. The site currently comprises areas of grassland, woodland and scrub, and is situated to the north of Wokingham Family Golf Course. The site is served by an existing access track leading from Finchampstead Road to the west. The access track also serves the nearby golf course. As the proposal seeks to utilise the current access to the site no significant visible urbanisation will be apparent from public view points along the Finchampstead Road.
9. The proposed design of the SANG includes the retention and enhancement of habitats which are already present within the site, including rough grassland, wet grassland, a stream, woodland and scrub. New areas of native hedgerow and scrub planting are also proposed in the site to add further interest. A new car park for use by visitors is proposed to the west of the site, and would be accessed via the existing track leading from Finchampstead Road, further to the west. The car park would be well screened from public view points by mature vegetation. The SANG proposals also include the provision of some lengths of boardwalk over the stream running through the site and areas of wet ground to ensure the circular route remains passable, as well as provision of information boards, crossing points, way markers and bins.
10. The proposal will retain the rural verdant feel of the site; and the paraphernalia associated with the development is proportionate and to be expected to support the recreational activities at a SANG. Conditions 2 & 3 ensure landscape and SANG quality is maintained and that vegetation at the site is maintained. As a result there are no concerns with regards character and urbanisation of the countryside and the proposal is considered compliant with Core Strategy Policy CP11.

Impact on Neighbours:

11. Built development would be limited to the construction of the car park and footpath network, so the main impact of the proposal on occupants of nearby dwellings would be from increased activity at the site.
12. The access road serving the site already exists and serves Wokingham Family Golf Centre as well as a small number of dwellings. There would be a limited increase in movements to the site and the nearest residential property is approximately 130m from the proposed car park. Similarly the nearest properties to the SANG are at Luckley Wood and are located some 40m from the northern boundary of the site. No lighting has been proposed as part of the proposals. Given the separation distances involved and the nature of the use at the site it is considered that the proposal would not cause any harm to residential amenity.

Ecology:

13. The intention is that the proposed public open space would be used as a SANG. As such the proposal would assist in mitigating the impact on the Special Protection Area as required by Saved South East Plan Policies NRM6 together with Core Strategy policies CP7 and CP8.

14. Core Strategy Policy CP7 requires the impact on wildlife to be considered when assessing development proposals. The nature conservation value of sites should be taken into account when assessing proposals for development and, where appropriate, the creation and future management of new wildlife habitats and corridors should be secured. The proposal will provide new habitats and management of existing habitats, so would comply with these policies, this is further secured by condition 2.
15. The development would increase footfall to the site however this is mitigated by increase mitigation measures and improvements to the quality of habitats. Subject to final details of biodiversity enhancements being agreed as part of condition 2 the Borough Ecologist is satisfied that the proposal would not adversely affect biodiversity at the site and the proposal would bring long term benefit to biodiversity in the area. Natural England has raised no objection to the proposal as a standalone SANG.
16. Should any housing be approved at a future stage which is dependent on the capacity of this SANG then further details of management of the SANG and a mechanism for securing its upkeep would need to be secured via a legal agreement for that housing application. This is not however required for this standalone SANG application.

Access and movement:

17. The proposal seeks to utilise an existing access. The Highway Authority considers that the proposal will not cause any significant impact upon the local highway network and that total vehicle movements for the SANG would be relatively limited. The SANG is well located near to an existing Major development location and can be accessed by local residents on foot, this is considered to be a sustainable location for a use of this type.
18. The proposal would utilise an existing access of acceptable quality for the level of use and this is considered to be satisfactory by the Highway Authority who has no significant concerns over the very limit increased intensity of use of the access caused by the proposal.
19. The proposal includes a new 10 space car park specifically dedicated to use of the SANG. The detailed arrangements for the design and operation of the car park area and bicycle parking are secured by conditions 7 and 9.

Trees and Landscape:

20. The development utilises the existing access to the site and as such does not lead to the loss of trees at the entrance to the site. The same tree report was submitted with this application is the same as the report submitted with application 170261 (Which would have greater impact upon trees) and as such a revised report is required prior to the commencement of development, to clarify that all trees along Finchampstead Road are to be retained as part of the SANG development (condition 9).
21. Within the SANG the proposal will lead to maintenance of vegetation as well as additional planting to create habitats and enhancements. The Landscape Architect and Borough Ecologist have both reviewed the scheme and are satisfied with the proposals subject to the Landscape and Ecological conditions above.

Flood risk and drainage:

22. The Drainage Officer has reviewed the Lees Roxburgh Flood Risk Assessment 6086/R3, for the SANG, dated January 2017. It is noted that there will be no built development within the SANG area except for a car parking area and a walkway routes through the site.
23. The site lies within flood zone 1, where the probability of flooding is low. However it is recognised that historically parts of the land particularly adjacent to Luckley Wood have had some surface water drainage issues.
24. Having reviewed the information, the drainage officer is satisfied that the SANG development would not cause additional drainage issues or unacceptably increase flood risk in the vicinity, subject to condition 5 requiring the hard surfaces of the car park to be of a permeable nature.
25. Whilst it is noted that there have been pre-existing issues particularly at Luckley Wood with regards surface water drainage this proposal would not worsen the existing situation and as such a reason for refusal could not be substantiated on these grounds.

Mineral extraction consultation zone:

26. The proposed development is located in an area of the Borough where extraction of minerals could be possible. The Replacement Minerals Local Plan for Berkshire sets out the approach to planning for minerals which states that Local Planning Authorities will oppose development that would cause the sterilisation of minerals deposits, unless:-
- the mineral deposit is of no commercial interest
 - it can be demonstrated that there is an overriding need for development
 - there is likely to such strong environmental or other objection that extraction of minerals would be unlikely to be permitted
27. The proposal is for the development of a SANG. It is considered unlikely that the site would be used for commercial extraction given its constraints and surrounding residential uses, however in any case the land would remain undeveloped and as such this would not preclude mineral extraction from happening in the future.

CONCLUSION

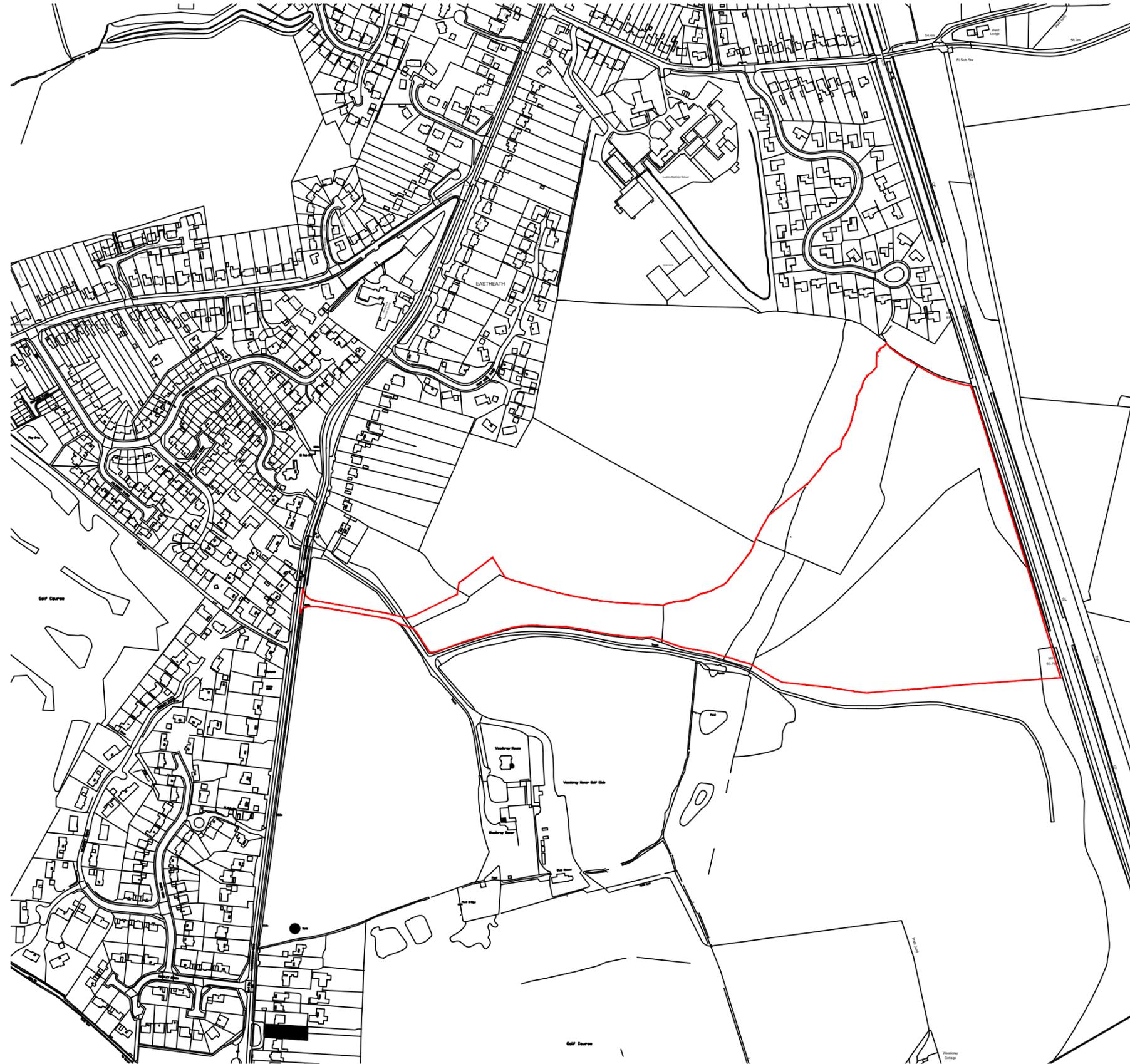
The application proposes the change of use of 11.23 hectares of undeveloped land on the eastern side of Finchampstead Road to a Suitable Alternative Natural Greenspace (SANG).

The proposal is considered acceptable in Highway, character, drainage and amenity terms and is considered capable as acting as a suitable SANG. The proposal therefore accords with the policies contained within the Development Plan and national planning policy as such this application is recommended for approval.

CONTACT DETAILS

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

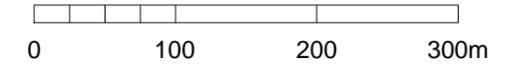
Management and Regulatory Services		
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NOTES

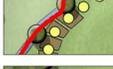
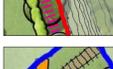
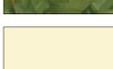
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Ordnance Survey base mapping - supplied by client.



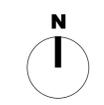
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-  SANG BOUNDARY 11.23Ha
-  Existing Vegetation
-  Existing Public Rights of Way
-  Mown Circular Route (Total Length - 2.4km)
-  Sections of route where the ground conditions may require Boardwalk
-  Scattered Native Scrub Planting
-  Block Native Scrub Planting
-  Native Hedgerow / Tree Planting
-  Post and Wire Fencing
-  Car Park (10 Spaces) with access off existing lane serving Wokingham Family Golf Course
-  Visually Sensitive Waymarker
-  Crossing Structure Over Stream
-  Information Board
-  Dog / General Waste Bin
-  Proposed Development Area Adjacent to SANG

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SANG PROPOSALS



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From: Mike Dunstan
To: [Planning Enquiries](#)
Cc: [Ashley Smith](#)
Subject: Comments on 170261 and 170264: Land to east of Finchampstead Road, Wokingham
Date: 21 March 2017 16:44:38

Wokingham Town Council has considered these applications and makes comment as follows.

170261 Land to east of Finchampstead Road

Outline application for the proposed erection of up to 250 dwellings (including 40% affordable housing), landscaping, public open space and equipped play areas, surface water flood mitigation and attenuation, vehicular access from Finchampstead Road and associated ancillary works (Access to be considered).

Planning Officer: Ashley Smith

Objection on the grounds that the proposed site is outside the development locations defined by Policy CP9 of the adopted Core Strategy and is not a sustainable location for the following reasons.

1. Finchampstead Road is already over capacity and this will get worse on completion of the Southern Distributor Road and Arborfield SDL. The Traffic Assessment is flawed because the survey was carried out on only one day in 2016 and the analysis contains the erroneous statement that spare capacity exists if the RFC value is less than 1.0. Typically a value of 0.85 is seen as the practical capacity, with results higher than this more likely to experience queuing or delay. The proposal therefore does not demonstrate that there is either sufficient infrastructure capacity or that this can be readily provided, contrary to Policy CP4 of the Adopted Core Strategy.
2. The existing bus service is inadequate for a development of this size and the proposal does not therefore comply with Policy CP6 of the adopted Core Strategy.
3. The loss of three high value TPO trees will harm the character of the Green Route in contravention of Policy CC03 of the adopted MDD.
4. The scale of the proposed development would be detrimental to the amenities of adjoining residents and their quality of life in contravention of Policy CP3 of the adopted Core Strategy.
5. The Flood Risk Assessment does not take account of the high water table and recent flooding events experienced by properties in Finchampstead Road and Luckley Wood and hence does not comply with Policy CP1 of the adopted Core Strategy.
6. Appeal reference APP/X0360/A/04/1150159 in 2005 against refusal for a club house and 31 dwellings on the adjacent Woodcray Manor golf course was dismissed on the grounds of volume of traffic on Finchampstead Road, highway safety of the access and sustainability.

170264 Land to east of Finchampstead Road

Full application for the proposed change of use of land to Suitable Alternative natural greenspace (SANG) with associated landscape works and parking.

Planning Officer: Ashley Smith

Objection on the grounds that this application has been made to support an unsustainable development.

Regards

Mike Dunstan
Planning & Transportation Officer

Wokingham Town Council
Town Hall
Market Place
Wokingham
RG40 1AS

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www.wokingham-tc.gov.uk

☞ My working days are Monday to Thursday ☞



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2013-16 Silver Gilt Winner in Thames and Chilterns in Bloom

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Agenda Item 6.

Development Management Ref No	No weeks on day of committee	Parish of	Ward	Listed by:
162885	24/24	Winnersh	Winnersh	Scheme of delegation

Applicant Reading Football Club
Location The Forest School, Robin Hood Lane, **Postcode** RG41 5NE
Winnersh, Wokingham
Proposal Full planning application for indoor sports facility; means of access and parking; ancillary outbuildings and associated landscaping.
Type Full
PS Category Major (All other Developments)
Officer Ashley Smith

FOR CONSIDERATION BY Planning Committee on 14/06/17
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

The proposal consists of the erection of a large indoor sports facility and ancillary features by Reading Football Club on land at Forest School which is a state funded secondary school.

The football dome will provide enhanced facilities for Reading Football Club academy players, the community and existing pupils at the school. The proportion of each use will be secured by a community use agreement. Sport England and the Football Association have no objection to the proposal.

It is considered that the proposals would not be significantly harmful to the street scene or character of the area and that an enhanced shared sporting facility is acceptable for this in-settlement location. The proposal does not significantly impact on neighbouring properties in terms of overbearing, overlooking or loss of light, or from the additional activity that the enhanced facility might bring. The Highway Authority is satisfied that the development can be mitigated for through the use of effective conditions and that the development will not lead to a significant adverse impact upon the highway network.

The proposal therefore accords with the policies contained within the Development Plan and national planning policy as such this application is recommended for approval.

The application is brought before the Committee as it is a major application recommended for approval.

PLANNING STATUS

- Major Development Settlement
- Contaminated Land Consultation Zone
- Great Crested Newt Consultation Zone
- Wind Turbine Safeguarding Zone

RECOMMENDATION

That planning permission be granted subject to the following conditions:

Timeframe:

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).

Materials:

2. 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 buildings and all hardstandings, shall have first been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

Relevant Policy: Core Strategy Policy CP3

Plans:

3. This permission is in respect of the following drawings:

Drawing No	Title

Full schedule of all relevant plans to be included in Member's update.

The development hereby permitted shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Transport:

4. No part of any buildings hereby permitted shall be occupied or used until the vehicle parking space 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.

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.

5. 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.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-

enacting that Order with or without modification), no gates or barriers shall be erected unless set back a distance of at least 12 metres from the highway boundary and so as to open away from the highway

Reason: To ensure that vehicles do not obstruct the highway whilst waiting for gates or barriers to be opened or closed, in the interests of road safety. Relevant policy: Core Strategy policies CP3 & CP6.

7. 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.

8. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the local planning authority.

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

Drainage:

9. No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

- Results of intrusive ground investigation demonstrating seasonal high groundwater levels for the site and infiltration rates in accordance with BRE365.
- Demonstration that the base of SuDS features are at 1m above seasonal groundwater level.
- Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100 year flood event with a 40% allowance for climate change and runoff controlled at Greenfield rates, or better.
- A drainage strategy plan indicating pipe numbers.
- A maintenance arrangement for the SuDS features throughout the lifetime of the development.

Reason: This is to ensure that the development does not increase flood risk on or off site. Relevant Policy: NPPF

Sport England/FA Conditions:

10. Before the artificial pitch is brought into use, a Management and Maintenance

Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. This should include measures to ensure the replacement of the Artificial Grass Pitch within a specified period. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the artificial pitch.

Reason: To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with the NPPF and MDD TB08

11. The proposed artificial grass pitch and cable dome hereby permitted shall not be used otherwise than in strict compliance with the approved community use agreement dated 10th April 2017.

Reason: The development has been justified on a school playing field by virtue of its benefit to the school and the community. Lesser school or community use may mean that the development would not be justified in such a location. Policy: NPPF, MDD TB08

12. Use of the development shall not commence until a community use agreement for community use of the Forest School's northern playing fields has been prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."

Reason: To secure well managed safe community access to the sports facility/facilities and to justify the loss of grass pitch at the site, to ensure sufficient benefit to the development of sport and to accord with the NPPF and MDD TB08

Informative: Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/>

13. No development shall commence until details of the artificial grass pitch surface and the type of construction have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The artificial grass pitch shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with MDD Development Plan Policy TB08 and NPPF

14. Use of the development shall not commence until:

- a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf – FIFA Quality or equivalent International Artificial Turf Standard (IMS), and
- b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with Development Plan Policy TB08 and NPPF.

Sport England Informative (artificial grass pitches for Steps 1 to 6 of the FA's National League System) – The applicant is advised that pitches to be used for Step

1 and Step 2 level football matches should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality Pro and Steps 3 to 6 should be built in accordance with FIFA Quality as a minimum and tested annually as per league rules.

15. a) No development shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:
- i. A detailed assessment of ground conditions (including drainage and topography) of the Forest School's northern playing field which identifies constraints which could adversely affect playing field quality; and
 - ii. Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.
- b) The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Development Plan Policy TB08 and NPPF

16. No development shall commence until a schedule of playing field maintenance including a programme for implementation for a minimum period of five years starting from the commencement of use of the development has been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. Following the commencement of use of the development the approved schedule shall be complied with in full.

Reason: To ensure that the playing field is first established as a functional playing field to an adequate standard and is fit for purpose and to accord with Development Plan Policy TB08 and NPPF.

Sport England Informative: It is recommended that the maintenance schedule and programme for implementation is developed by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled 'Natural Turf for Sport' (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch team sports, for example the Football Association.

Ecology:

17. The development shall be implemented in full accordance with the approved ecological Method Statement of Reasonable Avoidance (ADAS, Received 30/05/17 by the LPA) unless otherwise approved in writing by the local planning authority.

Reason: In order to protect ecology and habitat at the site

Policy: NPPF, Core strategy CP7

Tree and Landscape:

18. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in

any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

19. 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) Environmental Health

Environmental Health:

20. 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 8:00a.m. and 7:00p.m. Monday to Friday and 8:00 a.m. to 1.00p.m. Saturdays and at no time on Sundays or bank or national Holidays.

Reason: In the interests of the amenities of neighbouring occupiers

Policy: NPPF, Core Strategy CP1 & CP3, MDD CC06

23. The football dome hereby permitted shall not operate other than between the hours of 08:00 and 22.30.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

21. All plant machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time the existing background level when measured at a point one metre external to the nearest residential or noise sensitive property.

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

Policy: NPPF, Core Strategy CP1 & CP3, MDD CC06

22. Before development commences details of any proposed external lighting scheme shall be submitted for written approval to the local planning authority. The scheme shall set out the steps that will be taken to ensure that external lighting does not cause a nuisance to local residents including future residents of the site. In particular this scheme shall include detailed proposed of the type of lighting used for the pitch and surrounding buildings and how spill and excess glow will be prevented.

Reason: To protect the amenity of local residents.

Policy: NPPF, Core Strategy CP1 & CP3

Informatives:

1. The development accords with the policies contained within the adopted development plan and there are no material considerations that warrant a different decision being taken
2. 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.
3. The Head of Highways 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.
4. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.
5. The developer's attention is drawn to the fact that this permission does not authorise the physical construction of the proposed off-site highway works and site access connections to the public highway. A separate legal agreement made with the Council under s.278 of the Highways Act 1980 is required. No work within or affecting the public highway shall commence until the agreement has been completed and the Council, as local highway authority, has approved all construction and installation details together with a programme of works.

PLANNING HISTORY

The Forest School has a long planning history contained on the planning file. The only recent case of relevance is:

F/2014/1250 - Proposed erection of new sixth form learning centre, provision of additional car parking and improvements to existing rear access. (Approved. December 2014).

SUMMARY INFORMATION

Proposed and existing land use(s)	School (Use Class D1)
Floor Space of buildings to be removed	0m ²
Floor Space of buildings to be erected	10,028m ²
Change in floorspace on this part of site (+/-)	+ 10028m ²
Current parking (in this area)	0
Proposed new parking	28 spaces + 2 bus spaces

Existing Pupil capacity	1360
Proposed Pupil capacity	1360 (unchanged)

CONSULTATION RESPONSES	
WBC Highways	No objection subject to conditions
WBC Environmental Health	No objection subject to conditions
WBC Trees and Landscapes	No objection subject to conditions
WBC Drainage	No objection subject to conditions
Sport England	No objection subject to conditions
Winnersh Parish Council	No objection
Ward Members	No formal comments. Cllr Prue Bray declared that she is a governor at the school and made no further comment on the application.

REPRESENTATIONS
<p>3 letters of objection/concern raising the following planning issues:</p> <ul style="list-style-type: none"> • Hours of operation may lead to noise/loss of amenity • Access from Arbor lane is unsuitable • Building is too big and close to houses • Potential loss of amenity through overbearing and loss of light • Loss of view (<i>Officer note: not a valid planning concern</i>) • Reading FC's football dome should remain in Reading at the Madjeski site • Landscaping unlikely to be sufficient to mitigate the impacts of the building. • Road not suitable for coach access • Could have an adverse impact upon highway safety • Could encourage anti-social behaviour • Building will be an eyesore particularly when there are no leaves on the trees <p>Two letters of comment raising the following planning issues:</p> <ul style="list-style-type: none"> • Generally supportive of the fantastic new facility however expressed concerns over hours of operation and vehicular access/noise.

APPLICANTS POINTS
The proposed indoor football pitch will provide a valuable facility for the Football Club, School and wider community.

PLANNING POLICY
<p>National Policies:</p> <p>National Planning Policy Framework (NPPF)</p> <p>National Planning Policy Guidance (NPPG)</p>

Wokingham Borough Core Strategy:

CP1: Sustainable Development
CP2: Inclusive Communities
CP3: General Development Principles
CP6: Managing Travel Demand
CP7: Biodiversity

MDD DPD Local Plan:

CC02: Development Limits
CC04: Sustainable Design and construction
CC06: Noise
CC05: Renewable energy and decentralised energy networks
CC07: Parking
CC09: Flood Risk
CC10: Sustainable Drainage
TB08: Open Space, sport and recreational facilities standards
TB21: Landscape Character
TB23: Biodiversity and development

PLANNING ISSUES**Principle of Development:**

1. The site is located within a Major Development Location and as such the development is acceptable in principle, providing that it complies with the principles stated in the Core Strategy. Policy CP2 of the Core Strategy aims to ensure that new development contributes to the formation of sustainable and inclusive communities through the provision of community facilities and that the requirements of children are addressed. Whilst not an essential community facility, the building has some degree of community benefit, would enhance educational sports at the site, and the football club use of the building primarily relates to its' academy.
2. It is recognised that the provision of a new sports building would contribute towards addressing the requirements of children through the provision of a quality facility for the school as well as young academy players. Community access would be a further benefit of the scheme.
3. The NPPF indicates that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments. The NPPF also states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
4. Para 74 of the NPPF states: Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
 - an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

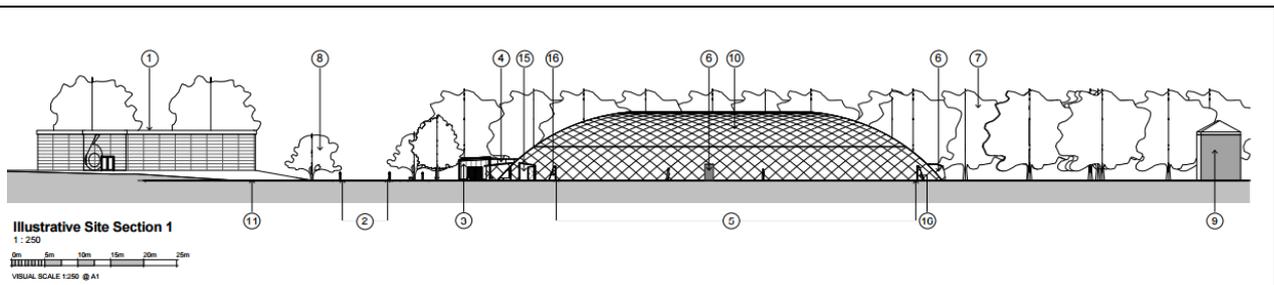
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
5. Policy CP3 states 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. Given the national and local policy background established above, it is considered that the proposed development is acceptable in principle, unless there are material considerations that outweigh this policy position.

Play space, playing fields and open space provision:

7. Reading FC currently has an indoor football dome located adjacent to the Madjeski Stadium. Reading Borough Council have recently resolved to award planning permission for the development of “Royal Elm Park” a mixed use scheme of residential homes, conference facility and a hotel which would redevelop the land surrounding the Madjeski stadium including the demolition of the existing dome.
8. Sport England placed a holding objection to the proposal adjacent to the Madjeski (Reading BC ref: 160199) due to the potential loss of a community facility and sports pitch and required a replacement facility be provided to mitigate the loss. This proposed dome forms part of the mitigation for the loss of this facility and provision of an indoor pitch is also required by FA Category One Academy regulations.
9. Subject to the approval of this dome and enhancement of playing pitches at Forest school and in Reading, Sport England and the FA consider that the harm caused by loss of the Reading Madjeski Dome and loss of grass playing field at Forest School would be off-set. Conditions 10-16 secure the improvement of grass pitches at the site and school, community use of the dome and relevant sport mitigation. As such it is considered that the proposal meets NPPF para 74’s requirement to improve the quality of sports facilities on playing field sites. In this case the existing pitch provision would be replaced by equivalent or better provision in terms of quality and as Sport England and the Football Association are satisfied with the proposal.

Impact on character:

10. Whilst the proposed football dome would represent a significant new feature on the site, it would be largely inconspicuous from medium and long views in most directions. The overall scale of the cable dome is based on the requirements to accommodate a 55m x 37m (excluding perimeter run off) sized pitch. The overall height is 10.5m from ground level, and overall dimensions of 67.6m long x 43.8m wide a small separate building contains changing and other facilities.
11. Permission was awarded in 2014 for a new sixth form building and ancillary features. The sixth form centre is also located along the southern boundary of the site adjacent to the railway line. The land level steps down from the sixth form centre to the playing fields to the site of the proposed dome.



12. The building will be screened from views from the east by the existing school and from the south and west by residential dwellings and landscaping. A railway line also runs to the south of the site, and this is cut in to the ground at this stage of the line with mature vegetation running along its edges. Some very limited oblique views of the proposed building may be available between some buildings, however overall the building will be relatively inconspicuous. The screening and significant separation distances from public viewpoints from these directions limit the potential visual intrusion of this scheme upon the wider landscape.
13. The structure will be most visible from the north of the site along Arbor Lane. The vegetative screen along the northern Boundary is generally relatively thick, however has more sparse elements closer to the proposed access. There would be significant distance between this boundary and the proposed 10.5m high structure, changing facilities and car park. The boundary this building is to be located next to is well vegetated. It is proposed that the building will be green in colour and as such should blend in well with the surrounding verdant backdrop. Given the significant separation distances involved and the appropriate materials proposed the appearance of the building is considered to be acceptable in this in-settlement educational setting.
14. The access from Arbor Lane already exists and there is an extant permission for its enhancement. The proposed enhancement of the road and access point will not negatively impact upon the character of the area. The car parking and other ancillary features will be inconspicuous and will appear as ordinary features within a school site. As such there are no significant character concerns with regards the appearance of this element of the scheme particularly given the extant consent on site.
15. Subject to the final agreement of materials (condition 2), it is considered that the development has the potential to integrate successfully into the school site and will not detract significantly from the appearance of the site or the character of the area and as such the proposal accords with the requirements of Core Strategy policies CP1 and CP3.

Access and Movement:

Site access & Traffic impact:

16. The main Forest School site is accessed from Robinhood Lane, however no significant additional movements are considered likely at this entrance as the proposal does not lead to additional pupils or staff numbers. Community and Football Club users would utilise the dedicated access of Arbor Lane which will benefit from its' of dedicated car park and changing facilities.
17. Arbor Lane is a 30mph road which is primarily residential in nature. It is considered

by the Highway Authority that the impact on traffic flow on local links and junctions will not be significant with an increase of around 10 additional movements at peak traffic times as these times coincide with school and academy use periods. Community use is generally outside the peak when the network is quieter. The Highway Authority has assessed the proposed use type, hours of use and proposed number of expected movements and is satisfied that the highway impact of the development is acceptable.

18. The scheme does not include any new access points to the highway network as part of the development. The improved access will reach further in to the site and will be achieved by the removal of some limited vegetation and enhancement of the existing access road (Furthermore the improvement of the access benefits from extant permission F/2014/1250). This continued dual access arrangement is considered to be acceptable to the Highway Authority. Swept path analysis has been submitted for a 15m coach and a refuse vehicle. The swept path analysis for the coach and the refuse vehicle indicates that they can safely manoeuvre into and out of the site.

Sustainability:

19. The site benefits from the proximity of Winnersh Rail Station and a number of bus stops heading to a range of local destinations. There are also footways enabling pedestrian access from Robinhood Lane and Kelburne Close. There are pedestrian and cycle access points of Robinhood Lane which allow access to the school site by sustainable transport means. Given this the development is acceptable in accessibility and sustainability terms.

Parking:

20. The plans show that an extra 28 parking spaces will be provided as part of the new facilities. The Highways Authority has confirmed that the proposed number of car parking and bus spaces conforms to Borough Standards. It is also noted that the facility is for training and that there will be no competitions or events are proposed to be held here. Cycle parking spaces are being provided, this together with the existing cycle parking on site is in line with Borough standards and therefore considered acceptable

Impact on Neighbours:

21. The football buildings would be sited over 35 metres from the nearest dwellings (flats above garages at Barley Gardens) and as such will not have any significant impact upon residential amenity in terms of overshadowing or overbearing due to the separation distances involved, the relationships with existing buildings and separating vegetation and railway line (to Bathurst Road).
22. The use of the land will remain as sports facilities and the proposal would not result in unacceptable proximity of school buildings to neighbouring dwellings. The land is currently used for sports provision during the day however this facility will extend the potential use of the site further into the evening.
23. Some resident representations have expressed concerns over the potential for noise or loss of amenity as a result of the hours of operation proposed for the building. It is not considered that the proposals will lead to any significant negative impact upon residents. There are no current controls on use of the school sports

pitches and the development is located over 35m from any residential dwellings. Furthermore the activity is being moved indoors which should help reduce noise.

24. The Environmental Health Officer has been consulted on the proposal and does not object on the basis of noise and disturbance, subject to conditions with regards hours of operation and noise levels from plant. It is not considered that any additional noise or disturbance will result from the proposal subject to conditions 20-22.

Trees and Landscape:

25. The Tree and Landscape Officer notes that no trees will be lost as a result of the scheme, and where the widening access road from Arbor Lane conflicts with the root protection areas, suitable mitigation has been proposed. No significant vegetation is to be removed for the access and replacement planting for low level vegetation is secured by condition 19.
26. The landscape proposals include heavy standard trees to the front of the building, and a landscape buffer of native standard trees which is acceptable, and will meet the MDD Local Plan Policies CC03 and TB21. Hard landscape proposals include permeable paving and grasscrete, both of which are acceptable (Conditions 18 & 19).

Ecology:

27. The Borough Ecologist has reviewed the proposal and relevant ecological mitigation strategy and is satisfied that the development will not have any significant adverse impact upon biodiversity subject to conditions 17. As such the proposal is considered compliant with policy CP7 of the Core Strategy.

Flood risk and drainage:

28. The NPPF carries forward the sequential approach to flood risk, establishing the development should be directed away from the areas at highest risk and, where development is necessary in areas at risk of flooding, it should be made safe without increasing flood risk elsewhere. Core Strategy Policy CP1 and MDD Local policy CC09 are consistent with this approach, requiring that new development should avoid increasing and where possible reduce flood risk.
29. The Core Strategy, which was subject to a strategic Flood Risk Assessment, identifies the site as being situated in Flood Zone 1, where the risk of flooding is low and as such all forms of development - including 'more vulnerable' uses - are acceptable. Therefore, the proposal complies with the sequential test with regards flooding. In line with the guidance from the Environment Agency the use of Sustainable Urban Drainage systems is the most appropriate form of mitigation for a site of this nature and this can be secured by condition.
30. The Drainage Officer notes that the applicant has assumed an infiltration rate of 0.00749m/hr to design an infiltration system for the development and has also designed a non-infiltration system that provides storage for the 1 in 100 year flood event with a 20% allowance for climate change and limiting discharge at 5l/s for all events. The Drainage Officer considers that the development can go ahead without

increasing flood risk on or offsite and as such has no objection to the principle of the development subject to condition 9.

Design Sustainability:

31. Due to the non-standard, explicit design requirements of this sports facility (inflated PVC membrane construction) there is limited scope for applying commonplace sustainability metrics (such as BREEAM), the building has been designed to be as efficient as possible with energy consumption to reduce energy expenditure, however due to the nature of the scheme it is not considered reasonable to require further measures at the site.

Mineral extraction consultation zone:

32. The proposed development is located in an area of the Borough where extraction of minerals could be possible. The Replacement Minerals Local Plan for Berkshire sets out the approach to planning for minerals which states that Local Planning Authorities will oppose development that would cause the sterilisation of minerals deposits, unless:-

- the mineral deposit is of no commercial interest
- it can be demonstrated that there is an overriding need for development
- there is likely to such strong environmental or other objection that extraction of minerals would be unlikely to be permitted

33. There is evidence of historic mineral working in the wider area but there are no operational mineral workings in or adjacent to the site at present and there are no dormant mineral permissions or allocated preferred areas for future minerals working at this site.

34. The site is a school. The proposal could affect access to potential mineral reserve if any were on site, however the proposal is considered to have a negligible potential significance to mineral provision in Berkshire and as such it is unlikely that any minerals would ever be extracted from the site. Given the above constraints and the demonstrated overriding need for the development it is considered that the proposal is not unacceptable in terms of impact on mineral extraction.

CONCLUSION

The football dome will provide enhanced facilities for Reading Football Club academy players, the community and existing pupils at the school. The proportion of each use will be secured by a community use agreement. Sport England and the FA have no objection to the proposal.

It is considered that the proposals would not be significantly harmful to the street scene or character of the area and that an enhanced school and community facility is acceptable for this in-settlement location. The proposal does not significantly impact on neighbouring properties in terms of overbearing, overlooking or loss of light, or from the additional activity that the enhanced facility might bring. The Highway Authority is satisfied that the development can be mitigated for through the use of effective conditions and that the development will not lead to a significant adverse impact upon

the highway network.

The proposal therefore accords with the policies contained within the Development Plan and national planning policy as such this application is recommended for approval.

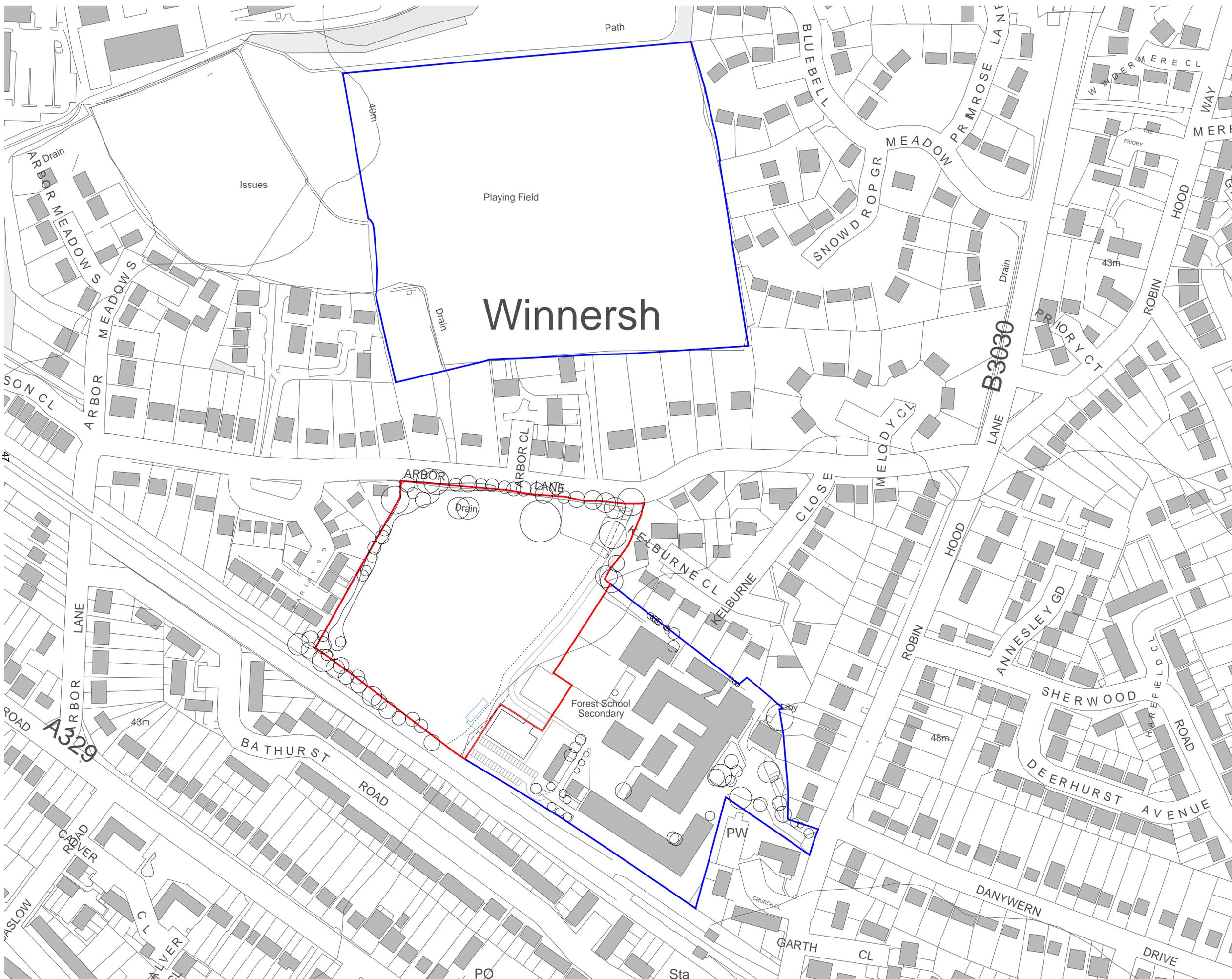
CONTACT DETAILS

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

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LEGEND

-  Site Boundary (taken from OS base)
-  School Boundary (taken from OS base)



DRAFT
Project
Land at the Forest School
Winnersh
Drawing Title
Location Plan



Date	Scale	Drawn by	Check by
29.06.16	1:1,250@A1	AFS	CH
Project No	Drawing No	Revision	
26346	RG-L-01	-	

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Revision	Date	Drm	Ckd
A	30.08.16	AFS	MY
B	02.09.16	AFS	MY
C	09.09.16	AFS	MY
D	22.09.16	AFS	MY

LEGEND

-  Site Boundary
-  School Boundary

- 1.Existing Grass Sports Field
- 2.Proposed cabledome max height 10.5m
- 3.Site Access (No dig construction within RPAs)
- 4.Existing landscape bund
- 5.Existing notable trees
- 6.Proposed entrance pergola feature
- 7.Proposed permeable parking
- 8.Additional boundary landscape screening
- 9.Grasscrete surface
- 9a.Coach parking (Grasscrete)
- 10.Existing cycle storage
- 11.Access road
- 12.Feature paving
- 13.Entrance plaza
- 14.Store room
- 15.Generator and housing
- 16.Feature trees
- 17.Pedestrian path and ramp
- 18.Columnar trees
- 19.Existing cricket nets
- 20.Existing long/ triple jump
- 21.Proposed hedge
- 22.Temporary seasonal rugby/ football protective net
- 23.Wildflower planting



FOR PLANNING

Project
**Land at the Forest School
Winnersh**
Drawing Title
Illustrative Landscape Plan



Date 29.06.16	Scale 1:500@A1	Drawn by AFS	Check by CH
Project No 26346	Drawing No RG-L-02-1	Revision D	

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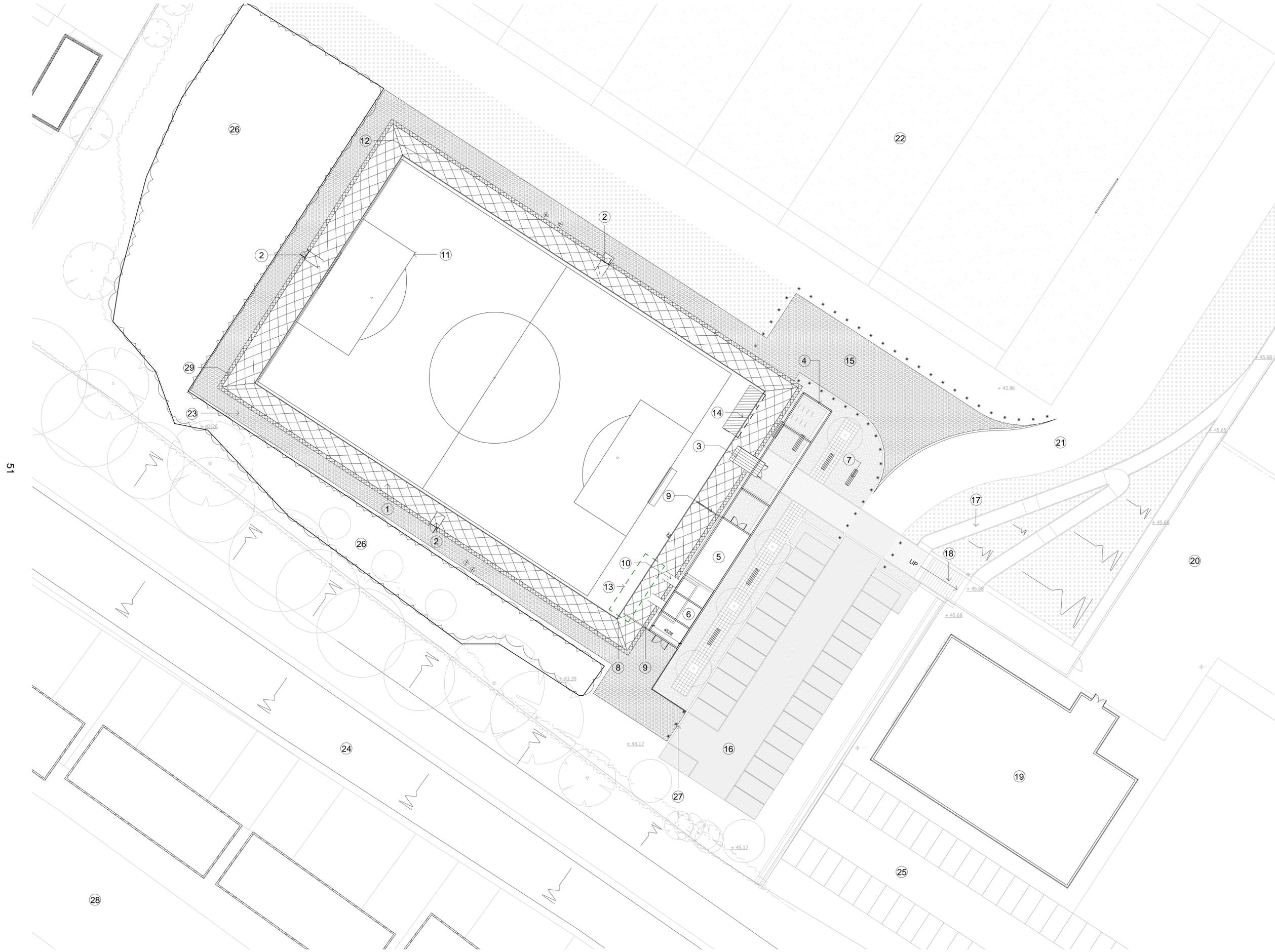
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DRAWING TO BE READ IN CONJUNCTION WITH 26346
 RG-L-04 Rev A GA Plan LANDSCAPE MASTERPLAN

Railway line and adjacent housing is based off Ordnance
 survey information and illustrative only site plan based on
 topographical survey by others

All plant shown within the proposed compound is
 illustrative only and subject to engineers design.

CableDome based on information provided by manufacturer

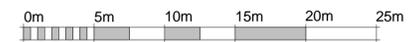


1. PVC Membrane & CableDome
2. Emergency exit with steel doors
3. Proposed entrance; double doors to form 'air lock'
4. Pergola formed with steel columns and beams. Sizes shown are illustrative only and subject to Structural Engineers design.
5. Equipment Store; corrugated metal cladding to structure
6. Proposed plant compound with corrugated metal perimeter fencing and lockable gate access
7. Proposed external seating
8. Full extent of internal floor not visible due to cut plane through the curve of the dome
9. Mesh panels to close off gap
10. Supply and exhaust air ductwork from plant into CableDome
11. Pitch markings in accordance with A-P-P11-01
12. Perimeter run off (under)
13. Parent/ Guardian area with low level perimeter barrier
14. Proposed medical room with store room
15. Proposed coach parking
16. Proposed car park
17. Proposed ramp
18. Proposed steps
19. Existing 6th Form building
20. Existing play area
21. Proposed road refer to masterplan for details
22. Existing playing field/pitch
23. Proposed grasscrete perimeter path to CableDome for maintenance access
24. Railway cutting (width/banking illustrative only)
25. Existing 6th Form building car parking
27. Proposed Landscape; refer to 26346 RG-L-04 Rev A
28. Proposed dropped kerb access point
29. Perimeter drainage channel



Planning
 Project
Land at Forest School
Reading Football Club
 Drawing Title
Proposed Site Plan

Date	Scale	Drawn by	Check by
19/09/16	1 : 250 @ A1	ROR	MB
Project No	Drawing No	Revision	
26346	A-P-P10-01	A	



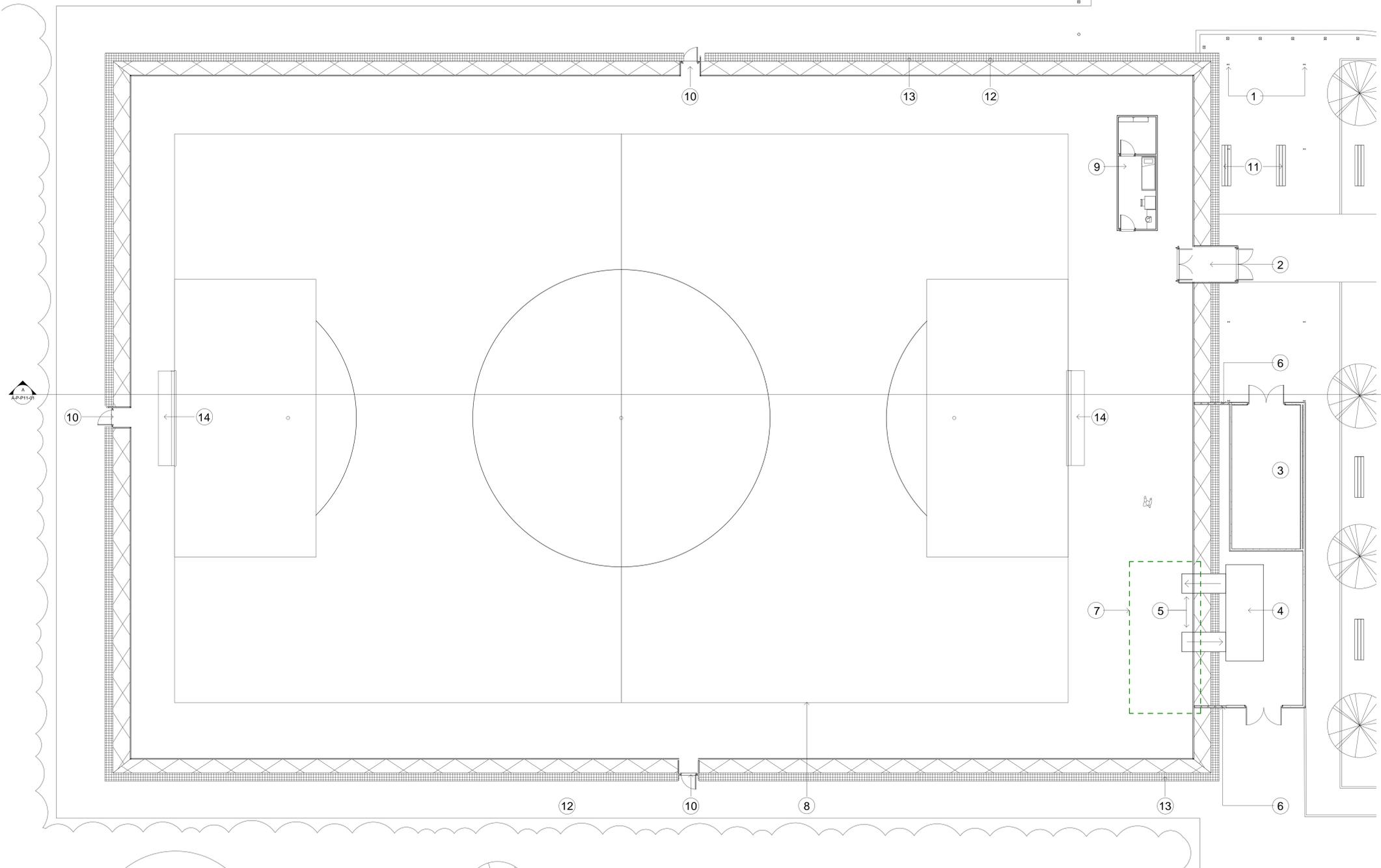
VISUAL SCALE 1:250 @ A1

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Site Plan
 1 : 250

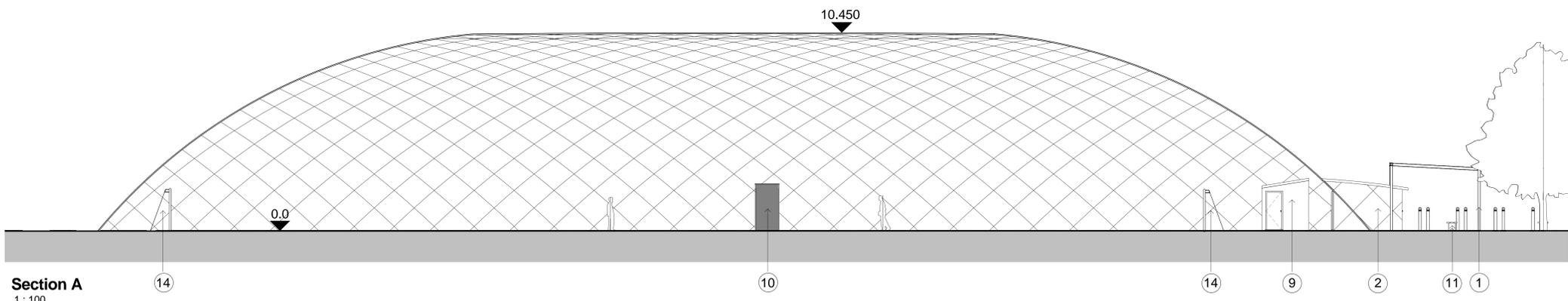
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DRAWING TO BE READ IN CONJUNCTION WITH 26346
 RG-L-04 Rev A GA Plan LANDSCAPE MASTERPLAN
 All plant shown within the proposed compound is illustrative
 only and subject to engineers design.
 CableDome based on information provided by manufacturer



Ground Floor Dome
 1: 100

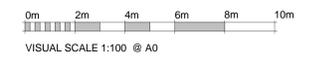
1. Pergola formed with steel columns and beams. Sizes shown are illustrative only and subject to Structural Engineers design.
2. Proposed principle entrance; double 'air lock' doors
3. Equipment store
4. Plant compound inflation plant and back up generator on concrete base
5. Supply and exhaust air ductwork
6. Proposed mesh panels
7. Parents/Guardians area with low level barrier to perimeter (illustrative only)
8. Pitch markings
9. Proposed medical room and store facility (illustrative only)
10. Proposed emergency exits
11. Proposed external seating
12. Proposed grasscrete perimeter path for maintenance access
13. Perimeter pea shingle drainage channel
14. Goal Posts



Section A
 1: 100



Planning
 Project
 Land at Forest School
 Reading Football Club
 Drawing Title
Proposed Ground Floor Plan
 Date 20/09/16 Scale 1: 100 @ A0 Drawn by ROR Check by MB
 Project No 26346 Drawing No A-P-P11-01 Revision A



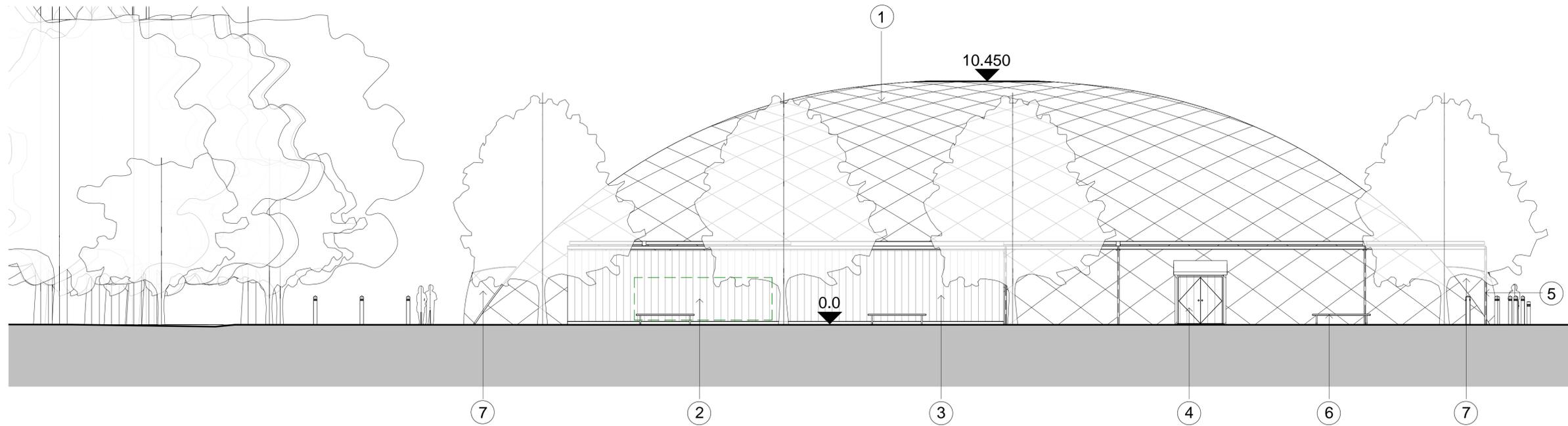
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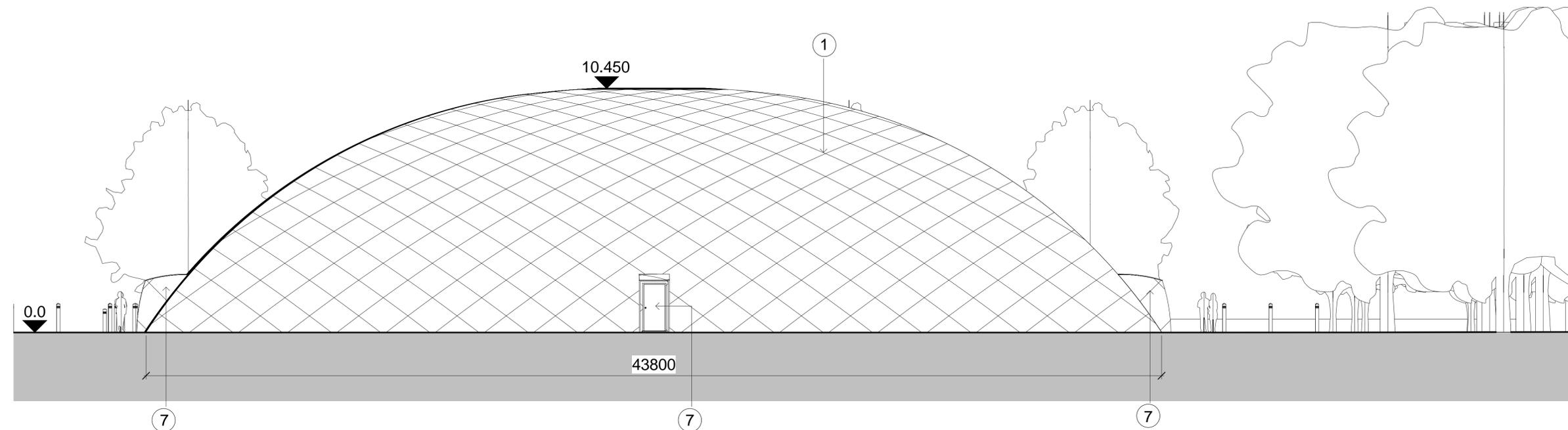
DRAWING TO BE READ IN CONJUNCTION WITH 26346 RG-L-04 Rev A GA Plan LANDSCAPE MASTERPLAN

All plant shown within the proposed compound is illustrative only and subject to engineers design.

CableDome based on information provided by manufacturer

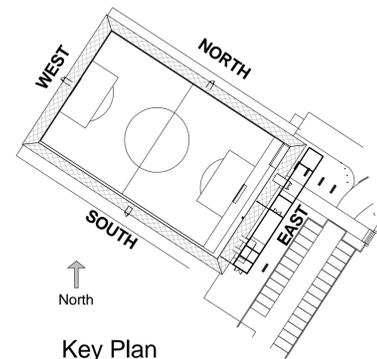


East Elevation
1 : 100



West Elevation
1 : 100

1. PVC Membrane with steel cable over dome
2. Proposed plant compound behind corrugated metal enclosure
3. Proposed Equipment store; corrugated metal cladding with graphics over
4. Proposed entrance; 'airlock' with steel inner and outer double doors
5. Pergola formed with steel columns and beams. Sizes shown are illustrative only and subject to Structural Engineers design.
6. Proposed seating
7. Proposed emergency exit door (steel)



Key Plan

Planning
 Project
 Land at Forest School
 Reading Football Club
 Drawing Title
 Proposed East/West Elevations

Date	Scale	Drawn by	Check by
20/09/16	As indicated @ A1	ROR	MB
Project No	Drawing No	Revision	
26346	A-P-P12-01	A	

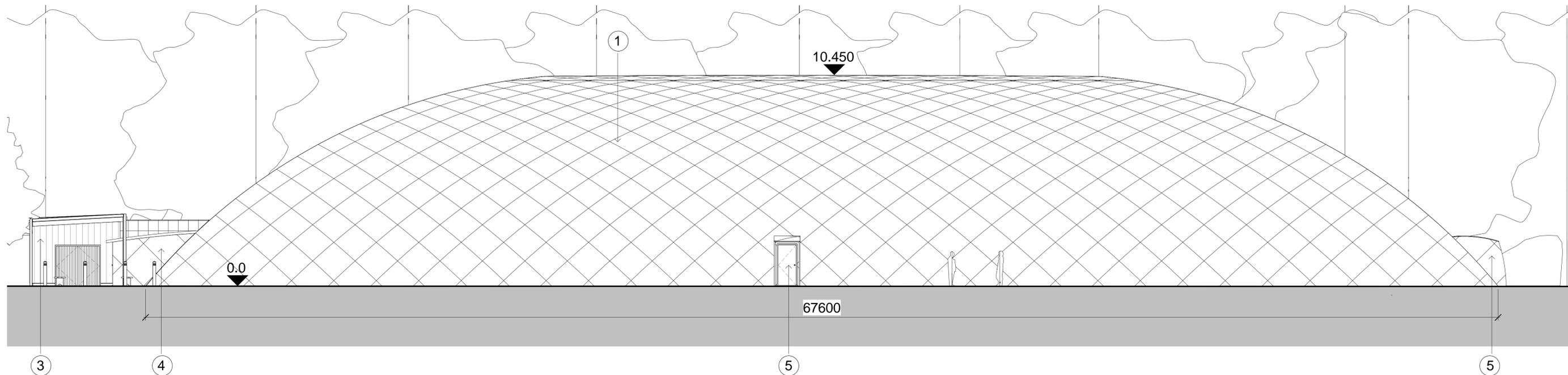


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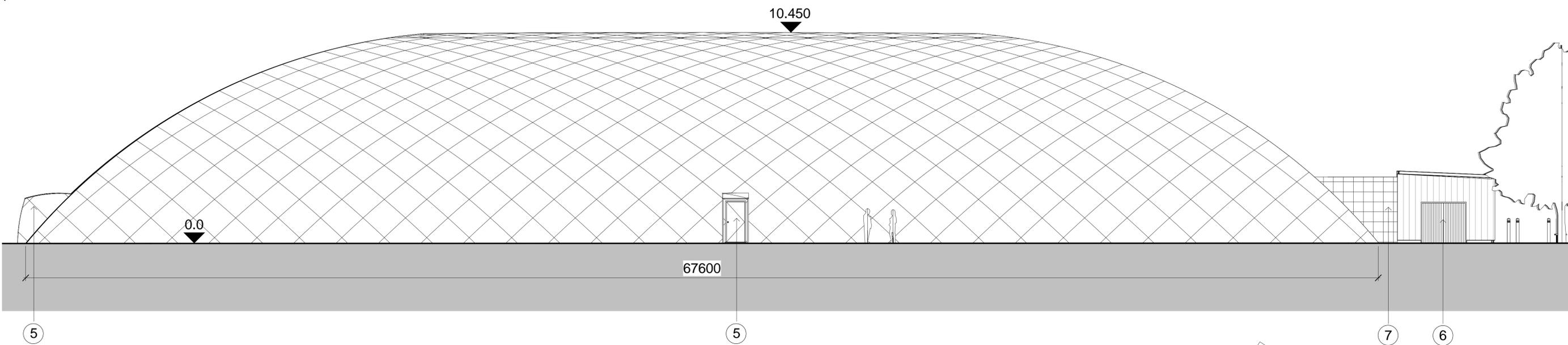
Reading London Bristol Cambridge Cardiff Ebbw Vale Edinburgh Leeds Manchester Salford Newcastle

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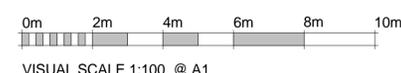
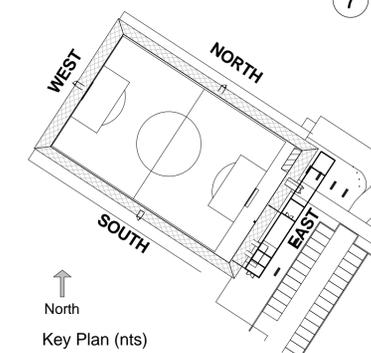
North Elevation
 1 : 100

57



South Elevation
 1 : 100

1. PVC Membrane with steel cable over dome
2. Pergola formed with steel columns and beams. Sizes shown are illustrative only and subject to Structural Engineers design.
3. Proposed Equipment store; corrugated metal cladding with graphics over
4. Proposed entrance airlock with steel inner and outer double doors
5. Emergency exit door (steel)
6. Plant compound with corrugated metal perimeter fencing with door access
7. Mesh fence to closed off gap



Planning
 Project
Land at Forest School
Reading Football Club
 Drawing Title
Proposed North/South Elevations

Date	Scale	Drawn by	Check by
20/09/16	As indicated @ A1	ROR	MB
Project No	Drawing No	Revision	
26346	A-P-P12-02	A	

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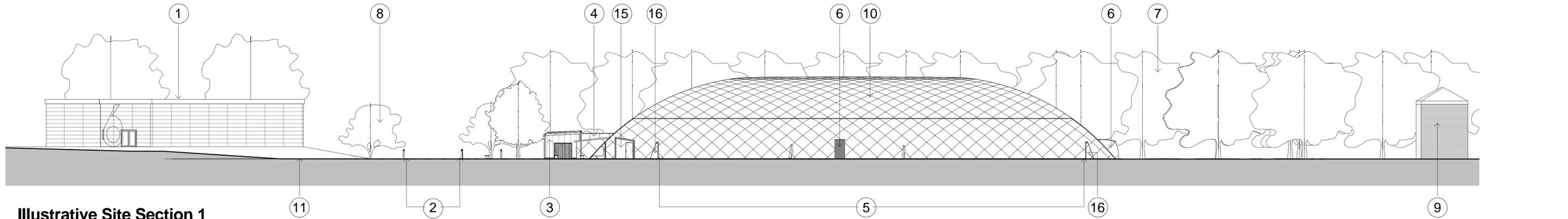
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DRAWING TO BE READ IN CONJUNCTION WITH
 26346 RG-L-04 Rev A GA Plan LANDSCAPE
 MASTERPLAN

Railway line and adjacent housing is based off
 ordnance survey information and illustrative only site
 plan based on topographical survey by others

All plant shown within the proposed compound is
 illustrative only and subject to engineers design.

CableDome based on information provided by
 manufacturer

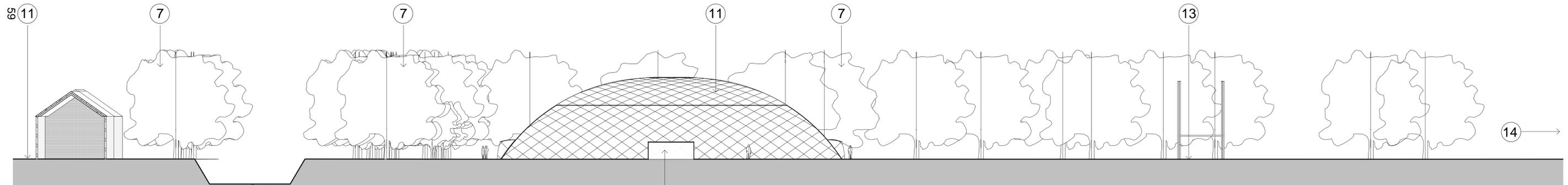


Illustrative Site Section 1

1 : 250



VISUAL SCALE 1:250 @ A1

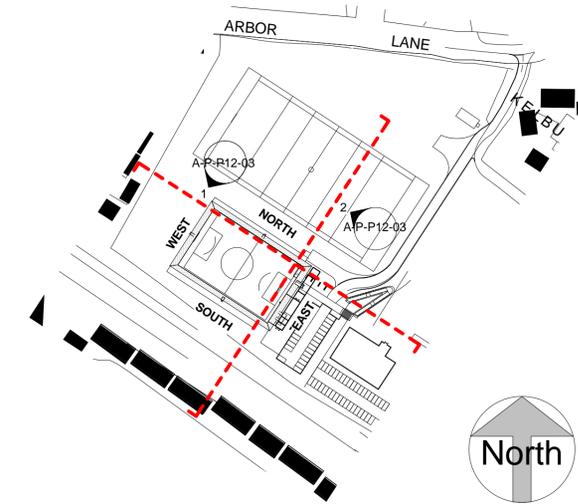


Illustrative Site Section 2

1 : 250



VISUAL SCALE 1:250 @ A1



3 Section Location Plan
 1 : 2000

1. Existing 6th form building
2. Proposed car park
3. Proposed equipment store
4. Proposed CableDome entrance
5. Pitch
6. Proposed emergency exit door
7. Existing & proposed trees beyond
8. Proposed landscaping refer to drawings 26346 RG-L-04 Rev A GA Plan
9. Existing houses (Barley Gardens)
10. Proposed CableDome
11. Bathurst Road
12. Railway line
13. Existing playfield/ pitches
14. Arbor Lane (beyond)
15. Proposed medical room
16. Goal posts

Planning
 Project
Land at Forest School
Reading Football Club
 Drawing Title
Illustrative Site Sections

Date	Scale	Drawn by	Check by
20/09/16	As indicated @ A1	ROR	MB
Project No 26346	Drawing No A-P-P12-03	Revision A	



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From: [Development Control](#)
To: [Nuno Fernandes](#); [Daniel Ray](#); [Christine Phillips](#); [Rosie Rogers](#); [Dariusz Marcin Kusyk](#); [Jane Burton](#); [Stephen Thwaites](#); [Ashley Smith](#); [Planning Enquiries](#)
Subject: FW: Winnersh Parish Council comments on applications ~[UNCLASSIFIED]~
Date: 25 November 2016 08:02:18

Parish comments

Theresa Brown

Registration Team Manager

Development Management
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From: Clive Hudson [mailto:clerk@winnersh.gov.uk]
Sent: 24 November 2016 15:53
To: Development Control
Subject: Winnersh Parish Council comments on applications

Hello Planning

Here are the comments of Winnersh Parish Council on recent applications.

Regards

Clive Hudson
Parish Clerk
Winnersh Parish Council
0118 9780244

The following applications were considered and NO OBJECTIONS were recorded:

- | | | |
|------------|--|---|
| 1
Lane | A Smith | 162885 Forest Comprehensive School, Robinhood |
| | Full planning application for indoor sports facility; means of access and parking;
ancillary outbuildings and associated landscaping. | |
| 2
Lane | | 162989 10 Robinhood
S Thwaites |
| | Householder application for the proposed two storey side extension following
demolition of existing side extension plus single storey front extension to form
porch. | |
| 3
Grove | | 162990 20 Greenwood
J Burton |

Agenda Item 7.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
161911	43/13	Shinfield	Shinfield North	Major

Applicant Location Proposal Crosfields School, Shinfield Road, Wokingham
Crosfields School, Shinfield Road, Wokingham **Postcode** RG2 9BL
Full application for the proposed artificial turf pitch with fencing and floodlighting, re-grading of land for two new football pitches and an artificial cricket strip

Type Major
PS Category 6
Officer Pooja Kumar

FOR CONSIDERATION BY Planning Committee on 14th June 2017
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

The application site is within a major development location in the settlement of Shinfield within the Crosfields School playing fields. Crosfields School is an independent school located close to the Wokingham Borough boundary with Reading borough. The site is accessed from Shinfield Road which is a classified road and main through route into the centre of Reading from adjacent settlements.

The application seeks permission for groundworks to the school playing field to facilitate the installation of an artificial turf pitch with fencing and lighting; alterations to the land levels in the middle of the field to provide two new grass football pitches and an artificial cricket wicket; alterations to the levels of the land near the White House building to provide a new grass pitch and training grids and; a training grid adjacent to the existing tennis courts. The proposal would not facilitate any increase in the number of pupils or staff at the school.

The school's playing field is located to the west of the main school buildings and slopes down towards the western boundary of the site. The proposed pitches would be sited around the school field and surrounded by residential properties to the east and west of the site. The site is bound by dense mature trees around all of its boundaries which provide a significant visual buffer.

Sport England are supportive of the scheme subject to conditions. With regards to other aspects, parking would be in accordance with the Borough's standards and no harmful impact on residential amenity would occur. Any impacts with regards to Biodiversity and Environmental Health would be controlled through conditions. As such, the scheme is compliant with the development plan and is recommended for conditional approval.

PLANNING STATUS

- Major development location
- Thames Basin Heaths SPA- 7km
- Nuclear Consultation zone
- Sand and gravel extraction
- Contaminated Land Consultation zone
- Within 100 metre Consultation zone of Ancient Woodland

- Area 1 TPO to south-west of site- 97/1976

RECOMMENDATION

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

A. Conditions and informatives:

Time Limit

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).

Plans

2. This permission is in respect of the submitted application plans and drawings numbered and labelled, S15-281/VW/CS0001; 1512/02; S15-281/VW/AV0001; Proposed Light Spill Plan (Halliday Lighting); 1512/05; 1512/04; S15-281/VW/CP0001; 1758/0414; Design and Access Statement received by the local planning authority on 07/07/2016, Location Plan; received by the local planning authority on 15/08/2017; Landscape Visual Assessment; S15-281/VW/LP0001 (Revision G); 5609 FE TL 01; S15-281/VW/CX0001 received by the local planning authority on 06/03/2017, Great Crested Newt Habitat Suitability Index (5609 FE HIS 01 April 2017) received by the local planning authority on 06/03/2017; Arboricultural Method Statement (5609 FE AMS 01) and plan no. 5609 FE TPP 03 received by the local planning authority on 19/04/2017 and plan number 5609 FE ASSCSF 01 received by the local planning authority on 12/05/2017. 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.

Transport

3. 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.

Drainage

4. No development shall take place until full details of the drainage system for

the site have been submitted to and approved in writing by the LPA. The details shall include:

- Results of intrusive ground investigation demonstrating seasonal high groundwater levels for the site and infiltration rates in accordance with BRE365.
- Demonstration that the base of SuDS features are at 1m above seasonal groundwater level.
- Full calculations demonstrating the performance of soakaways.
- A drainage strategy plan
- A maintenance arrangement for the SuDS features throughout the lifetime of the development.

Reason: To ensure flood risk is not increased elsewhere. Relevant Policy: CC09 of the MDD Local Plan.

Archaeology

5. No development shall take place within the site until the applicant, or their agents or their successors in title, has secured a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough.

Trees & Landscape

6. Prior to the commencement of the development, 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, pedestrian access and circulation areas, hard surfacing materials and minor artefacts (e.g. play equipment, signs, lighting, etc). Soft landscaping details shall include planting plan (to include wildflower sowing on the new banks), 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 and biodiversity. Relevant policy: Core Strategy policy CP3 and CP7 and Managing Development Delivery Local Plan policies CC03 and TB23

7. 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 details are in place on site.

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

Environmental Health

8. Prior to commencement of development there shall be submitted to and approved in writing by the Local Planning Authority details of the proposed external lighting, including details of any baffles or means of minimising light spill.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policies CC06 and TB20.

9. The pitches and external lighting hereby approved shall only be used during the hours of 8am and 9.30pm Mondays to Friday, 9am to 7pm Saturdays and 9am to 6pm on Sundays, Public and Bank Holidays.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policies CC06 and TB20.

10. The floodlighting hereby approved shall be limited to no more than 350Lux at any time.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policies CC06 and TB20.

Biodiversity

11. Prior to commencement of the development, a "lighting design strategy for biodiversity" for light sensitive species shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their resting places or along important routes used to access key area of their territory, for example for foraging; and
- b) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To maintain favourable conservation status of the site for protected species and species of principal importance.

Sport England Conditions

12. The artificial pitch hereby permitted shall not be constructed other than substantially in accordance with Sport England Technical Design Guidance Notes; Artificial Surfaces for Outdoor Sport and Comparative Sizes of Sports Pitches and Courts (outdoor).

Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy

13. Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the artificial pitch, ancillary changing facilities and car parking and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy

Ground and building levels

14. 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 roof 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(s).

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.

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. Should any great crested newts or evidence of great crested newts be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice and Wokingham Borough Council informed 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

The site has an extensive planning history relating to the school. The most recent history relates to the erection of the swimming pool complex.

F/2011/0905	Proposed construction of new swimming pool complex with 25m pool, changing and storage facilities. Amendment to consent F/2010/2264, conditionally approved on 20 th July 2011.
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SUMMARY INFORMATION

Site Area	5 hectares
Existing Sports Pitches	1
Proposed Sports Pitches	1 All-weather pitch; 3 Natural Turf Pitches; 2 Training Grids and; 1 Artificial Cricket Wicket
Existing & Proposed parking spaces	100

CONSULTATION RESPONSES

Berkshire Archaeology	No objection subject to condition (5)
Southern Gas Networks	No objection subject to applicant applying for a permit to carry out works near to gas pipe if necessary
Sport England	No objection subject to conditions (12 & 13)
Thames Water	No comments received
Reading Borough Council	Object on the basis of insufficient information on noise, lighting and landscape character
WBC Biodiversity	No objection subject to conditions (6 & 9)
WBC Drainage	No objection subject to condition (4)
WBC Environmental Health	No objection subject to conditions (8, 10 & 11)
WBC Highways	No objection subject to condition (3)
WBC Tree & Landscape	No objection subject to condition (6 & 7)
WBC Waste Services	No comments received

REPRESENTATIONS

Shinfield Parish: No comment

Local Members: No comments received

Neighbours:

- One Letter of **support** on the basis of more sports activities being available.
- Seven letters of **objection** on issues relating to highways safety; increased traffic; request for hours of lighting and use to be controlled; impact on residential amenity in respect of noise, disturbance and light pollution and; unrestricted use of existing access points along Shinfield Road and swimming pool. Lack of transport assessment, intensification of the use of the site for longer hours and impact on wildlife.
- Following the submission of revised plans, one letter of objection submitted on the basis of light pollution, noise, impact of floodlights on wildlife and no assessment of the impact of the proposed development on Mitford Close.

APPLICANTS POINTS

- The proposal would allow the school's hockey team to train on site and allow for better field sports facilities within the school minimising the need for travelling off

- site for sports training and matches;
- There would be no impact on highways and parking as the pitches would be used by schools predominantly, and out of school hours the all-weather pitch could be used by local communities;
 - No harm to residential amenities by the proposed lighting as it would be blocked by the existing school buildings and extensive tree coverage; and,
 - Additional noise would be limited as the main users of the pitch would be school pupils.

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP9	Scale and Location of Development Proposals
	Adopted Managing Development Delivery Local Plan 2014	CC01
CC02		Development Limits
CC03		Green Infrastructure, Trees and Landscaping
CC04		Sustainable Design and Construction
CC06		Noise
CC07		Parking
CC10		Sustainable Drainage
TB21		Landscape Character
Supplementary Planning Documents (SPD)	TB25	Archaeology
	BDG	Borough Design Guide – Section 7

PLANNING ISSUES
<p>Description of Development:</p> <ol style="list-style-type: none"> 1. The scheme is for the installation of a number of sports pitches on the playing field of Crosfields School. Due to the changing levels of the land within the playing field re-grading of the land will be necessary to provide flat areas to accommodate the pitches. The following paragraphs describe the location, size and any additional works for each pitch. <p><i>Artificial Turf Pitch</i></p> <ol style="list-style-type: none"> 2. The application proposes an artificial turf pitch with mesh fencing and flood lighting adjacent to the swimming pool and car park to the southern side of the site. The pitch would measure 99.4 metres by 61 metres and would be bound with 3 metre high weldmesh fence which would be coloured green on all sides (4.3 metre high fencing behind the goal posts), with 6 floodlights on 13 metres high columns.

Grass Pitch Adjacent to The White House

3. To the northern side of the playing field, the application proposes to re-grade the land and provide a natural grass playing area and training grid. This area currently slopes to the western side of the playing field and therefore the land level would be cut by approximately 4.5 metres to the west and filled by approximately 3.2 metres to the east to create a flat area for the proposed football pitches. The proposed pitch would not be fenced or artificially lit. Although an existing levels plan has been provided, it is considered that a proposed levels plan should be submitted prior to commencement of development. This has been requested via condition 14.

Grass Pitches & Cricket Strip

4. The proposal would require the land to be filled in approximately between 2.5 to 3.5 metres as there is a large dip in the land sloping into the field in the middle of the playing field, cutting into the land to the eastern side and filling the area to the west to provide an area of flat land to accommodate two grass football pitches and a cricket strip in between the two. These pitches would not be lit and would not be fenced.

Principle of Development:

5. 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.
6. Paragraph 69 of the NPPF identifies that the planning system can play an important role to facilitate social interaction and creating healthy, inclusive communities. Paragraph 73 goes on to highlight that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
7. The site is located within a major development location and within a settlement boundary and as such the development would 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.
8. Given the national and local policy context, it is considered that the proposal would be acceptable subject to the assessment of other material considerations. These include no adverse impact on character of the area, the creation of suitable play space, and no adverse impacts on traffic, highways safety, neighbouring amenity, biodiversity, or sustainability.

Character of the Area:

9. The application site comprises of a number of single and two storey buildings. The school field slopes down from east to west. There are two car parking areas within the site and two vehicular access points. The site is bound with mature landscaping on all sides and an Ancient Woodland to the south-west of the site. There is a tree

preservation order outside of the site, but no protected trees are sited within the site's boundary.

10. The proposed development would involve engineering works to re-grade the land in the centre of the field to create 2 grass pitches and a cricket strip. These pitches would not be lit and would not have any fencing. The proposed alterations to the level of the land would alter the appearance of this part of the field in respect of the geometric shape of the site from filtered views from the west of the site; however the character of the field as a school play field is considered to remain unaltered.
11. Similar to the works in the centre of the field, to the northern part of the site there would be re-grading of the land adjacent to the 'White House', to provide grass pitch closer to the main complex of school buildings. This pitch also would not be lit nor would have any fencing and therefore it's considered not to detrimentally alter the character and appearance of the sport field.
12. The installation of an artificial turf pitch adjacent to the existing swimming pool building is considered be in keeping with the existing character of the school field. The proposed installation of floodlighting and mesh fencing is considered not to detrimentally alter the appearance of the site which is a school sports field.
13. In terms of the visual appearance, the proposal is considered to alter the site's appearance to a limited degree however this would not visible from outside of the site. The applicant has submitted a Landscape Visual Assessment for consideration which includes photographs of views towards the site from various points outside of the site in adjacent local authorities. The assessment demonstrates that the site is well screened and that any views towards the playing field are extremely limited to filtered views of the field.
14. There have been concerns raised on the visual impact of the development on residents of Mitford Close. The closest pitches to Mitford Close (approximately 80 metres away) would be the two grassed pitches and cricket strip which would not be lit and neither fenced. Due to the proposed 'cut and fill' to the western side of the pitch, it is considered that there would no detrimental alteration to the views of the site from Mitford Close. The proposed 'fill' would screen views directly towards the sports pitches as it would raise the land level to the west side and therefore from the immediate west of the site the only visible alteration would change in the level of the land as demonstrated in plan titled 'Proposed Cross Sections'.
15. In respect of the lit all weather pitch, the nearest residential property would be along Crosfield close at a distance of 90 metres. The nearest public highway to the flood lighting would be Shinfield Road, at a distance of 100 metres. It is considered that the street scene of Shinfield Road would remain unaltered as a result of the proposed development.
16. Whilst it is acknowledged that there would be an alteration to the appearance of the site; it is considered that this would only be noticeable from within the site's boundary. Views towards the playing field from outside are limited and views of the alterations are considered to be limited to the changes of the level of the land to accommodate the development. The proposed use of the site as a result of the proposed development is considered to be typical of school's within the Borough whereby there is some wider community use outside of regular school hours. The

proposed development is considered not to harm the character and appearance of the site and school; as such it would accord with policy CP3 of the Core Strategy and policy TB21 of the MDD Local Plan.

Residential Amenities:

Mitford Close

17. The site is an existing school field and the applicant could use the most western are of the site for additional sports at any time without requiring planning consent. In respect of overlooking, loss of light and overbearing it is considered that there would be no harm to the occupants of Mitford Close. The nearest pitches would be the unlit and unfenced grass pitches and cricket strip. This playing area would be located approximately 80 metres from the site's boundary and as such the relationship between the site and Mitford Close is considered to remain unchanged.
18. Concerns regarding noise from the sports field have been raised by residents of Mitford Close. The closest pitches would be grass pitches and unlikely to be used outside of school hours by community groups due to the lack of lighting and fencing. Any use of these pitches is likely to be limited to day light hours. A condition to control the hours of use of pitches has been recommended by Environmental Health officers and included within the officers recommended condition 10.
19. In respect of light pollution it is considered that there would be no significant harm to the residential properties of Mitford Close. The artificial turf pitch would be located over 150 metres away from the site's west boundary and would be separated from Mitford Close by the sloping field and mature landscaping; as such no harm to residential amenity is considered in this respect. Condition 10 limits the level lighting.

Crosfield Close

20. It is considered that there would be no harm in respect of overlooking, loss of light and overbearing to the residents of Crosfield Close. The closest pitch would be the artificial turf pitch, which would be screened from open view of Crosfield close by the existing two storey sports hall with a ridge height of 10.4 metres and the swimming pool building which is single storey in height.
21. In respect of noise, there would be additional noise as a result of the use of the southern area of the playing field. Environmental Health officers have advised that subject to a condition restricting the hours of operation (9) there would be no detriment to the residential amenities of the occupants of Crosfield Close.
22. Concerns regarding light pollution have been raised by occupants of Crosfield Close. The proposed light columns would be a height of 13 metre and the lighting would be projected onto the pitch at a horizontal angle. In addition to this, there is mature landscaping between the school site and the proposed artificial turf pitch to further screen the lighting columns. Environmental Health officers have advised that the proposed lighting is acceptable subject to a condition restricting the hours of illumination and the amount of illumination (10 and 11).

Shinfield Road

23. There would not to be any detriment in respect of overlooking, loss of light and overbearing to residents of Shinfield. At approx. 120 metres these properties would

be furthest away from the proposed pitches.

24. In respect of noise and disturbance, some neighbours have advised that any increase in the use of the site would create additional disturbance from car doors opening and closing and from adults using the pitches and creating more noise than school pupils. Whilst this is noted, the residential properties along Shinfield Road are located on the opposite side of the Shinfield Road (A327) to the school and there is already a degree of back ground noise from the classified road. Environmental Health officers have advised that suitable conditions to control hours of use would be acceptable to ensure no adverse impact in this respect (10).

Access and Movement:

25. **Traffic Generation:** The applicant has not submitted a travel plan, however the Design and Access Statement advises of the proposed uses of the pitches. All of the pitches would be used mainly by the school during school hours and for after school clubs. The only pitch available for use by external bodies would be the all-weather pitch; however this would be limited to outside school hours when school children would not be on site. Therefore it is considered that the proposal will not harmfully increase in traffic in the local area. Whilst it is acknowledged that there may be some additional use of the site outside of the existing school hours, this would be limited to the use of one pitch only which is not considered to attract an excessive number of cars into the site. The suggested condition (13) by Sport England on Community use will need to be drafted to take into consideration the conditions imposed by the local planning authority in respect of hours of use and parking availability, Highways will need to be consulted when this document is received so that elements of the car park can be taken into consideration.
26. **Highway Safety and Access:** There are two access points to the school along Shinfield Road. These would remain in situ and are considered sufficient in terms of cars accessing the site. Due to the site's location a condition requiring the submission of a Construction Method Statement is recommended from our Highways officers (3).
27. **Parking:** The existing site is a school which has 100 parking spaces and no new spaces are proposed as part of the application. The pitches will be used predominantly by the school; however the all-weather pitch closest to the swimming pool could be open to the community. The use of one pitch by the community would be outside of school hours and therefore it is considered that the existing level of parking would be acceptable.
28. **Sustainability:** The site is within a major development location and is along bus routes 3 and 10, encouraging people to access the site by public transport. The site would accord with policy CP6 as it is located in a sustainable location.

Sport England:

29. Sport England have been consulted on the proposal and have raised no objection subject to conditions on lighting, pitch quality, hours of use and lighting, community use and design. These have been included within the officer's recommendation as conditions 12 and 13. The proposed hours of use and illumination are covered by condition requested by WBC Environmental Health (9).

Flooding and Drainage:

30. The applicant has submitted a drainage plan and Design & Access Statement which identifies that draining the new pitches will be via soakaways; however no soakage test results have been submitted to demonstrate that infiltration is achievable at the site. In addition, no ground water monitoring has been conducted to indicate the seasonal high groundwater levels in the area to ensure the base of infiltration structures will function properly. WBC Drainage officer advises that there is no in-principle objection to the proposal, however a condition requiring the submission of a drainage system including test results, infiltration levels and rates and calculations (4) is recommended. Subject to adherence to this condition the proposal is considered to accord with policy CC09 of the MDD Local Plan.

Landscape and Trees:

31. The site is located in the Shinfield North settlement area and in Landscape Character Area J3 'Spencers Wood Settled and Farmed Clay'. The school buildings and landscape covers a substantial area and part of the 100m Consultation Zone for Ancient Woodland is located in the south-west of the wider playing fields. The school playing field is surrounded by mature trees both inside and outside the site's boundary. Within the main areas of the playing field there a few mature trees and shrubs, as indicated by Tree Schedule referenced 5609 FE TS 01 and the associated plans attached to the decision notice. The trees are of different categories as included in the detail provided within the Tree Schedule.

32. There are no in-principle objections to the proposed development from WBC Trees and Landscape Officers, as the proposed development would not require the removal of any tree's from the site. Moreover, the applicant has submitted an acceptable tree survey and tree protection plan which will form part of the approved details. The areas to be used for the proposed pitches are either areas of shrubbery or areas of grassed field.

33. WBC Trees and Landscape officers have advised that the proposed development would not detrimentally alter the landscape character of the site and local area; however it is advised that a condition requiring the submission of hard and soft landscaping details must be attached to planning permission (7), subject to which the proposal is considered to accord with policy CC03 of the MDD Local Plan.

Environmental Health

Light:

34. The design and access statement submitted by the applicant identifies that 6 lighting columns would be installed on site with 3 lamps on each column, a total of 18 lamps. The proposal would use a 'Philips Optivision floodlighting system' or equivalent. This modern lighting system is a down-lighting luminaire which controls light spill, limits glare and upward leakage of light. The size and scale of these lamps can be found in different sizes, however most modern training pitches make use of the narrow, compact lamps. A condition requiring the submission of the lighting specification has been attached to the recommendation (8).

35. The applicant has advised that the maximum illumination would be 350 Lux for the duration of Hockey matches and senior training. At all other times, the illumination would be limited to 200 Lux. Environmental Health officers have advised that both illumination levels are acceptable. Nonetheless a condition ensuring that illumination

does not exceed 350 Lux should be included (11).

Noise:

36. Environmental Health officers have advised that due to the separation distances between residential properties and the proposed pitches, combined with the restriction on the hours of use; there would be no adverse effect on residential amenity in respect of noise.

Biodiversity:

Great Crested Newts:

37. WBC Biodiversity officer has advised that although there is a pond on site, it is unlikely that this is a breeding pond for the protected species of great crested newts. An informatives (2) is considered appropriate in this instance.

Bats:

38. The applicant submitted an Ecological Appraisal of the site for review. WBC Biodiversity officer has advised that the proposed increased use and light spill could have an impact to the protected species of Bats. As such the officer has requested the submission of a lighting design strategy for light sensitive species to limit light spill and to ascertain the possibility of using baffles and/or louvres (8).

39. As a result of the proposed 'cut and fill' there will be some loss of shrubs within the playing field which would have a detrimental impact on the biodiversity on the site. It is considered appropriate in this instance to propose an amendment to the standard landscaping condition to include planting for wildflowers on the new banks to maintain some degree of biodiversity habitat (6), subject to which the proposal is considered to accord with policy CP7 of the Core Strategy and policy TB23 of the MDD Local Plan.

Community Infrastructure Levy:

40. As the proposal is for ground works to facilitate the installation of sports pitches, the proposal would not be CIL liable development.

Archaeology:

41. Due to potential archaeological remains in the area, the Council's archaeological consultant has recommended a condition (5) be placed requiring the approval of a written scheme of investigation prior to development occurring on site. Subject to this condition, no harmful impact is considered to occur.

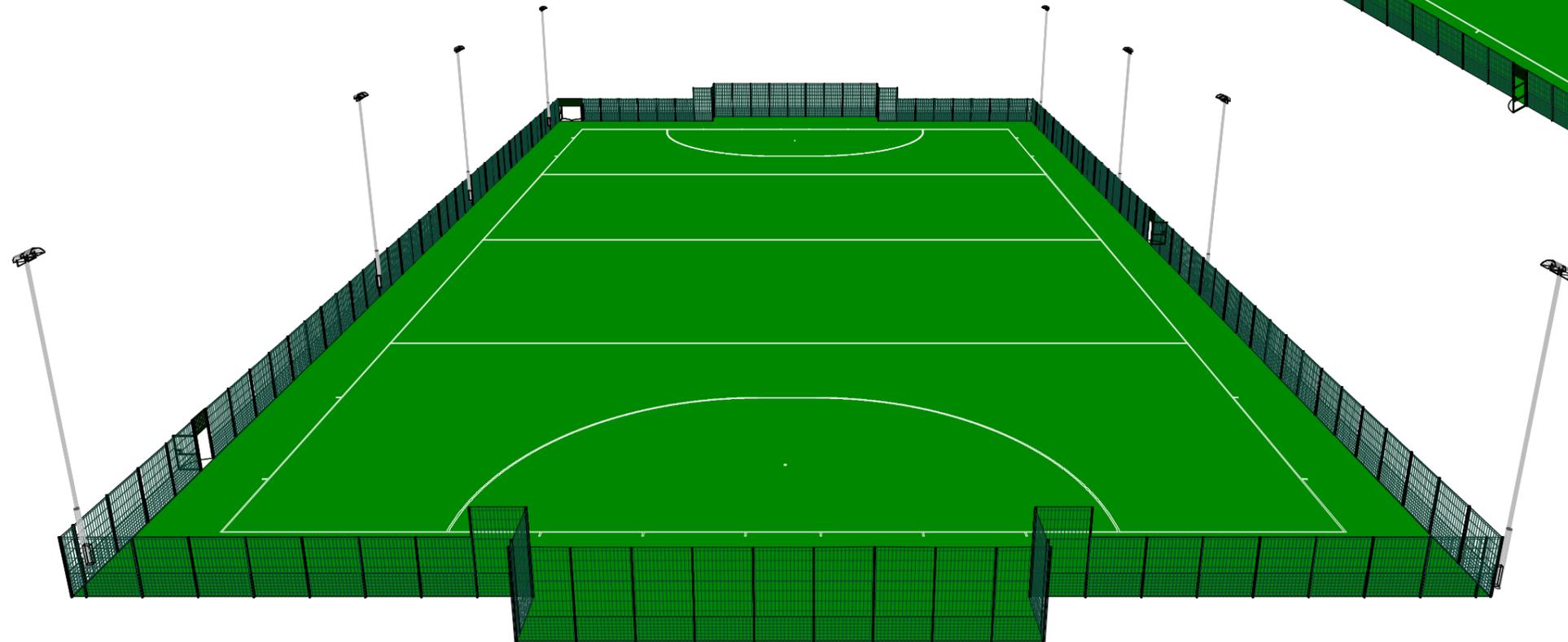
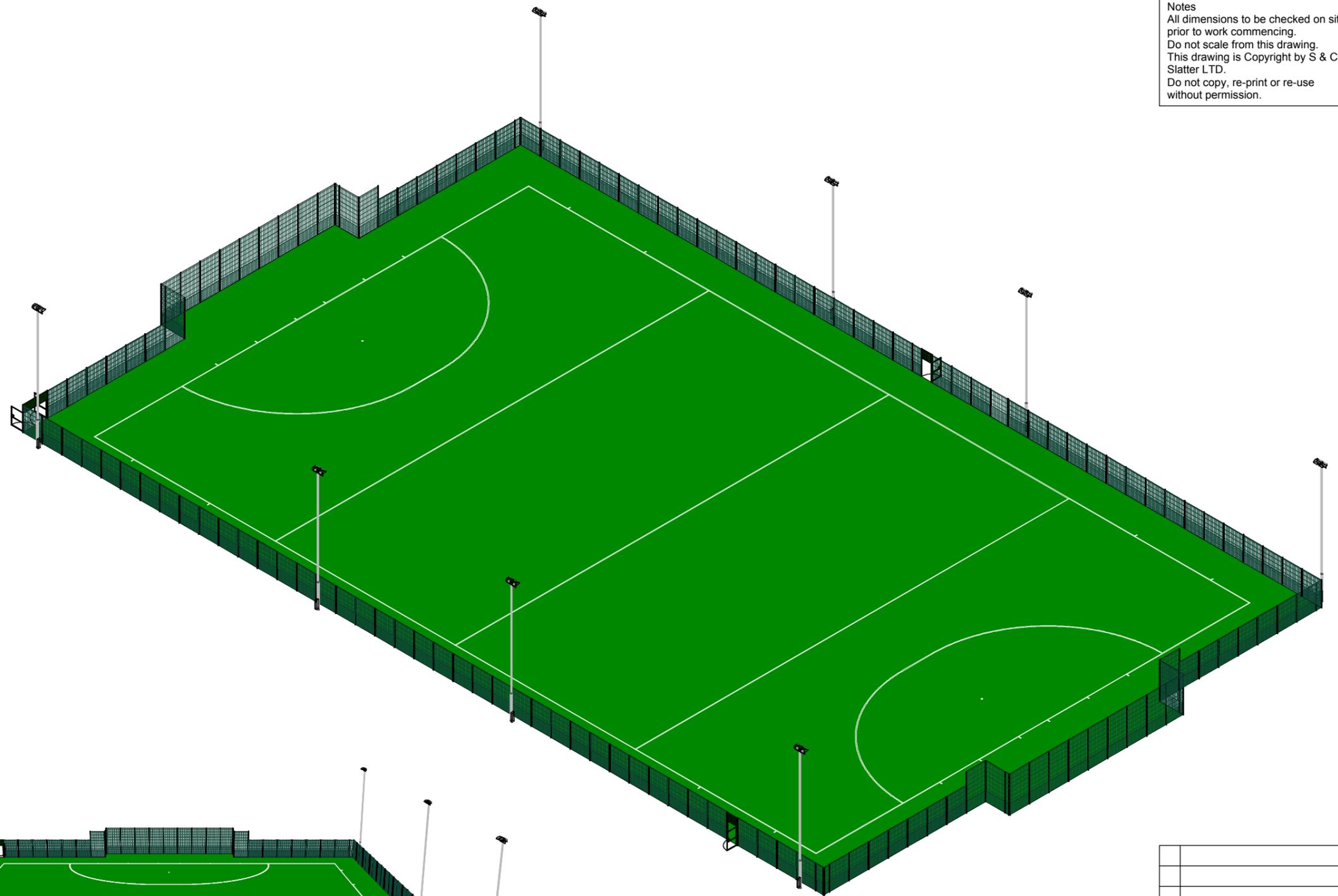
CONCLUSION

The proposed development is considered to be appropriate in respect of character, impact on highways and trees and landscape. The proposal would enhance the sporting facilities on site and would not harm the residential amenities of neighbours subject to conditions. In respect of biodiversity it is considered appropriate to attach conditions to mitigate any harm from lighting and loss of shrubs on site. As such, the proposal is considered to accord with local and national planning policy and is therefore recommended for approval.

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

Notes
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Hill Cottage, Enborne,
 Newbury, Berkshire,
 RG20 0HA
 Tel: 01635 34521 Fax: 01635 41024

Project Title:

Crosfields School

Project Number: S15-281

Drawing Title:

Alternative Views

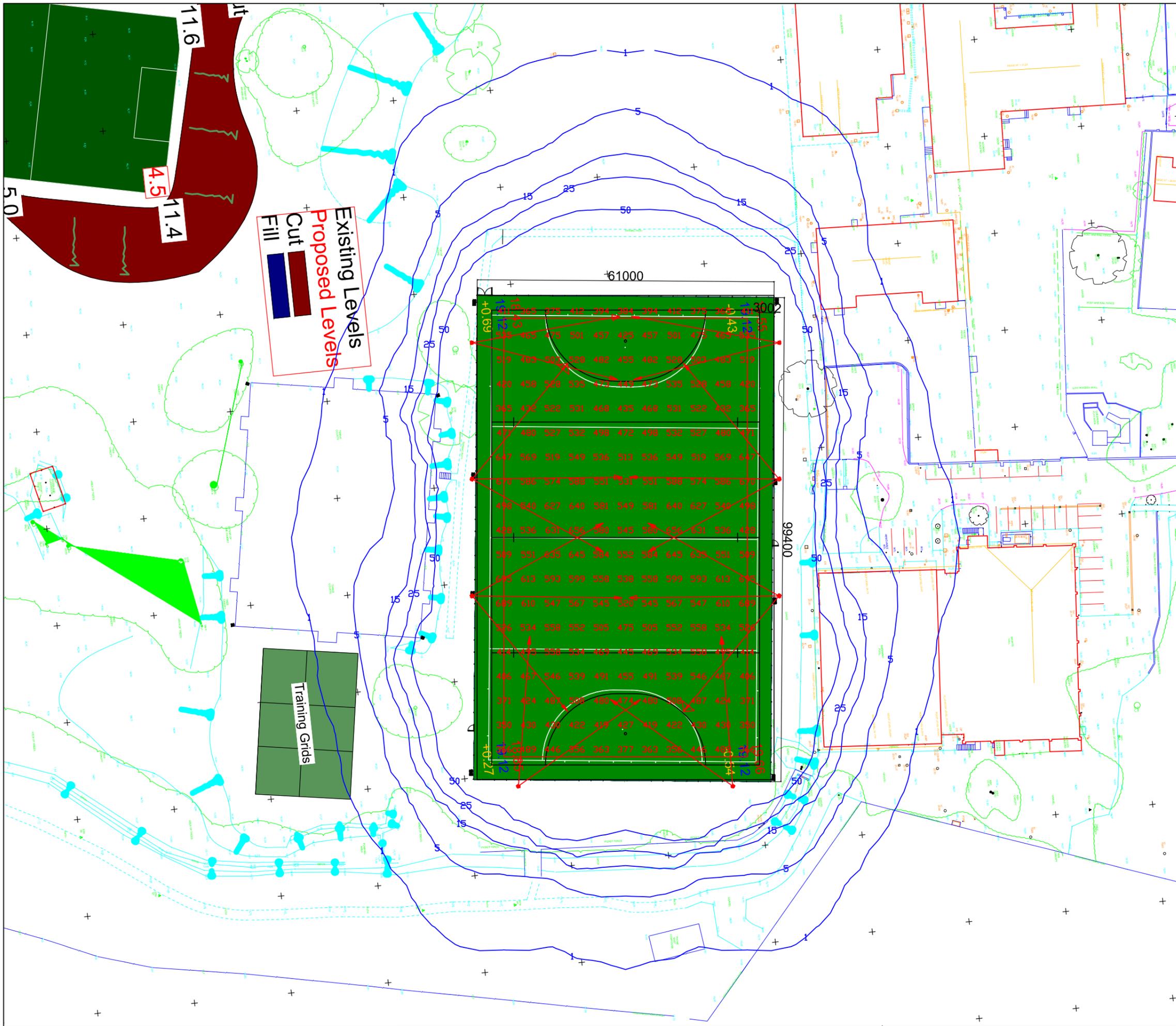
Drawing Number: S15-281/VW/AV0001

Drawn By: Josh Handrick	Checked By: Jason Douglass
----------------------------	-------------------------------

Date Drawn: 24/11/2015

Paper Size: A3

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Notes

Floodlighting Equipment
 8 x 15m Masts (M1-M8)
 Each carrying the following Floodlights :-
 M1,M4,M5 & M8.....
 2 x WB03/2KW/A3MAXI
 M2,M3,M6 & M7.....
 3 x WB03/2KW/A3MAXI

Lamps (OSRAM)
 2000W/HQI-TS/W/N/L
 (230 000 INITIAL Lm)

Illuminance Levels
Initial -
 (100hrs) E.i.ave = 508Lux
Maintained -
 (4000hrs) E.i.ave = 406Lux

Uniformity
 Emin/Eave = 0.70

Grid values in Lux(initial).
 Grid interval = 5m.
 Contour values in Lux (initial).
 Contours: 1, 5, 15, 25, 50 Lux.

Maintenance Factor = 0.80



Project
 Crosfields School

www.halliday-lighting.co.uk

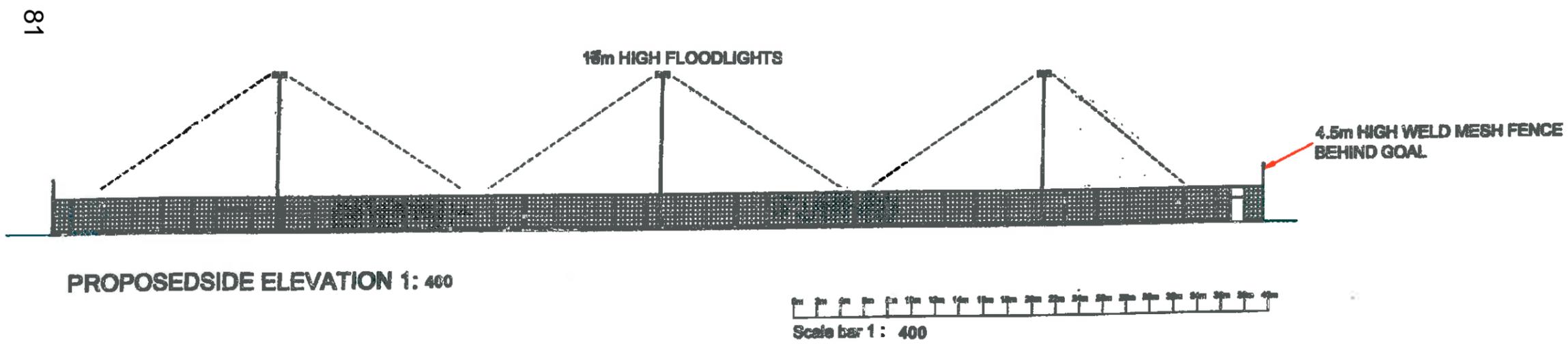
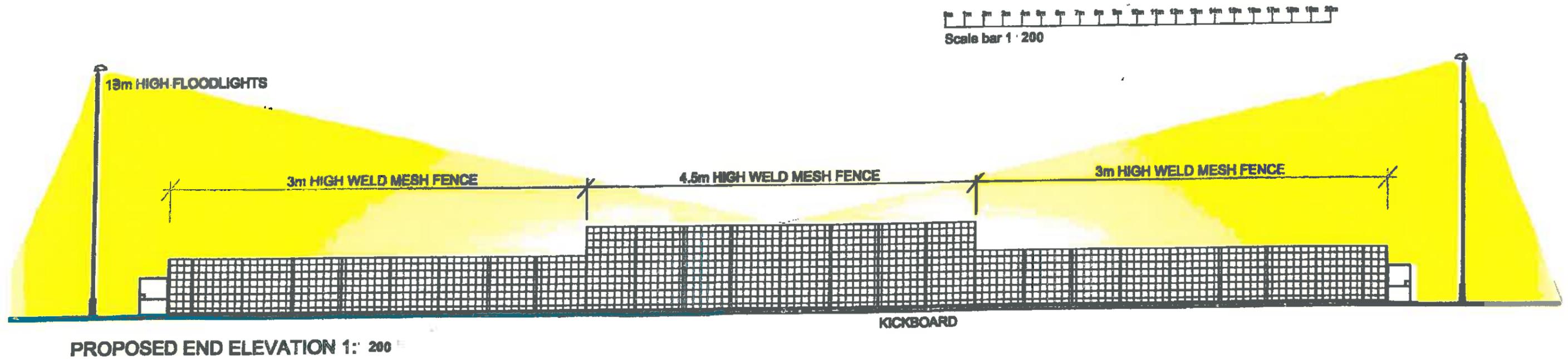
Drawing Title
 Proposed floodlighting

Drawn By (print)	Date
JS	19/04/2017

Project No	Scale
02780	1:750 @ A3

Drawing No	Status
HLS02780	Proposal

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PROPOSED ELEVATIONS

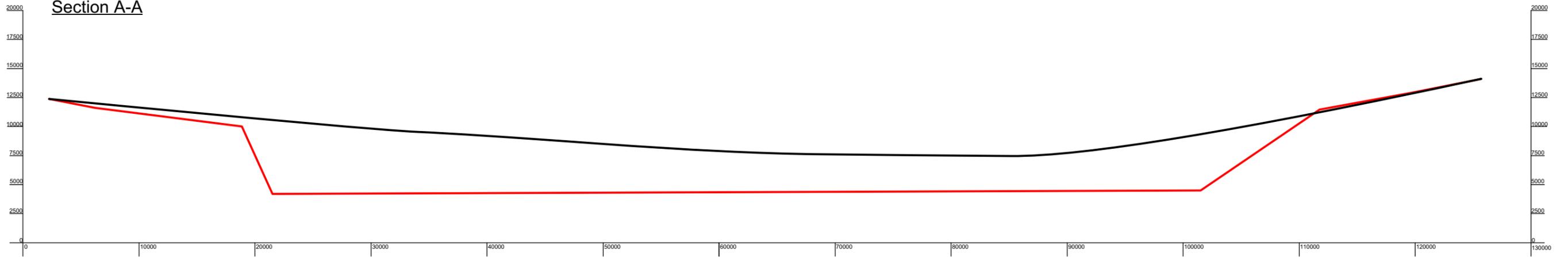
**BODDINGTONS
PLANNING LTD**
Westfield House
31 Shirburn Street
WATLINGTON
Oxon. OX49 5BU
01491 614809
www.boddingtonsplanning.com

Project Elevations	Client Crosfields School
Date: March 2015	Scale: 1:200 & 1:400 A3 Drawing 1512/02

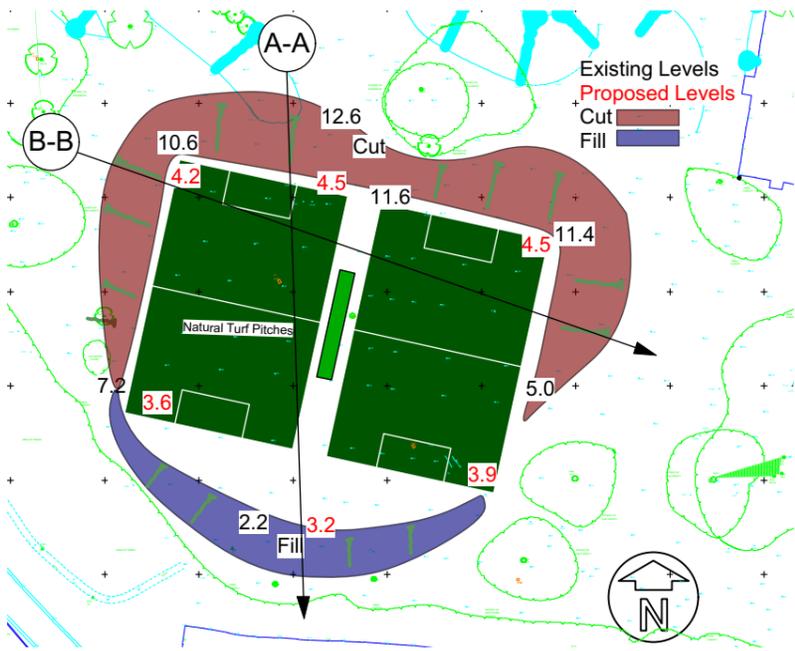
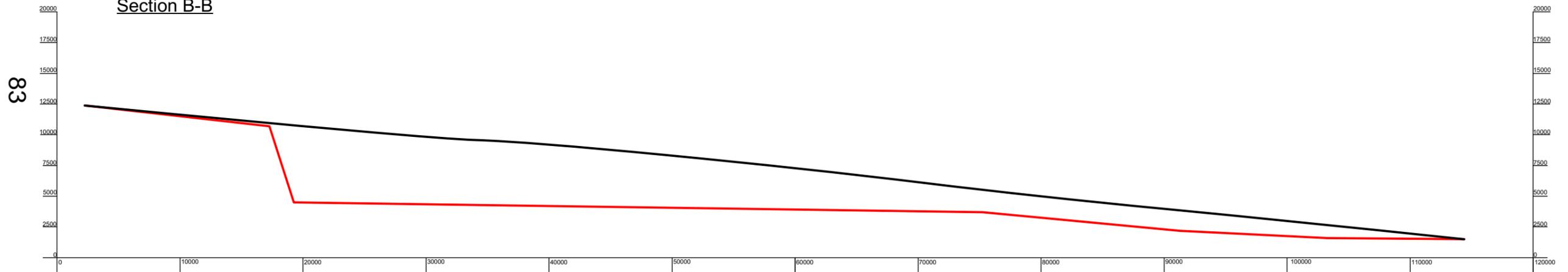
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Section A-A



Section B-B



 S&C SLATTER SPORTS CONSTRUCTION SPECIALISTS	
Hill Cottage, Enborne, Newbury, Berkshire, RG20 0HA Tel: 01635 34521 Fax: 01635 41024	
Project Title:	
Crosfields School	
Project Number: S15-281	
Drawing Title:	
Proposed Cross Sections	
Drawing Number: S15-281/VW/CX0001	
Drawn By: Josh Handrick	Checked By: Jason Douglass
Date Drawn: 06/03/2017	
Paper Size: A3	

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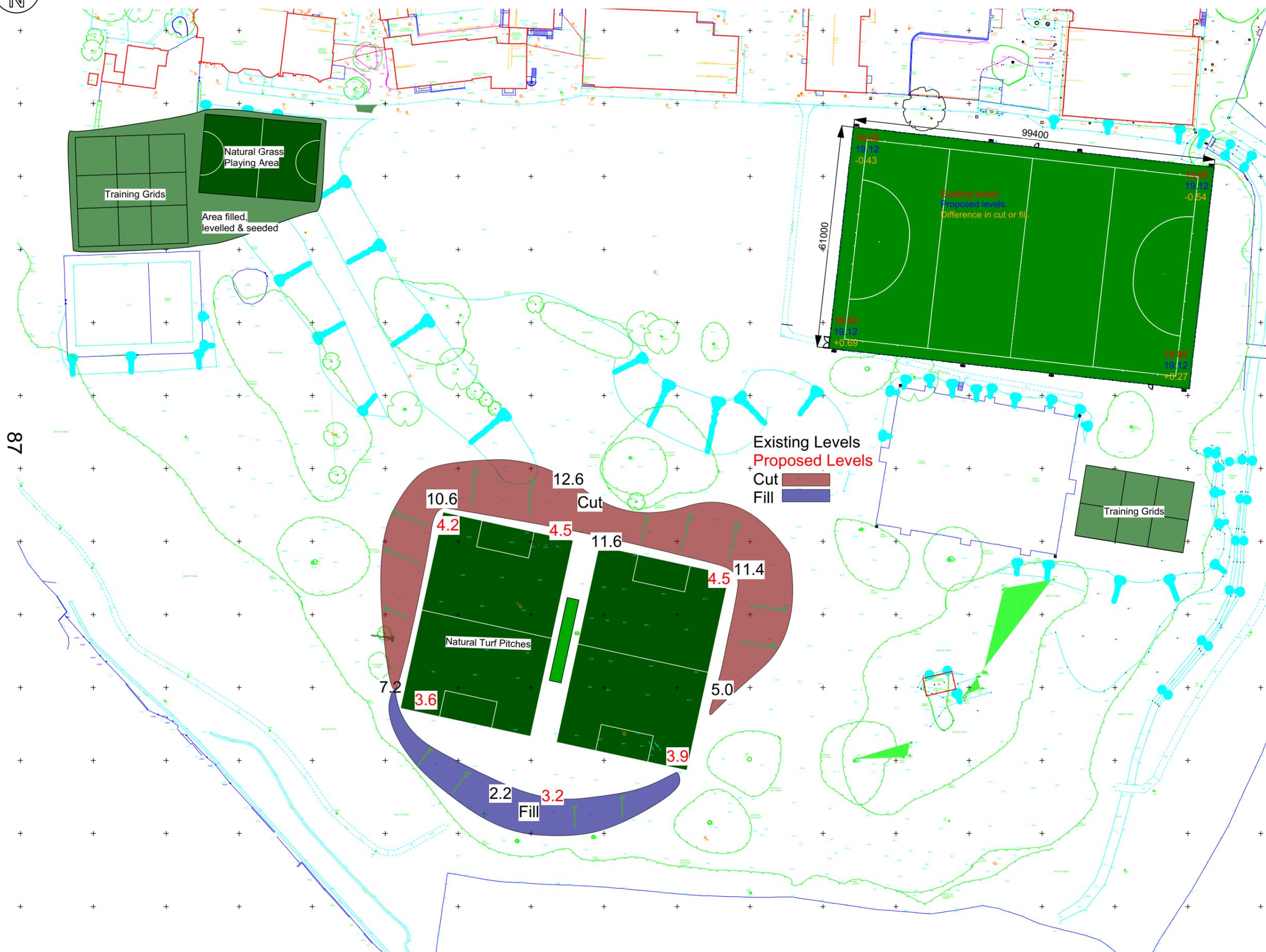
Hill Cottage, Enborne,
 Newbury, Berkshire,
 RG20 0HA
 Tel: 01635 34521 Fax: 01635 41024

Project Title:	
Crosfields School	
Project Number: S15-281	
Drawing Title:	
Concept 3D Plan	
Drawing Number: S15-281/VW/CP0001	
Drawn By: Josh Handrick	Checked By: Jason Douglass
Date Drawn: 04/05/2016	
Paper Size: A3	

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Rev G Adjustment of cut & fill areas around the natural turf pitches.



Hill Cottage, Enborne,
 Newbury, Berkshire,
 RG20 0HA
 Tel: 01635 34521 Fax: 01635 41024

Project Title:

Crosfields School

Project Number: S15-281

Drawing Title:

Proposed Layout Plan

Drawing Number: S15-281/VW/LP0001

Drawn By:
 Josh Handrick

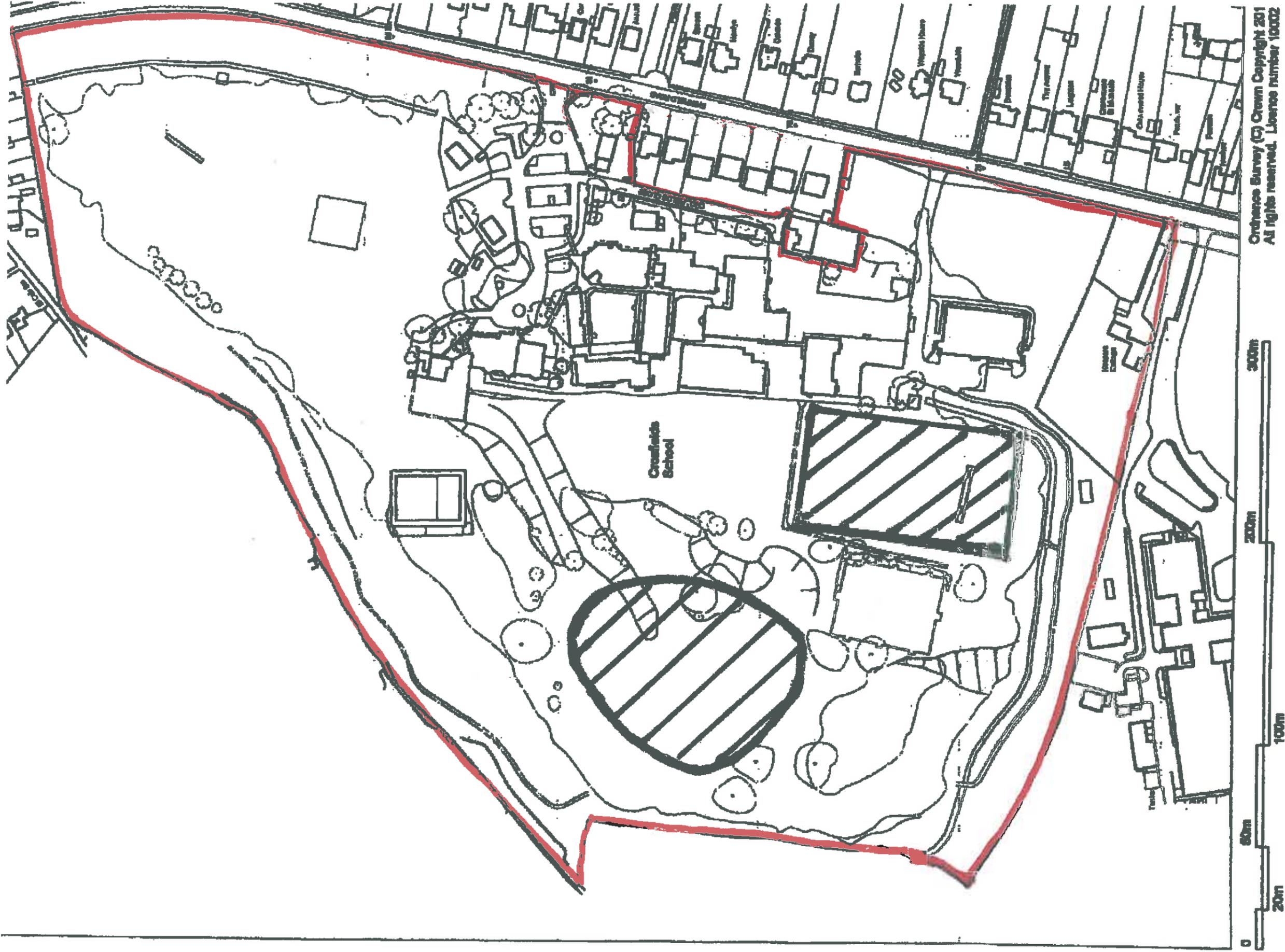
Checked By:
 Jason Douglass

Date Drawn: 22/02/2017

Paper Size: A3

Scale: 1:1000

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All dimensions to be checked on site and the Architect notified of any discrepancy before the work is put in hand. All Copyrights reserved.

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Observations from Shinfield Parish Council – 10/11/2016

161911 Proposal	Crosfields School, Shinfield Road, Shinfield, RG2 9BL Full application for the proposed artificial turf pitch with fencing and floodlighting, re-grading of land for new football pitches and an artificial cricket wicket
Planning Officer Comments	Pooja Kumar Comments by Unknown No comment
<hr/>	
162818 Proposal	Land North of (Land End Farm) Cutbush Lane, Shinfield Application for approval of Reserved Matters in relation to the construction of a permanent car park to serve phase 1 of the Thames Valley Science Park. Application made pursuant to Outline Planning Permission 152330 (Outline Permission for Phase 1 of a Science and Innovation Park – granted 22/10/2015).
Planning Officer Comments	David Smith Comments by 15 November 2016 No comment
<hr/>	
162819 Proposal	Land adjacent to 2 Hollow Lane, Shinfield, RG2 9DX Full application for the proposed erection of 2no two bedroom flats with associated amenity area and parking.
Planning Officer Comments	Pooja Kumar Comments by Unknown We request that the planning officer check that this complies with parking standards and request a contribution towards the upgrade of Oatlands Road surface.
<hr/>	
162829 Proposal	Land North of Church Lane, Three Mile Cross Application for Reserved matters application for 175 dwellings including internal access roads, garages, parking places, open spaces, allotments, Multi-Use Games Area (MUGA) and Locally Equipped Area of Play.
Planning Officer Comments	Christopher Howard Comments by 21 November 2016 Shinfield Parish Council request that a residential 20 MPH zone be created for the development from the outset. The Parish Council requests that parking enforcement be managed by the developer from first occupation, until the roads are adopted by the Borough Council.
<hr/>	
162830 Proposal	Land north of Church Lane, Three Mile Cross Full application for a proposed vehicular private driveway access of Church lane to serve residential development on Land North of Church lane.
Planning Officer Comments	Christopher Howard Comments by 22 November 2016 No comment.
<hr/>	
162832 Proposal	Land north of Church Lane, Three Mile Cross, RG7 1HB Full application for the proposed temporary vehicular access off Church Lane to provide access to marketing Suite for a period of three years upon commencement of construction.
Planning Officer Comments	Christopher Howard Comments by 22 November 2016 Shinfield Parish Council is concerned that this is a dangerous location for an entrance off Church Lane, in relation to Hyde End Lane.
<hr/>	
162841 Proposal	Land North of Cutbush Lane, Shinfield Application for approval of Reserved Matters in relation to the development of Phase 1b of the proposed Thames Valley Science Park (TVSP) for a new cancer treatment centre, all associated landscaping, access and ancillary works. Application made pursuant to Outline Planning Permission 152330 (Outline Permission for Phase 1 of a Science and Innovation Park - granted 22/10/2015).
Planning Officer Comments	David Smith Comments by 17 November 2016 Shinfield Parish Council welcomes such a state of the art facility.
<hr/>	
162876 Proposal	6 Skylark Way, Shinfield, RG2 9AJ Householder application for the proposed conversion of existing loft space to additional habitable accommodation, to include a side facing dormer.

Planning Officer Rosie Rogers Comments by 29 November 2016
Comments Shinfield Parish Council feels this is overdevelopment on an already constrained site. If approved, the council request that the window be of obscured glass, to prevent any overlooking of number 4.

162894 **550 South Oak Way, Green Park, RG1 6AD**
Proposal Consultation from Reading Borough Council for the following proposal: Thames Water Roundel Sign
Planning Officer Rosie Rogers Comments by 7 November *Extension granted
Comments No comment

Agenda Item 8.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
163372	26/13	Wokingham Town	Norreys	Major
Applicant Location	Wokingham Theatre Board Wokingham Theatre, Twyford Road, Wokingham			Postcode RG40 5TU
Proposal	Full application for the proposed internal/external alterations to theatre to provide additional backstage space, rehearsal space, new studio, public circulation areas and new storage barn.			
Type	Full			
PS Category	006 All Other Developments			
Officer	Katie Herrington			
FOR CONSIDERATION BY	Planning Committee on 14 th June 2017			
REPORT PREPARED BY	Head of Development Management and Regulatory Services			

SUMMARY

Wokingham Theatre is an amateur repertory group who have been located in Cantley Park since 1986 and are noted as a successful amateur theatre group.

However, the space within the theatre is under intense use and the lack of such space constrains the activities within the theatre. Aside from the stage area, there is a lack of rehearsal space, with the bar/ foyer area being used which is not ideal. Numerous shows operate at one time, creating issues with scheduling and the need to use space off site.

The proposal seeks to extend the theatre and its storage capacity in order to provide and enhance its facilities.

The site is located outside of the settlement limits and in the countryside. In terms of planning policy (CP11 and the NPPF), theatres are town centre uses and should be located within the settlement limits.

This statement sets out an on balance decision that whilst the proposal would result in the significant expansion of the theatre in the countryside, amongst other material considerations, the agreement to extend the community's use of the facility would override the harm otherwise caused by the proposal to the countryside.

PLANNING STATUS

- Countryside
- SPA 7KM
- Aerodrome Safeguarding for Wind

RECOMMENDATION

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

A. Conditions and informatives:

Conditions:

Timescale

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).

Approved plans

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

- 3261/201 K
- 3261-202 K
- 3261-213F
- 3261-214C received on the 25th May 2017, and plan 3261/212 A received on the 30th November 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.

Materials

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 extensions and storage unit 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

Statement of community use

4. Six months from the commencement of the development hereby approved, a community use Management Plan relating to the use of the facilities by the local community should be submitted to and approved in writing by the Local Planning Authority.

The document shall include details of how the theatre and its facilities are being used by the community, details of how the community are informed of the ability to use the theatre, hours of use, access by the community, management responsibilities and a mechanism for review, which the Local Planning Authority considers necessary in order to secure the effective community use of the facilities.

Reason: To enable the development to provide facilities for the wider community, and enable control of such community use in the interest of residential amenity and highway safety

Parking

5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space 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.

Landscaping

6. Prior to the commencement of the development, 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, 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)

Tree protection

- 7.
- 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 TB2 1

Drainage

8. No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:
 - a) Results of intrusive ground investigation demonstrating seasonal high groundwater levels for the site and infiltration rates in accordance with BRE365.
 - b) Demonstration that the base of SuDS features are at least 1m above seasonal groundwater level.
 - c) Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100 year flood event with a 40% allowance for climate change
 - d) Runoff controlled at existing rates, or better.
 - e) A detailed drainage strategy plan for the proposed development.
 - f) A maintenance arrangement for the SuDS features throughout the lifetime of the development.

BREEAM Carbon Reduction

9. Prior to the commencement of development, a scheme for generating 10% of the predicted energy requirement of the development from renewable energy or low carbon technology (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) shall be submitted to and approved in writing by the local planning authority. The scheme shall also achieve the BREEAM requirement and meet or exceed statutory requirements for water resource management. 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.

Informatives

1. *Bat Informative*

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. *Positive and proactive decision-making*

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:

- addressing the planning policy context;
- addressing concerns relating to highway safety;

The recommendation 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

Numerous applications. The most relevant are:

- EXT/2012/1127. Application to extend implementation date of planning consent. F/2009/0172 for a further 3 years for the erection of a single storey rear extension to theatre 13.8.2012
- F/2009/1272. Proposed erection of single storey rear extension to provide rehearsal space with ancillary dressing/sewing room increase to workshop area plus new wc and lobby. Amendment to consent F/2008/1693.
- F/2008/1693: Proposed erection of a single storey rear extension to provide rehearsal space with ancillary dressing/sewing room and small increase to workshop area. Approved. 09/09/2008.
- F/1999/69164. Single storey front and two storey side extensions. Approved.
- 22160. New theatre. Approved.
- 14961. New Theatre. Approved.

SUMMARY INFORMATION

Site Area	1.60 hectares
Existing volume	4104m ³
Proposed volume	8820m ³
Percentage increase in volume	115%
Existing parking spaces	0 within the site (informal parking only)
Proposed parking spaces	17 within the site
Existing number of seats	144
Proposed number of seats	185 (+ 41)

CONSULTATION RESPONSES

WBC Building Control	No comments received.
WBC Parks, Open Space and Green Infrastructure	No comments received.
WBC Property Services	No comments received.
WBC Waste Services Management	No comments received.
WBC Community Infrastructure	No comments received.
WBC Biodiversity	No objection subject to informative 1.
WBC Drainage	No objection subject to condition 8.
WBC Environmental Health	No comments received
WBC Highways	No objection subject to condition 5.
WBC Tree & Landscape	No objection subject to conditions 6 and 7.
The Theatres Trust	No comments received.
Southern Gas Networks	No comments received.

REPRESENTATIONS

Wokingham Town Council: No objections.

Local Members: No comments received.

Neighbours: 1 objection

- Loss of public parking spaces. **Officer comment:** *The removal of parking bays (which were also outside of the application site) does not now form part of the proposal.*
- Theatre complains about parking stress. See **paragraphs 30, 32.**
- Feld adjacent is indicated as over overspill parking but this is not the case as it is an event field only. Demand for that car park will increase. See **paragraph 30, 31 32.**
- Parking is already an issue. See **paragraph 30, 31, 32.**

APPLICANTS POINTS

- Wokingham Theatre is a thriving amateur repertory group presenting 8 major productions a year alongside Youth Theatre productions, short runs of less well known plays, evenings of new writing, and a wide range of theatrical skills training. We also make our auditorium available to other productions or for work as varied as hair-dressing training and Brass Band performance.
- Founded in 1947, the group is a registered charity and their purpose has always been to promote the enjoyment of theatre in the community in Wokingham.
- The existing spaces within the Theatre are under intense use. Other than the stage the only 'rehearsal' space is the Bar/Foyer (also used by the Youth Theatre). With three shows routinely in rehearsal at any one time this creates real scheduling difficulties and often requires the use of other spaces off-site.
- Whilst most rehearsals are in the evening the theatre building is also in regular use during the day time with a substantial body of members involved in set construction, costume making, other production activities as well as others who are involved in the routine administration and maintenance of the Theatre and its fabric.

- Wokingham Theatre has agreed to work with the council to increase the community use of the premises. The new building will enable the Theatre to broaden its own offer as well as providing opportunity for use by other community groups.

PLANNING POLICY			
National Policy	NPPF	National Planning Policy Framework	
Adopted Core Strategy DPD 2010	CP1	Sustainable Development	
	CP2	Inclusive Communities	
	CP3	General Principles for Development	
	CP4	Infrastructure Requirements	
	CP6	Managing Travel Demand	
	CP7	Biodiversity	
	CP9	Scale and Location of Development Proposals	
	CP11	Proposals Outside Development Limits	
	Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
		CC02	Development Limits
		CC03	Green Infrastructure, Trees and Landscaping
CC04		Sustainable Design and Construction	
CC05		Renewable energy and decentralised energy networks	
CC06		Noise	
CC07		Parking	
CC09		Development and Flood Risk	
CC10		Sustainable Drainage	
TB12		Employment Skills Plan	
TB21		Landscape Character	
TB23		Biodiversity and Development	
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4	
	WPSS	Wokingham Parking Standards Study Report October 2011	

PLANNING ISSUES
<p>Description of Development:</p> <p>1. The proposal consists of single storey and two storey modular extensions to the building. With reference to orientation these comprise of;</p> <ul style="list-style-type: none"> • East - Two storey side extension to the western elevation that staggers in its depth, measuring a depth of 13.5m – 10m and between 6-7metres high (to the ridge).

- North – new gabled two storey entrance foyer (ridge is 9m, 6m with the two story projections from the east and west elevations and alternations to fenestration.
- South –part upper floor extension/ two storey side extension with a ridge height of between 6 and 7 metres to the ridge and alternations to fenestration.
- West – demolition of part of the existing building, and part two storey part upper floor side extension between 6 and 7 metres in height and alternations to fenestration.
- Two storey outbuilding measuring – 10x 18.8 metres and 5.1 metres to the ridge.
- Relocation of the entrance to face to the West
- Provision of 17 car parking spaces within the site

Principle of Development:

2. 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 (MDD) 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.
3. The site is located outside of development limits, where Policy CP11 of the Core Strategy applies. Policy CP11 not does not permit development outside development limits unless they conform to certain criteria, namely:
 - a) 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; **and**
 - b) It does not lead to excessive encroachment or expansion of development away from the original buildings; **and**
 - c) It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement; **or**
 - d) Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building.
4. With regard to point 1 of CP11, the proposal would not promote recreation in and enjoyment of the countryside and is not a rural enterprise. However the theatre is a registered charity enterprise within the countryside and this can be afforded some weight in consideration of the application. Wokingham Theatre was founded in 1947 and was located in Norreys Avenue which was within the Settlement Limits and since 1986 has been at the Cantley Site.
5. With regard to point 2 of policy CP11, the proposal would result in the significant expansion of the building and development across the site. The original theatre has a volume of 4104m³ and a footprint of 662m². The proposed development would result in a volume of 8820m³, an increase in volume of 115% from the original dwelling, and a footprint of 1340m², an increase of 102% from the original building.
6. The proposal would also include an outbuilding that would measure 10 metres x 18.8 metres, 3.5 metres to the eaves and 5.1 metres to the ridge. An, area of around 1137 Cm³.

7. The proposed extensions and storage unit would be visible from much of the park area and its countryside setting, and would alter its character.
8. As addressed in more detail below, the proposal extensions would result in a well-designed and attractive theatre building. However, in the context of the application site the proposed development it is considered to be at the limits of what can be accommodated on the site without appearing harmfully cramped. The front atrium is located to boundary of the site, with the entrance doors set back to the side. The proposed 17 parking bays are spread across the side and rear of the site, and the storage unit is located close to the rear boundary, with parking and access area between it and the theatre.
9. However, whilst tight in its own plot, the theatre is not located immediately adjacent to the surrounding buildings and given the relatively small plot would not significantly spread development further into the park and hence the countryside. Therefore its impact upon the open character of the countryside would be limited. Whilst located in the countryside, the site is also located between the settlement limits to the south (around 200 metres away) and the North Wokingham SDL to the north and west (the SDL boundary around 50 metres away to the north, and proposed housing some 91 metres to the west). Whilst this application must be considered in the context of its current location within the countryside, the sites location within an area surrounded by existing and consented development i.e. within an area which will have a more urban/suburban character in the future, is a material consideration.
10. A statement has been submitted to justify the need for the storage barn and extensions. 'Theatre Projects' an international theatre consultancy company provided input into the design process. They assisted in the design of the proposal. Currently the theatre lacks technical and support facilities and backstage area. The increased size of the theatre includes the need for a larger workshop, increased wardrobe space, areas for scene construction work which are important to the development and success of the theatre. The storage barn would provide safe storage for sets, furniture, and a wardrobe storage area. The storage unit would help to avoid the need to dispose of or store bulky items off site and to access and store easily on the site. The parking provision on the site is necessary as it goes some way to resolving concerns regarding parking.
11. Therefore on balance, given that the building is of good design, that the spread of development is limited to the relatively small area of the site, and that the extensions and outbuilding are necessary, it is considered that the harm the proposal would cause to the open character of the countryside would not be so adverse as to warrant refusal of the application.
12. The proposal does not relate to the replacement or conversion of buildings (Point 3 of Policy CP11) but point 6 is relevant. Policy CP11 not does not permit development outside development limits unless essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building.
13. Point. 4.17 of the Core Strategy includes '*...play and leisure or culture ...*' within the definition of a community use. Theatres would fall within the definition of leisure or culture with regard to the production, presentation and public viewing of shows.

14. However, Theatres are defined by the NPPF as a main town centre use.

Main town centre uses: ‘...culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities)’. (NPPF : Appendix 2: Glossary)

15. Policy TB16: Development for Town Centre Uses of the Managing Development Document requires that a sequential test is required for a proposal to locate a town centre leisure use of (including extensions) 500 sqm or above outside of the town centre. As such, the proposal would be expected to undertake a sequential test to demonstrate how it could not be accommodated in a sequentially preferable site – the Town Centre.

16. There are two main issues arising. The first is to justify the location of a town centre use outside of the town centre and the theatre outside the development limits, and secondly to justify the essentialness of the community facility.

The sequential test and justifying the theatre outside of the development limits.

17. With regard to justifying the location of a town centre use outside of the town centre and the theatre outside the development limits, in this instance, it is acknowledged that the existing site is in a purpose built theatre and has been located in Cantley Park, outside of the town centre and within the countryside since 1986. It is also recognised that that there are no suitable sites within the town centre that could reasonably accommodate the needs of the theatre and be available to the theatre.

18. Whilst located in the countryside, the site is also located between the settlement limits to the south and the North Wokingham SDL to the north and west. The sites future location surrounded by development is a material consideration.

19. The proposal site is also likely to become more sustainable with the development of the north Wokingham SDL. The proposal has social and economic benefits through the enhancement of a community cultural and leisure resource but also a charity enterprise, but in terms of environmental actors, the proposal would enhance the energy efficiency of the building (see para 35), and development of the SDL is likely to result in the improved sustainable forms of transport to the site (bike and bus).

20. There are also a number of mitigating factors, including the community use agreement which weighs in favour of allowing the extended facility to remain in this location. Therefore, on balance, the existing site, whilst outside of the town centre and outside the development limits, is considered to be an appropriate location for the extended theatre.

Whether an essential community facility

21. Whilst Wokingham Theatre is a membership organisation, it is recognised that the theatre has some engagement with the community presently. Non-members can book to watch performances and their auditorium can be made available to other productions or for work such as hair-dressing training and Brass Band performance.

They provide fund-raising opportunities for other local charities, , and charity band concerts and provided a base for events such as the Cantley fireworks and the Wokingham half marathon.

22. The proposal would involve increasing the contribution the theatre has as a community facility. The proposal would provide increased rehearsal space for groups using the theatre along with storage facilities. Such facilities are essential for the operation of a theatre with multiple shows/ activities. Such enhancements along with increased accessibility for the community would result in the provision of an essential cultural and leisure resource for communities in both using the facilities and observing shows. This has been secured as part of the new lease to Wokingham Theatre, which included the agreement that Wokingham Theatre works with Wokingham Council to increase community use of the premises to groups nominated by the landlord. This can be monitored by way of planning **condition 4**.
23. On balance, whilst the proposal is located in the countryside, the proposal would provide an important and essential cultural and leisure resource for the community, that the proposal would not adversely harm the character of the countryside and as such would not conflict with the principles of point 6 of policy CP11.

Summary

24. Taking points 1, 2 and 6 of Policy CP11 and Policy TB16 together, on balance, whilst the proposal would result in a town centre use located outside of the town centre and a theatre within the countryside, the existence of the theatre in that location, the absence of more suitably located site, its proximity to the SDL, along with benefit of the increased community access to use the proposed cultural and leisure facilities, that the benefits of the proposal would outweigh the harm to the extent that the proposal would not conflict with the principles of point 6 of policy CP11 of the Core Strategy and policy TB16 of the Managing Development Delivery Document and as such it would be unreasonable to refuse it on those grounds.

Character of the Area:

25. The proposal would result in the significant increase in the scale and massing of the building. These would be visible from around Cantley Park and therefore would have an impact upon the character of Cantley Park.
26. The proposed building is well designed and positively contributes to the character of Cantley Park. However, in the context of the application site the proposed development is at the limits of what can be accommodated on the site. The front atrium is located to boundary of the site directly adjacent to car parking spaces, with the entrance doors set back to the side. The proposed 17 parking bays are spread across the side and rear of the site, and the storage unit is located close to the rear boundary. The proposals spread across the site would necessitate the loss of trees to the front of the site and much of its grassed areas.
27. However, it is not unusual for theatres to occupy much of their site. A scheme of landscaping and the protection of trees and hedges where possible along the boundaries would help soften the impact of the proposal upon the otherwise open character of Cantley Park (**Condition 6 and 7**). Samples of materials have also been conditioned for both the extensions and storage unit in order to limit the visual impact of the proposal (**Condition 3**).

28. On balance, whilst the proposal is considered to be at the limit of what could be accommodated on the site, the proposed building is well designed and the otherwise cramped nature of the site, subject to tree protection, landscaping and control of materials, would not adversely harm the character of Cantley Park. As such, the proposal would accord with policy CP3 of the Core Strategy and the Borough Design Guide.

Residential Amenities:

29. The closest residential properties to the theatre are located some 41 metres away. The proposal would result in an additional 41 seats in its auditorium and would result in an increase in the use of the theatre by community and other groups. The theatre is an existing use and given its distance from these properties, it is considered that the proposal would not result in harm to residential amenity by way of noise pollution.

Access and Movement:

30. Concerns were raised that the proposal would result in parking stress within Cantley Park. The proposed plans originally showed the removal of 7 of the parking bays to the front of the building to accommodate an entrance. However this element has been removed from the proposal. The current proposal does not include the removal of any existing parking provision from Cantley Park.

31. The council's parking standards require 1 bay per 5 additional auditorium seats. The proposal would result in an increase of 41 seats requiring 8 parking bays. The existing site does not have a formal on site provision of parking. The proposal would result in 17 on site bays which would exceed the parking standard for the extension and would have the benefit of providing additional on site parking. This can be secured by way of **condition 5**. The theatre's use of the existing car parks within Cantley park is an existing situation and the proposed provision of parking within the site would accommodate the parking demand as a result of the extended theatre and associated community use.

32. The atrium of the proposed extensions would be located to the boundary with the line of car parking bays of Cantley Park. The proposal has been revised to relocate the entrance doors away from this parking area in order to avoid pedestrian and vehicle conflicts and such associated highway safety issues. The paths leading to the entrance doors allow suitable circulation space and the proposed landscaping provides a barrier between the walkway and the parking bays. The landscaping scheme is subject to **condition 6**. As such, the proposal would not result in issues of highway safety or result in additional parking stress, in accordance with policy CP6 of the Core Strategy.

Flooding and Drainage:

33. The council's flooding and drainage engineer has no objections to the proposal subject to condition (**Condition 8**).

Ecology:

34. The council's ecologist is satisfied that the proposal would not result in adverse harm to the local bat population.

Sustainable Design/Construction:

35. Policy CC04 of the MDD requires proposal of more than 100m² gross non-residential floor space should achieve the mandatory BREEAM level, and policy CC05 of the MDD requires proposals of more than 1000m² to deliver a minimum 10% reduction in carbon emissions through renewable energy or low carbon technology
36. The proposed extensions would result in an additional floor area that would exceed 1000m². This can be addressed by way of **condition 9**.

Community Infrastructure Levy (CIL)

37. As the proposal is not for new residential or retail floor space, it would not be a CIL liable development.

CONCLUSION

The proposal seeks to extend the theatre and its storage capacity in order to provide and enhance its facilities. The proposal is located outside of the settlement limits and in the countryside. In terms of planning policy (CP11 and the NPPF), theatres are town centre uses and should be located within the settlement limits. The proposal is also at the limits of what can be accommodated on the site.

On balance the proposal is an existing enterprise in this countryside location, the harm the proposal would cause to the open character of the countryside would not be adverse, its importance as a cultural and leisure resource, that the benefits of the proposal would outweigh the demonstrated harm to the extent that the proposal would not conflict with the principles of point 6 of policy CP11 and as such it would be unreasonable to refuse it on those grounds. Whilst at the limits of what could be accommodated on the site, the proposed building is of good design and landscaping and choice of materials would soften its impact. The proposal has been revised to remove reference to the removal of car parking spaces within Cantley Park and the access doors and circulation space has been revised to avoid vehicular pedestrian conflict. The proposal would provide on site parking that would comply with the councils standards.

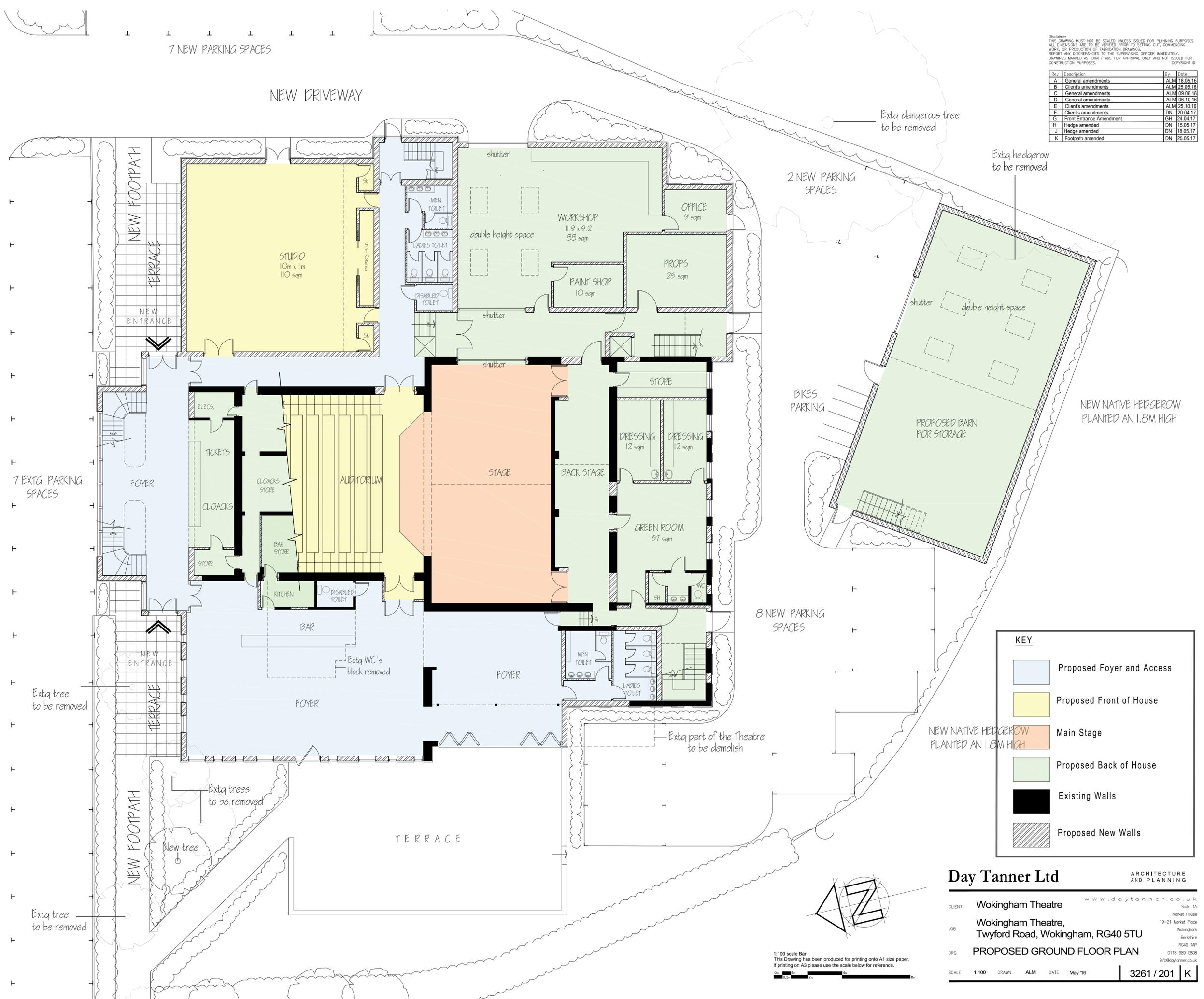
As such, on balance, although there is some conflict with development plan policy, there are material considerations including the community use of the building that mean that on balance the application is recommended for approval.

CONTACT DETAILS

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

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PRIVATE ROAD



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Rev	Description	By	Date
A	General amendments	ALM	18.05.16
B	Client's amendments	ALM	25.05.16
C	General amendments	ALM	09.06.16
D	General amendments	ALM	08.10.16
E	Client's amendments	ALM	25.10.16
F	Client's amendments	DN	20.04.17
G	Front Entrance Amendment	GH	24.04.17
H	Hedge amended	DN	15.05.17
J	Hedge amended	DN	18.05.17
K	Footpath amended	DN	25.05.17

KEY	
	Proposed Foyer and Access
	Proposed Front of House
	Main Stage
	Proposed Back of House
	Existing Walls
	Proposed New Walls

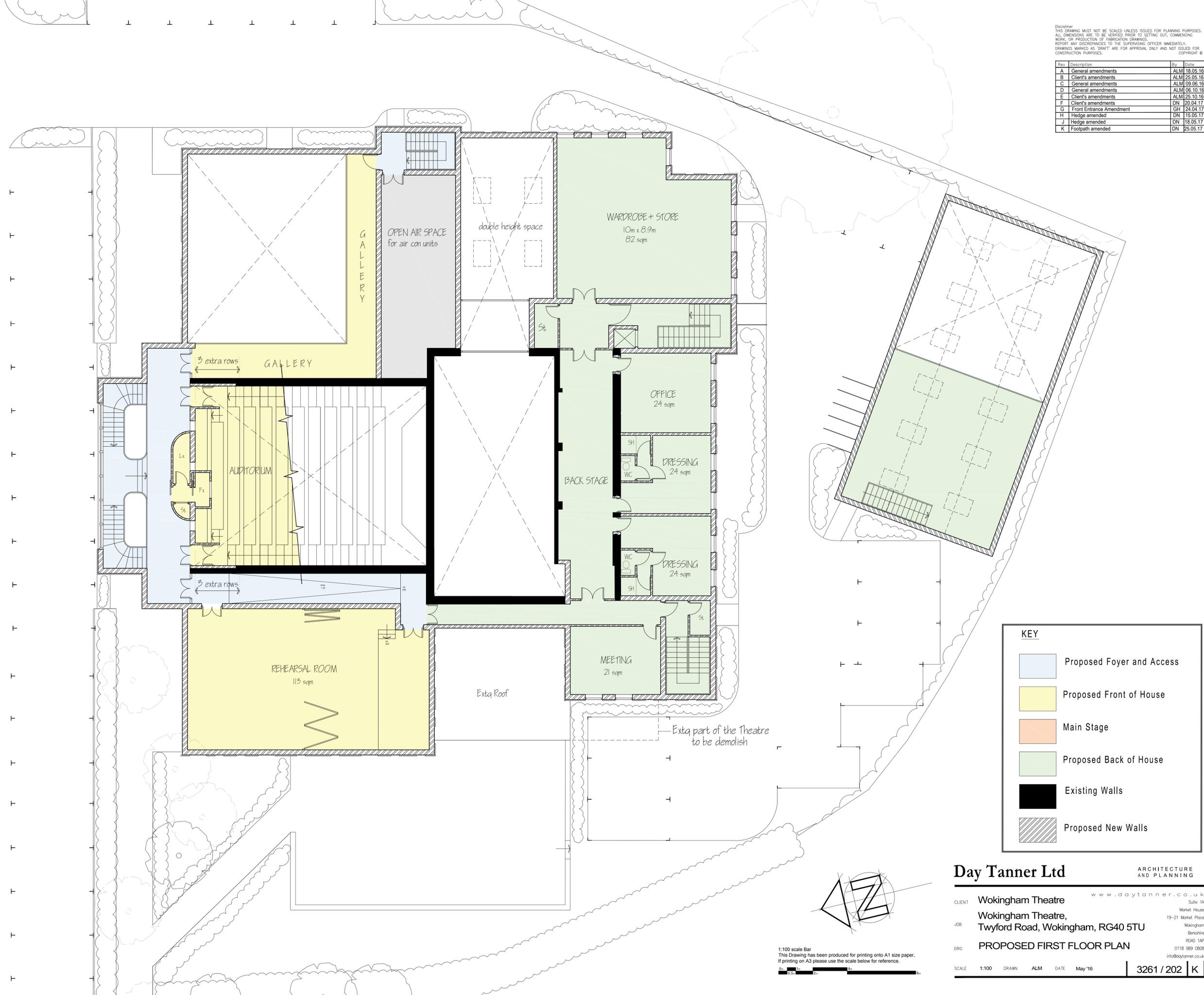
Day Tanner Ltd ARCHITECTURE AND PLANNING
www.daytanner.co.uk
 CLIENT: Wokingham Theatre
 JOB: Wokingham Theatre, Twyford Road, Wokingham, RG40 5TU
 DRG: PROPOSED GROUND FLOOR PLAN
 SCALE: 1:100 DRAWN: ALM DATE: May '16
 3261 / 201 | K

1:100 scale Bar
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H	Hedge amended	DN	15.05.17
J	Hedge amended	DN	18.05.17
K	Footpath amended	DN	25.05.17



KEY

- Proposed Foyer and Access
- Proposed Front of House
- Main Stage
- Proposed Back of House
- Existing Walls
- Proposed New Walls

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 CLIENT: Wokingham Theatre
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 DRG: PROPOSED FIRST FLOOR PLAN
 SCALE: 1:100 DRAWN: ALM DATE: May '16
 3261 / 202 | K

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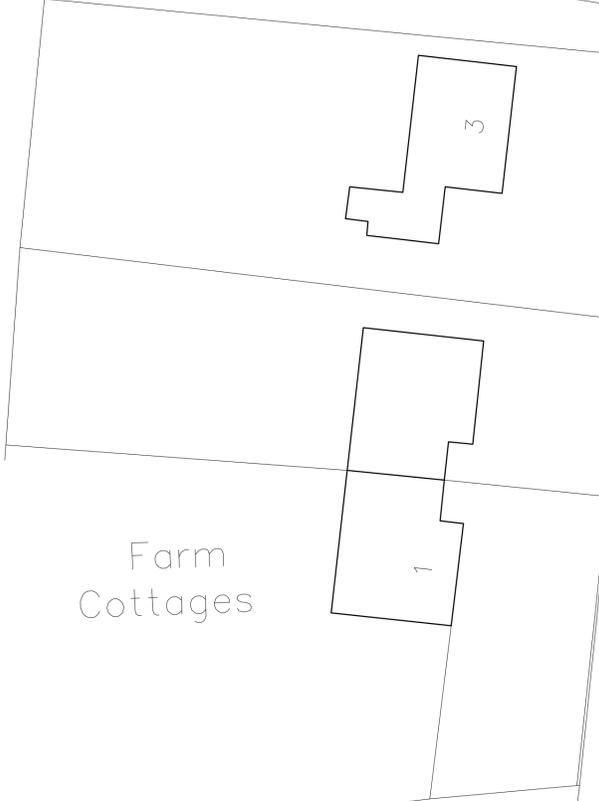
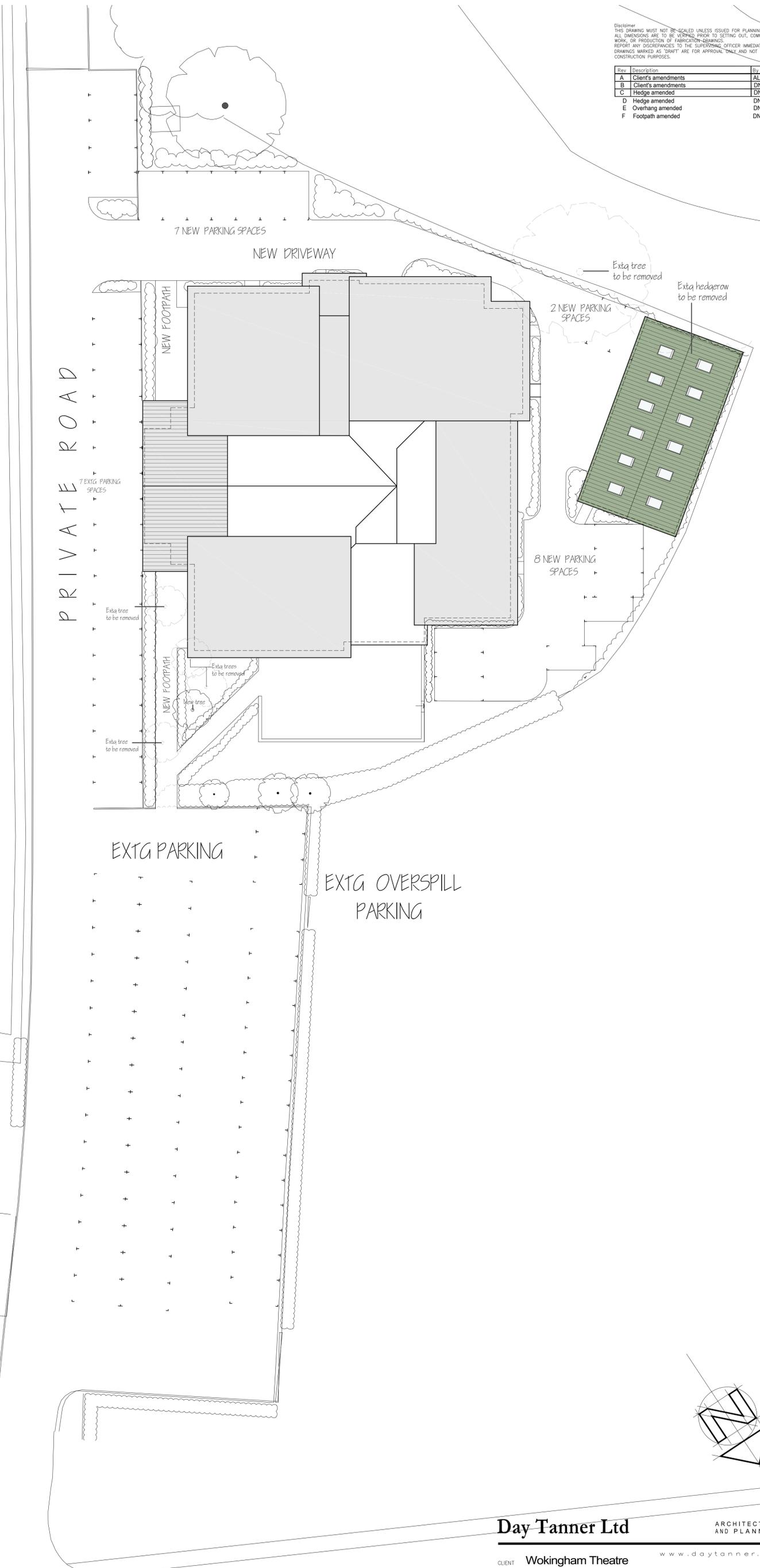
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Rev	Description	By	Date
A	Client's amendments	ALM	25.10.16
B	Client's amendments	DN	20.04.17
C	Hedge amended	DN	15.05.17
D	Hedge amended	DN	18.05.17
E	Overhang amended	DN	18.05.17
F	Footpath amended	DN	25.05.17

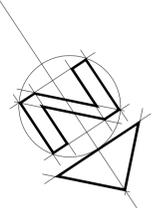
Cantley Park

PRIVATE ROAD



Site Plan (Scale 1:500)

TWYFORD ROAD



1:200 scale Bar
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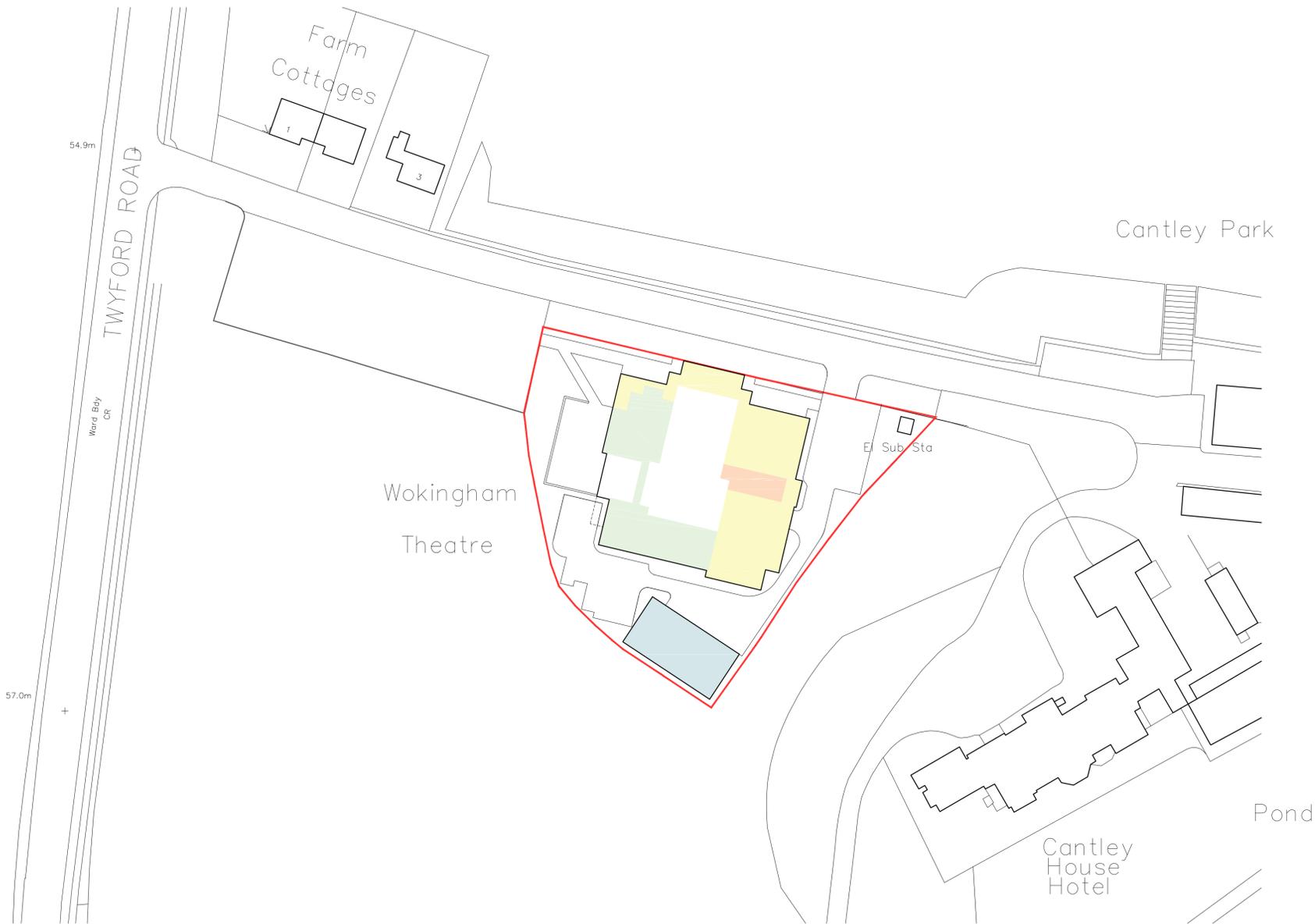
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 CLIENT Wokingham Theatre www.daytanner.co.uk
 Wokingham Theatre, Suite 1A
 19-21 Market Place, Wokingham, Berkshire, RG40 1AP
 0118 989 0808
 info@daytanner.co.uk
 JOB Twyford Road, Wokingham, RG40 5TU
 DRG PROPOSED SITE PLAN
 SCALE 1:200 DRAWN ALM DATE Oct'16 3261 / 213 F

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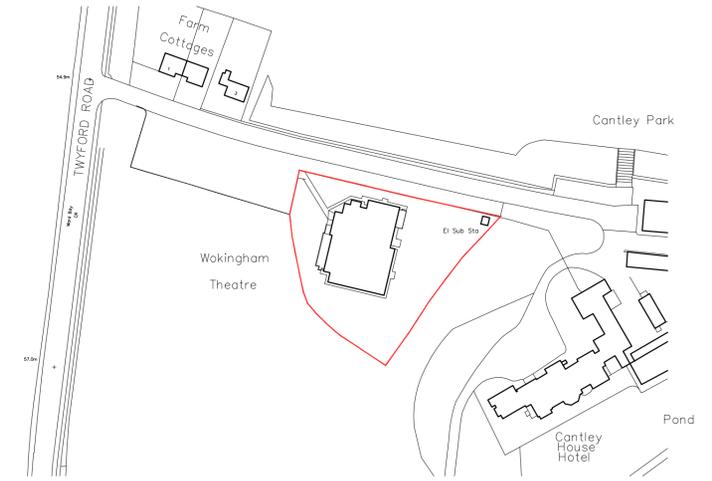
Rev	Description	By	Date
A	Client's amendments	ALM	25.10.16
B	Client's amendments	DN	20.04.17
C	Footpath amended	DN	25.05.17

113



Block Plan (Scale 1:500)

KEY	
	Proposed Ground Floor Extension
	Proposed First Floor Extension
	Proposed Ground Floor and First Floor Extension
	Proposed Barn
	Existing part to be demolish



Location Plan (Scale 1:1250)

1:500 scale Bar
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1:1250 scale Bar
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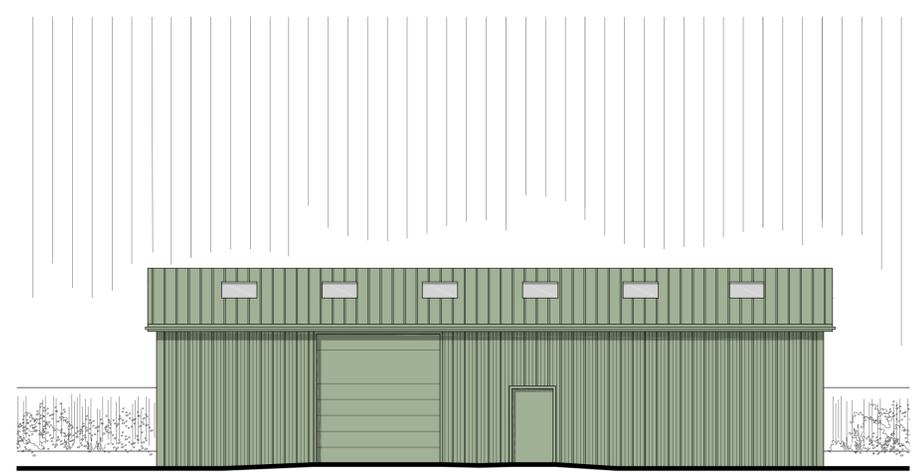
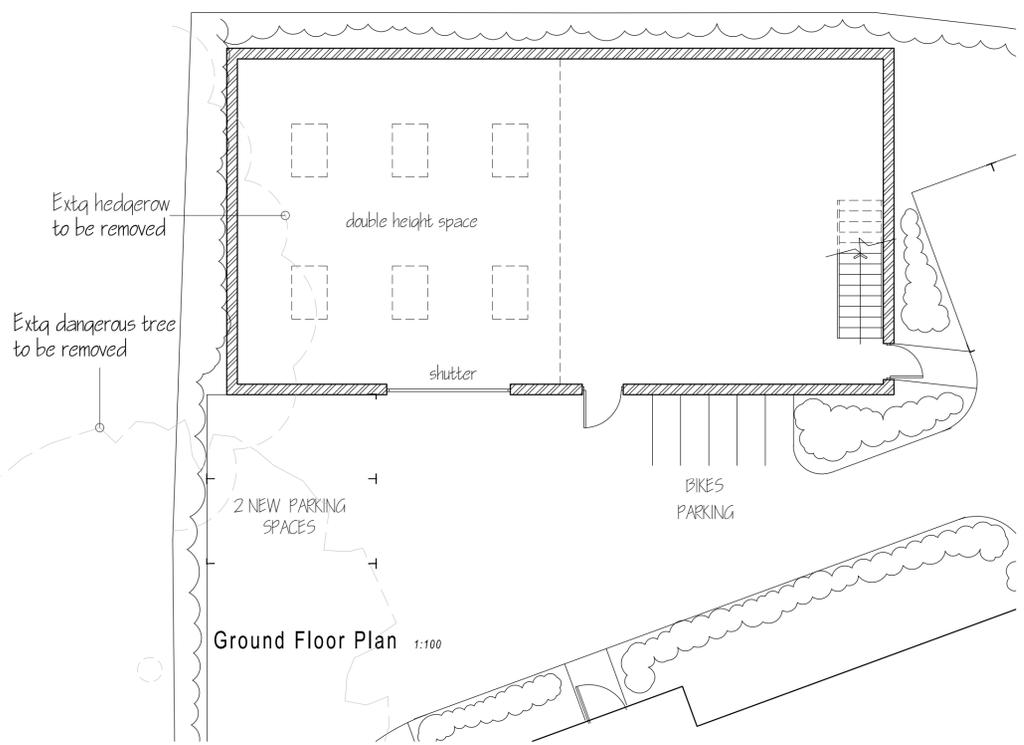
CLIENT **Wokingham Theatre** www.daytanner.co.uk
 JOB **Wokingham Theatre, Twyford Road, Wokingham, RG40 5TU**
 DRG **BLOCK PLAN & LOCATION PLAN**

SCALE 1:100 DRAWN ALM DATE Oct'16 3261 / 214 C

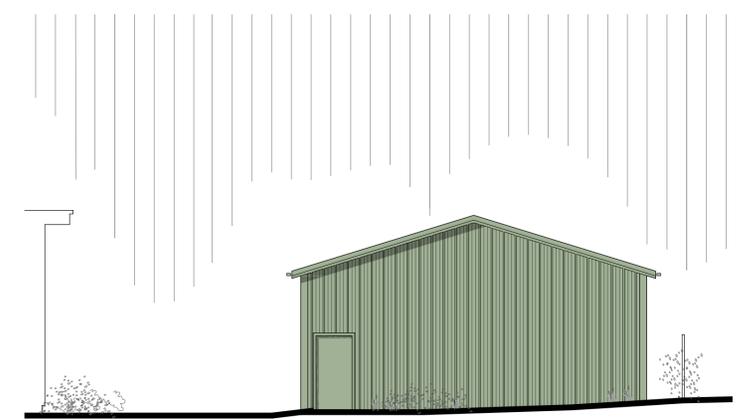
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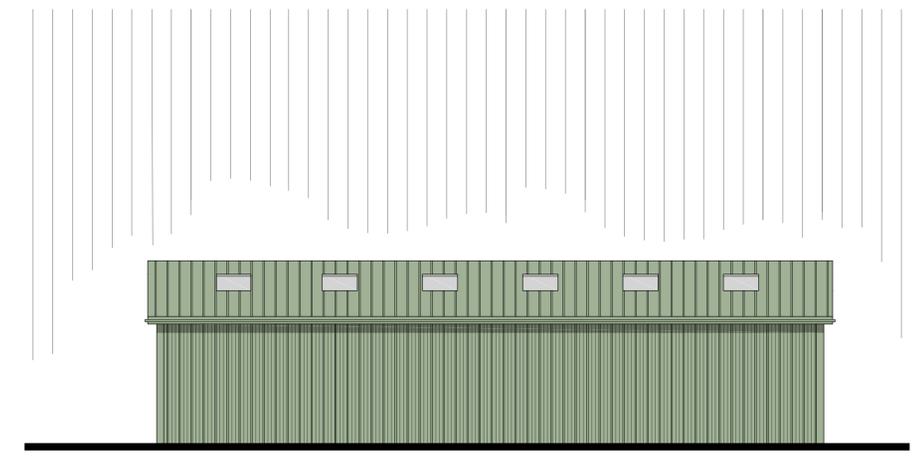
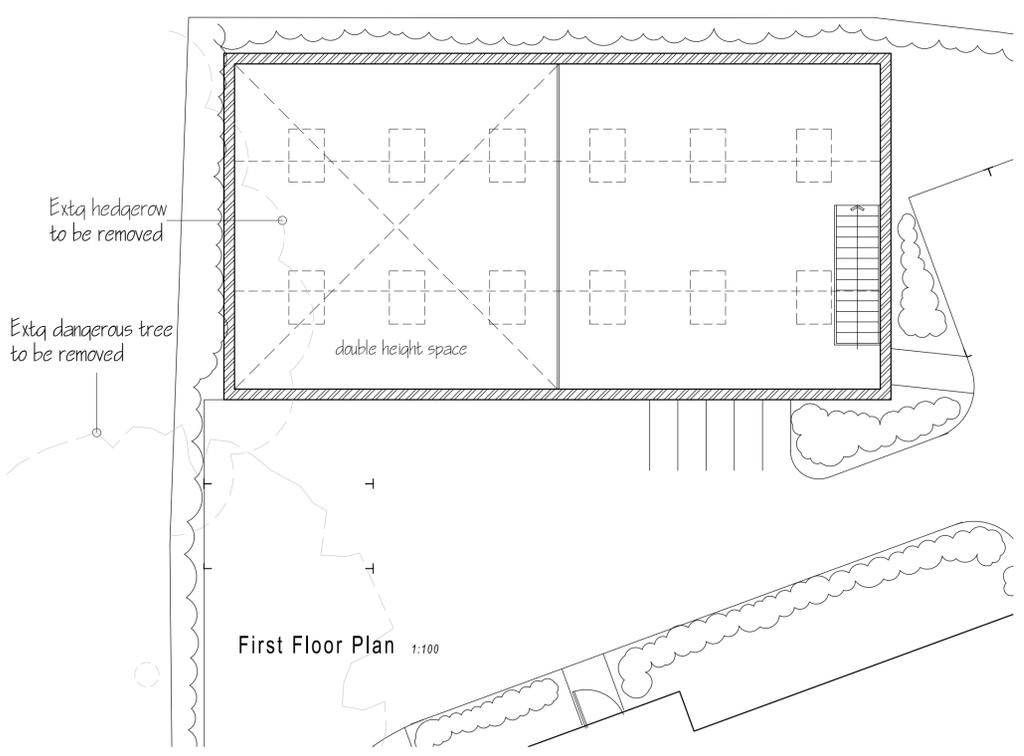
Rev	Description	By	Date
A	Client's amendments	ALM	25.10.16



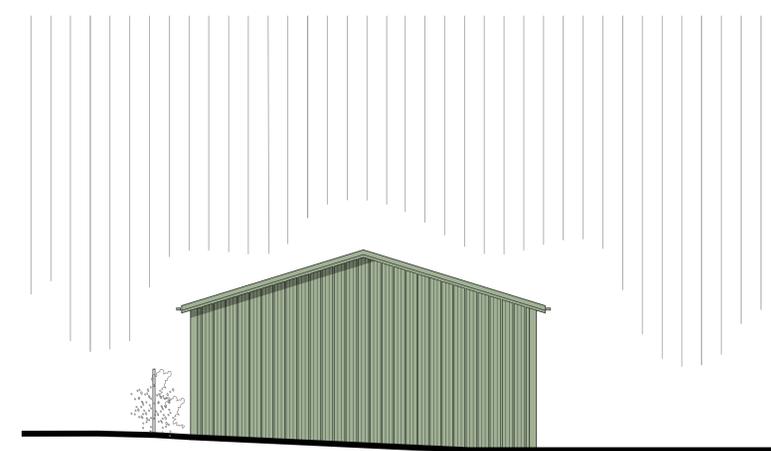
North Elevation 1:100



West Elevation 1:100



South Elevation 1:100

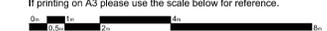


East Elevation 1:100

115



1:100 scale Bar
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CLIENT Wokingham Theatre
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 JOB
 DRG PROPOSED BARN
 SCALE 1:100 DRAWN ALM DATE Oct'16

Site 1A
 Market House
 Wokingham
 Berkshire
 RG40 1AP
 0118 989 0808
 info@daytanner.co.uk

3261 / 212 | A

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Response from Wokingham Town Council

I circulated this application to our Councillors on 5th January. I have not received any comments from them so it would be safe to say that the Town Council does not have any objections.

Regards
Mike Dunstan
Planning & Transportation Officer
Wokingham Town Council
Town Hall
Market Place
Wokingham
RG40 1AS
www.wokingham-tc.gov.uk

On 1 June 2017 at 17:02, Katie Herrington wrote:

I have not received any town council comments regarding the above application. It is going to be determined by the planning committee this month.

Have any comments been sent regarding this application? If so, please email them to me ASAP and if not please confirm that this is the case.

Kindest regards

Katie Herrington

Senior Planning Officer

Wokingham Borough Council

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Agenda Item 9.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
171007	8/8	Woodley	South Lake	WBC Application

Applicant Location Wokingham Borough Council
Highwood Primary School, Fairwater Drive, Woodley, Wokingham **Postcode** RG5 3JE

Proposal A full application for a single Storey extension for the creation of six classrooms to the north side of the existing car park and, a new Speech and Language building adjacent to the existing hall to allow for a 2 form entry school. Additional staff parking bays and Cycle Canopy provision. New pedestrian route from Woodlands Avenue and a new reception classroom garden to the north of existing nursery/reception block.

Type Full
PS Category 516
Officer Daniel Ray

FOR CONSIDERATION BY Planning Committee on 14th June 2017
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

The application proposes to extend the existing school to provide 2 form entry in to the school. To do this, a number of alterations and extensions are proposed. These include extending the school to the north in the existing carpark to provide 6 new classrooms. In addition a new Speech and Language unit is proposed to the south side of the car park adjacent to the existing hall. To facilitate this additional staff parking bays are proposed, increasing the number of spaces from 32 to 66 to accommodate the new staff. An addition cycle canopy would be provided as well as a new pedestrian access from Woodlands Avenue.

In addition, a new reception classroom garden is proposed to the north of the existing nursery/reception block.

A number of internal alterations would also be required including alterations to staff and administration areas, increasing the size of the Main Hall, alterations to office accommodation to convert them back to classrooms and minor fenestration alterations that serve corridors.

The proposed development is acceptable in principle as the development is within the major settlement location of Woodley and is already a school. No change of use is proposed. The extensions and alterations are within or immediately adjacent to the existing built form without expanding unnecessarily in to sports fields or the playground. The design of the proposed extensions would integrate well with the existing built form.

Overall, subject to the use of appropriate conditions the application is recommended for approval.

PLANNING STATUS

- Major Development (Woodley)
- Contaminated Land Consultation Zone
- Sand and Gravel Extraction
- Gas Pipes Consultation Zone

RECOMMENDATION

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

Conditions and informatives:

Conditions:

Timescale

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. *Approved Drawings*

This permission is in respect of the submitted application plans and drawings numbered:

612637-A-1004-PL1
612637-A-1005-PL1
612637-A-1006-PL1
612637-A-1007-PL1
612637-A-1008-PL1
612637-A-1011-PL1
612637-A-1013-PL1
612637-A-1014-PL1
612637-A-2205-PL1
612637-A-2206-PL1
612637-A-2207-PL1
612637-A-2208-PL1
612637-A-2301-PL1
612637-A-2302-PL1
612637-A-2303-PL1

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. *Hours of construction*

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

4. *Car parking and turning*

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.

5. *Construction method statement*

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.

6. *Travel Plan*

Prior to the commencement of the development 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.

7. *Landscaping*

Prior to the commencement of the development, 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)

8. *Retention of trees and shrubs*

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

9. *Protection of trees*

- 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

10. *Ecology*

Development shall take place only in strict accordance with the recommendations as set out in para 5.12 of the Preliminary Ecological Appraisal (19th December 2016), including the mitigation, compensation and enhancement proposals.

Reason: In the interest of local wildlife.

11. *External materials*

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

12. *Drainage*

Development shall not begin until drainage details have been submitted to and approved in writing by the LPA. The details should include:

- a) Soakage test results demonstrating that infiltration is achievable, in the case where infiltration is proposed.
- b) Acknowledgement from the utilities provider that their system has capacity to receive any extra flows generated as a result of the development, in a case where it is proposed to connect into an existing sewer network.
- c) Car park details indicating that the extended car park will be of permeable material.

Reason: This is 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.

Informatives:

Travel Plan

- a) The requisite Travel plan would need to comply with the latest national and local guidance:
 - i. NPPF Section 4 (Sustainable Transport)
 - ii. The Essential Guide to Travel Planning (DfT, March 2008)
 - iii. Delivering Travel Plans Through the Planning Process (DfT, April 2009)
 - iv. A Guide on Travel Plans for Developers (DfT)
 - v. 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.

- b) Attached to this decision notice/report is the full response from SGN as well as document SGN/WI/SW/2.

Positive and Proactive Working

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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Bats

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.

PLANNING HISTORY

- There is a lengthy planning history associated with the site, however none are directly relevant to this specific application.

SUMMARY INFORMATION

Site Area	24,146sqm
Proposed and existing land use	D1 – non-residential Institution
Existing pupil capacity	210
Proposed pupil capacity	420
Existing staff FTE	29
Proposed staff FTE	51
Existing parking spaces	32
Proposed parking spaces	66

CONSULTATION RESPONSES

WBC Environmental Health	No objection subject to condition 3
WBC Highways	No objection subject to conditions 4, 5 and 6
WBC Tree & Landscape	No objection subject to conditions 7, 8 and 9.
Southern Gas Network	Holding objection whilst local engineer responded lifted following further assessment. No objection
Sport England	however an informative is included and the duty of whoever is responsible for construction is to be briefed.
	No objection

REPRESENTATIONS

Woodley Town Council:

The Committee had no objections to the proposals to expand the school, but noted that there was concern among local residents, particularly in Fairwater Drive, regarding the

increased number of cars that would be parking in the area at school drop-off and pick-up times, and the additional congestion this would cause.

The Committee suggested that perhaps the car parks in the local area could be utilised for use by parents at the start and end of the school day.

Neighbours:

- 2 letters were submitted both raising concerns regarding the highway safety. Issues and comments raised include:
 - Safety of the children to and from school – could a drop-off zone be created within the school boundary in the same way as Addington did a few years ago when that was built.
 - Parking opposite the school is horrendous and concern has been raised that an accident will occur.
 - People dropping children off make it difficult for residents in Kingfisher Drive to access in and out of their garages.
 - Parents disregard the fact that they cause chaos when parked across driveways and forecourts as well as on pavements and verges.
 - Great thought has been given to the extra classrooms being built, but doubt that thought has been given to the parking situation and the extra traffic.
 - Can the Council and school come to some agreement with the car park opposite to the Bulmershe Swimming Pool on Woodlands Avenue. Parents could park there twice a day for dropping off and picking up. It would free up spaces around the residents homes.

APPLICANTS POINTS

- The proposed development would provide additional local school places for the growing community.
- The proposed development would be in keeping with the appearance of the existing school.

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP9	Scale and Location of Development Proposals
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC09	Development and Flood Risk (from all

		sources)
	CC10	Sustainable Drainage
	TB21	Landscape Character
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4
	NISS	DCLG – National Internal Space Standards

PLANNING ISSUES

Description of Development:

1. The application proposes a single storey extension on the north eastern aspect of the existing school to provide six additional class rooms. The extension would be approximately 48m in length and 14m wide. The height to the eaves would be 2.7m and an overall ridge height of 7.6m. The classrooms would be constructed using brick under a seamed sheet metal roof. Whilst the proposed extension is considerable, it would be seen in the context of the existing northern most elevation which expands some 90m in length. In this context and given the overall massing of the existing building, the proposed extension would not appear overly dominant nor would it unacceptably increase the overall massing and volume of the existing school.
2. Further development includes the construction of a new Speech and Language block, this would be a single storey flat roofed extension that measures 7m by 6.5m at a height of 3.8m.
3. Additional parking is to be provided via a new covered bicycle store proposed to allow for the increase in number of staff. Minor fenestration details are proposed on existing elevations that serve corridors. A new pedestrian access is proposed from Woodlands Avenue as well as a new garden to serve the existing nursery/reception block.

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 (MDD) 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. Policy CC02 of the MDD sets out the development limits for each settlement as defined on the policies map and therefore replaces the proposals map adopted through the Core Strategy, as per the requirement of policy CP9. Policy CP9 sets out that development proposals located within development limits will be acceptable, having regard to the service provisions associated with the major, modest and limited categories. As the site is within a major development location, the proposal is acceptable in principle.

Character of the Area & Landscape and Trees:

6. The school is situated to the west of Fairwater Drive. Parking is on the eastern boundary adjacent to the road. Sports pitches and playground space is to the north

and west of the main building. The sports pitch to the north of the school (south of Woodlands Avenue) provides a green buffer between the school and the main road. A concrete playground is located to the south of school and backs on to the rear garden of the northern most dwellings off Kingfisher Drive. Beyond the school boundaries, to the east are residential dwellings as well as to the south. To the north lies Addington School, Bulmershe Leisure Centre and more residential properties. To the west, a green area remains beyond which is the new Parklands residential development.

7. The proposed development would not adversely impact upon the character and appearance of the area. The proposed extension would be contained within the existing built form or closely associated with it to the north where 6 new classrooms are intended, the extension would be orientated east-west which would create a 3 sided courtyard around the parking area. The Speech and Language block would be less prominent visually and would result in a minor visual alteration to the appearance of the building.
8. Notwithstanding the increase in built form and the northernmost extension being more prominent from Woodlands Avenue, as well as Fairwater Drive, the use of brickwork under a standing seam profiled metal roof would be appropriate given the function and purpose of the building. A condition requiring samples of these materials (condition 11) would ensure that they do not adversely affect the character and appearance of the existing building and the setting of the area of which the school is sited.
9. Whilst there is an increase in the amount of built form within the school site and would lead to the loss of 6 established trees to the north of the existing built form, landscape proposals indicate that these would be replaced on a 1 for 1 basis. Regardless, a number of conditions (7, 8 and 9) would ensure that this takes place, are appropriate species as well as seeking enhancements visually especially as the site within an area urban landscape value. An appropriate landscaping scheme would ensure that the setting of the area is retained and enhanced.

Residential Amenities:

10. Despite the increase in built form, the proposed development would not result in any structures closer to neighbouring residential properties to the south than is already present. The proposed extension to the north would however introduce a new built form closer to some dwellings (2 to 12 Fairwater Drive, and no 1 Carrick Close), however the closest property (12 Fairwater Drive) would be some 37 metres from the eastern gable of the proposed classroom extension, with planting to be agreed as well as boundary screen and Fairwater Drive itself between the development site and the dwelling. In addition, the extensions themselves are single storey and are modest in height.
11. As a result, the proposed development due its size, scale and design, as well as its location in relation to neighbouring residential properties would not lead to any overlooking, overshadowing or overbearing impacts that would warrant refusal on amenity grounds.

Access and Movement:

12. As a result of the development, it is projected that the number of staff shall increase from 29 full time equivalent (FTE) members of staff to 51 FTE. An increase of 22

members of staff. At present, 32 car parking spaces (including disabled) are present. With an increase of 22 FTE staff members, at least an additional 22 car parking spaces should be provided. Instead, an additional 34 spaces are to be provided over existing provision. As a result the ratio between number of staff and parking provision improves substantially. The Council's Parking Standards document requires one parking space per full time member of staff (equivalent). The total of 66 spaces is in line with the Council's parking standards and as such is acceptable in this regard.

13. Concern has been raised by both the Town Council as well as local residents that pick and drop off arrangements negatively impact upon the safety of the highway during peak times as well as the inconvenience it causes local residents.
14. This is a material consideration relevant to this application where the number of students (and therefore pick up and drop off) shall increase. As such condition 6 requires an updated travel plan including arrangements for pick-up and drop-off of children. Drop off within the school boundary has been recommended by a local resident as has dropping off children at the nearby Bulmershe Leisure Centre car park. Both of these will be considered as part of the updated travel plan and appropriate arrangements and advice can be given to parents to ensure that minimal disruption to local residents takes place as well as ensuring the safety of children is kept to the best possible standards.
15. Notwithstanding the above, Highways have raised no objection to this application on highway safety grounds.

Flooding and Drainage:

16. The site is within Flood Zone 1 and there are no known flooding issues associated with the site. No objection is raised on this basis however it is not clear what material the car park shall be (permeable) and how current drainage works, as such approval is recommended only subject to the inclusion of condition 12.

Contamination:

17. No objection has been raised regarding potential contamination on the site. As such, the scheme is acceptable subject to the use of a condition relating to construction hours (condition 3) is included in any approval granted.

Gas Pipeline:

18. Initially a holding objection was submitted by SGN until a detailed consultation had taken place with a local engineer. Following receipt of the detailed consultation, no objection was forthcoming however there are requirements of the contractor to adhere to prior to and during construction. These are covered by Health and Safety Acts as well as covenants, an informative is therefore included to ensure correct processes take place in accordance with the advice given by SGN, and full details of their response shall be made available to the applicant.

CONCLUSION

The proposed development is acceptable in principle. The works would not have any undue impact on neighbouring residential amenity and adequate parking is provided in line with the Council's own parking standards. Conditions included with any permission granted would ensure that an appropriate travel plan is in place prior to the first

occupation of the extension.

In addition, formal advice has been provided by way of an informative to ensure the Gas Infrastructure network is not adversely affected by the proposed development. Recommendations for ecology and landscaping are ensured through conditions.

The proposal is therefore recommended for approval.

CONTACT DETAILS

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

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PL1	17.03.17	JR	AC	PLANNING ISSUE
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Client:
Wokingham Borough Council

Project Title:
**Highwood Primary School
Fairwater Drive, Woodley,
Reading, RG5 3JE.**

Drawing Title:
Location Plan

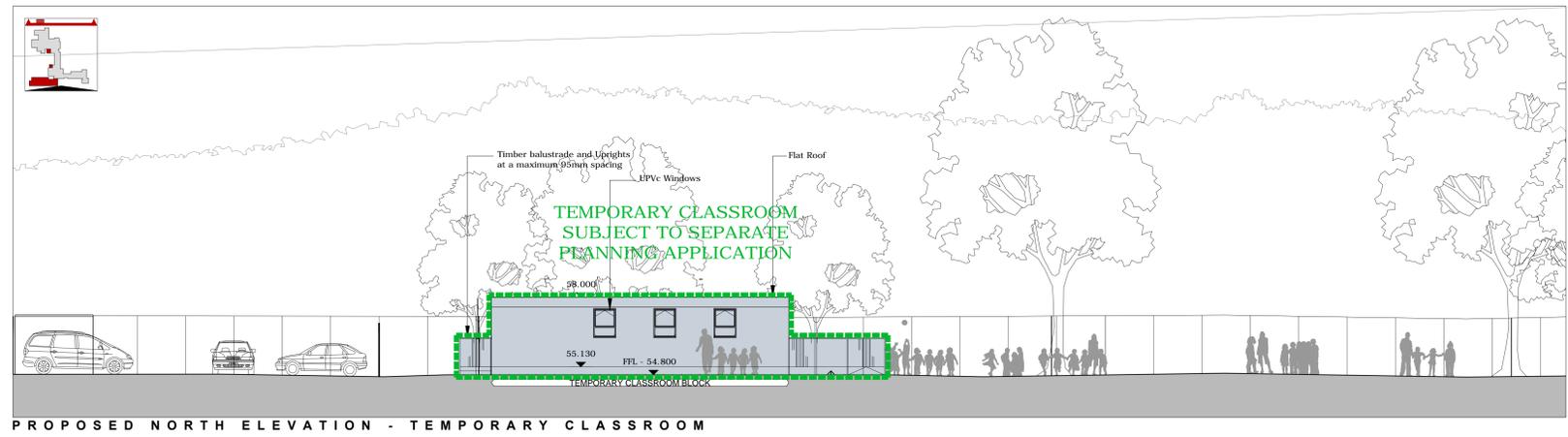
Status:
PLANNING ISSUE

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JR	FCG	AC	AC
Original Issue Date:	Scale @ A3:		
17/03/2017	1:1250		

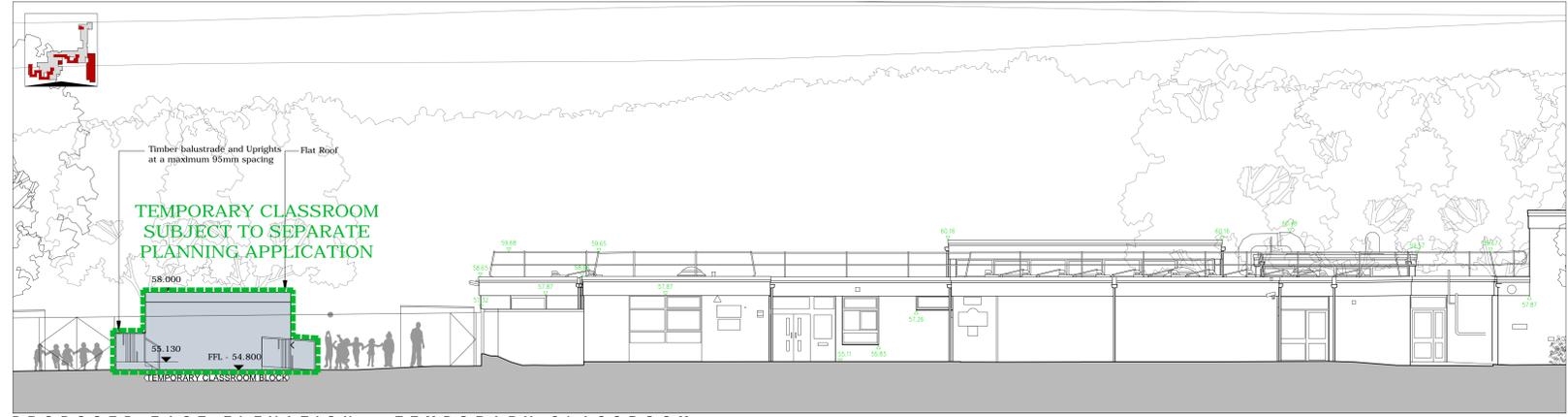
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612637	FCG	ST	XX
Type	Discipline	Number	Suitability
DR	A	1001	S2
			Revision
			PL1

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PROPOSED NORTH ELEVATION - TEMPORARY CLASSROOM



PROPOSED EAST ELEVATION - TEMPORARY CLASSROOM



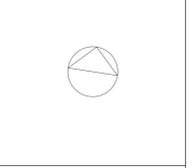
PROPOSED SOUTH ELEVATION - TEMPORARY CLASSROOM



PROPOSED WEST ELEVATION - TEMPORARY CLASSROOM

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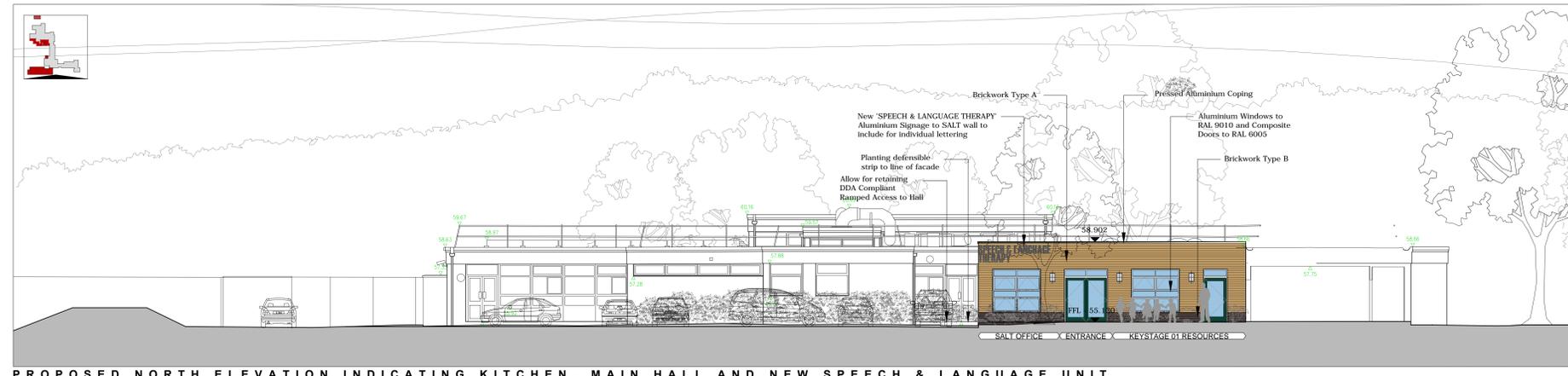


PL1	17/03/17	AC	AC	PLANNING ISSUE
Rev	Drawn	By	Checked	Comment
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<p>Client: Wokingham Borough Council</p>				
<p>Project Title: Highwood Primary School, Fairwater Drive, Woodley, Reading, RG5 3JE</p>				
<p>Drawing Title: Proposed Elevations Sheet 02</p>				
<p>Status: PLANNING ISSUE</p>				
Drawn By:	Designed By:	Checked By:	Approved By:	
AC	AC	JR	AC	
Original Issue Date: 17/03/2017		Scale @ A0: 1:100		
Job No	File Ref	Originator	Zone	Level
612637	FCG	ST	EL	
Type	Discipline	Number	Suitability	Revision
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NOTES



PROPOSED NORTH ELEVATION INDICATING KITCHEN, MAIN HALL AND NEW SPEECH & LANGUAGE UNIT



PROPOSED EAST ELEVATION INDICATING NEW SPEECH & LANGUAGE UNIT

PL 17.03.17 AC 28 PLANNING ISSUE
Rev Date By CMA Comment

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F: 0161 444 4444

Client: **Wokingham Borough Council**

Project Title: **Highwood Primary School
Fairwater Drive
Woodley
Reading
RG5 3JE**

Drawing Title: **Proposed Elevations
Sheet 03**

Status: **PLANNING ISSUE**

Drawn By: AC | Designed By: AC | Checked By: JR | Approved By: AC

Original Issue Date: 17/03/2017 | Scale: 1:100

Job No	File Ref	Originator	Zone	Level
612637	FCG	ST	EL	
Type	Discipline	Number	Suitability	Revision
DR	A	2208	S2	PL1

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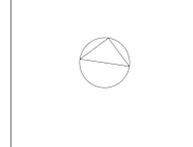
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Designed By	AC	Checked By	AC
Original Issue Date	17/03/2017	Scale @ A0	1:250
Job No	612637	Designation	FCG
Type	DR	Number	1004
Discipline	A	Sustainability	S2
Revision		Level	PL1

DATE OF NEXT REVIEW: 17/03/2017

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Client: **Wokingham Borough Council**

Project Title: **Highwood Primary School Fairwater Drive Woodley Reading RG5, SITE**

Drawing Title: **Proposed Site Plan**

Status: **PLANNING ISSUE**

Drawn By: AC | Designed By: AC | Checked By: JR | Approved By: AC

Original Issue Date: 17/03/2017 | Scale @ A0: 1:250

Job No: 612637 | File Ref: FCG | Designation: ST | Zone: S2 | Level: GF

Type: DR | Discipline: A | Number: 1004 | Sustainability: S2 | Revision: PL1

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Woodley Town Council

Clare Lawrence - Team Leader Development Management
Wokingham Borough Council
Shute End
Wokingham
Berkshire

Deborah Mander - Town Clerk
The Oakwood Centre
Headley Road
Woodley
Berkshire
RG5 4JZ

Telephone 0118 9690356

Fax

Case Officer : Daniel Ray

Date 24/05/2017

Application No :171007

Type : Full

Status : 0 New Application

Date Received : 24/04/2017

Applicant : Mr Neil Jones
Highwood Primary School
Fairwater Drive
Woodley
Berkshire
RG5 3JE

Agent/Architect :

Location : Highwood Primary School
Fairwater Drive
Woodley
RG5 3JE

Parish :

N.G.R. :

Road Class :

Proposal : A full application for a single storey extension for the creation of six classrooms to the north side of the existing car park and a new Speech and Language building adjacent to the existing hall to allow for a 2 form entry school. Additional staff parking bays and cycle canopy provision. New pedestrian route from Woodlands Avenue and a new Reception classroom garden to the north of existing Nursery/Reception block.

TOWN AND COUNTRY PLANNING ACT 1990 - LOCAL COUNCIL OBSERVATIONS

Woodley Town Council have considered the Application No 171007 and observations thereon are as follows :

The Committee had no objections to the proposals to expand the school, but noted that there was concern among local residents, particularly in Fairwater Drive, regarding the increased number of cars that would be parking in the area at school drop-off and pick-up times, and the additional congestion this would cause.

The Committee suggested that perhaps the car parks in the local area could be utilised for use by parents at the start and end of the school day.

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Agenda Item 10.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
171143	8/13	Shinfield	Shinfield South	Major Development

Applicant Mr Andy Glencross

Location Ryeish Green Sports Centre, Hyde End Lane, Spencers Wood **Postcode** RG7 1ER

Proposal Full application for the proposed construction of a new sports changing facilities and fitness suite following demolition of the existing building on site.

Type Full application

PS Category Major

Officer Christopher Kempster

FOR CONSIDERATION BY Planning Committee on: 14/06/2017

REPORT PREPARED BY Delivery Programme Director

SUMMARY

The scope of the development at Ryeish Green, and the subject of this planning application, is the refurbishment of the existing four court sports hall; the demolition of the adjoining single storey changing block and nearby former music block; construction of a new changing pavilion with reception, multi-use 100 sqm club room and 215 sqm fitness suite (gym) with 45 stations; along with associated access and car parking improvements.

The purpose of this development is to re-establish Ryeish Green as a venue for sport and recreation through the renovation of the old sports hall. The new build elements of the proposal aim to provide facilities that support the recently completed floodlit artificial grass pitch (AGP) development (permitted under planning reference: 161250) and improved natural turf pitches as well as serving the needs of the sports hall.

The site of the proposed development is located at Ryeish to the south west of Hyde End Lane and is within the South of the M4 Strategic Location (SDL). The site is located on the currently boarded-up sports hall; changing facilities, and music block which were originally used by the former Ryeish Green School. The newly opened Oakbank School does not currently use these facilities, but will become a user of the new facilities; including the natural grass playing pitches to the west of the development site.

The floodlit AGP that has been delivered on site will allow weekday training in the evenings and during inclement weather, along with weekend match-play. In addition, the newly improved grass playing pitches will be able to sustain greater use, and therefore the provision of quality support and changing facilities is required. These facilities will serve the needs of the growing local community within the south of the M4 SDL and wider area. This will also act as a facility for schools, where quality indoor and outdoor facilities for coaching, training and competitive sport, as well as casual active recreation, are in significant demand. The refurbished sports hall and new changing facilities, a large club room, a reception and a separate fitness suite will meet and

exceed Sport England and FA design guidance. The facilities will help deliver a sports hub within the south of the M4 SDL, with facilities focussed in one area which is the aim of the council and helps to ensure that the facilities are viable and easy to maintain. The design of the building is considered to represent high quality development and the delivery of the facilities will provide significant benefits to the local community.

The extension to the sports hall is predominantly single storey with a small first floor outcrop directly adjacent to the existing building to serve as a plant room. The design approach would link in well with the existing building, with a maximum height of 6 metres, and a modern design form has been used to provide a degree of distinctiveness from the existing hall and new sports complex. The design style is considered to be of high quality and is appropriate for the intended use of the building.

PLANNING STATUS

- South of M4 Strategic Development Location (Core Strategy Policy CP19)
- Shinfield CP
- Borough boundary
- Nuclear Installation Consultation Zone
- Burghfield Zone C: 5km
- Nuclear Installation Consultation Zone Burghfield Zone B: 3km
- Modest Development Location
- Countryside
- Thames Basin Heaths Special Protection Area 5km – 7km Zone (*Officer Note: this is not an issue in this case as the proposal does not involve residential development*).
- Affordable Housing Thresholds Public Open Space

RECOMMENDATION

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

Conditions and Reasons:

Time Limit

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).*

Approved Plans

2. This permission is in respect of the submitted application plans and drawings received by the local planning authority on 13/04/2017. 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.*

Contamination

3. 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 in writing by the local planning authority. If no contamination is encountered during the development correspondence confirming this fact shall be submitted to the LPA upon completion of the development

Reason: To ensure that any contamination on the site is remediated to protect the existing/proposed occupants of the application site and adjacent land

4. *External materials to be agreed*

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.

5. *Hours of operation – Community use*

The community use hereby permitted shall not operate other than between the hours of 08:00 – 23:00 Mondays to Saturday 09:00 – 22:00 on Sundays and National Holidays.

Landscape:

6. *Landscaping details (large scale)*

Prior to the commencement of the development, 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 TB2 (and TB06 for garden development).

7. *Retention of existing trees/ shrubs/ hedges*

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely

damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

8. *Protection of existing trees etc (small sites)*

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

9. *Site Levels - Ground and building levels*

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 roof 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(s).

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.

Highways:

10. *Cycle Parking (to be Approved)*

Prior to the operation 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.

11. *Construction Method Statement*

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.

12. *Hours of Construction*

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

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

Planning History - Site

161250	Full application for the proposed construction of a new full sized fenced and floodlit artificial grass pitch and associated access and car parking improvements. Conditional Approval (09/08/2016).
161091	Full application for the proposed installation of two modular classrooms and associated play areas on existing car park, to

	include canopy and access ramps. Formation of new car park access. Refurbishment of 6th form building to provide staff accommodation. Conditional Approval (09/08/2016).
F/2009/0770	Proposed erection of 2m high round and notched steel powder coated palisade fencing and gates to front of school site (facing on to Hyde End Lane). Approve (08/06/2009).
F/1996/64700	Proposed single storey extension to school. Conditional Approval (21/01/1997).
42416	Change of use from residential cottage to study rooms. Conditional Approval (12/05/1994).
42417	Single storey extension to resources centre. Conditional Approval (12/05/1994).
33947	Erection of sports and community centre. Conditional Approval (03/03/1990).
16014	Construction of ten class rooms sixth form teaching block and library unit. Conditional Approval (10/09/1981).
11004	Change of use of building to house mini-bus. Conditional Approval (05/07/1979).

Planning History - South of M4 SDL

F/2005/4827	Proposed construction of an Eastern relief road for Shinfield including a new bridge over the M4 motorway and under Cutbush Lane. Appeal withdrawn (31/10/2006).
O/2007/2268	Outline application for the proposed residential development (C3 Use) at a minimum of 30 dph plus creation of new vehicular accesses footpath links cycle ways and public open space. Approved (25/02/2008).
O/2009/1027	Outline application for phase 1 development of Science & Innovation Park (Access to be considered) plus full application for the construction of access road foot and cycle ways M4 overbridge and associated works including landscaping and engineering works plus erection of boundary wall and fence adjoining Shinfield Road/Access Road. Part demolition and reformation of facade of Stable Buildings at Lane End Farm and demolition of existing farm buildings. – Approved (27/10/2010).
F/2010/1428	Full application for the construction of an Eastern Relief Road (ERR) to Shinfield including the construction of road foot and cycle-ways an M4 over-bridge. Re-grading of embankments landscaping utilities creation of flood compensation areas and associated works including engineering and other operations. Erection of replacement boundary wall and fence adjoining Shinfield Road/ ERR part demolition of existing farm buildings at Lane End Farm and demolition/deconstruction of two poly tunnels south of Cutbush Lane. – Appeal Approved (08/11/2012).
F/2010/1434	Application for change of use of land from agricultural to Suitable Alternative Natural Greenspace (SANG) (Sui Generis use) and associated development to include pedestrian and vehicular

	access to car park, footpaths and landscaping. – Appeal Approved (08/11/2012).
O/2010/1432	Outline application for a residential development of up to 1 200 dwellings a further 150 units of specialist housing (including sheltered housing) for elderly persons a local centre to include a food store (2 500 sqm) and other retail and office uses a community building proposed extension of existing primary schools erection of a new primary school public open space sports pavilion suitable alternative natural greenspace (SANG) and access and landscaping. – Appeal Approved (08/11/2012).
F/2013/0347	Full planning permission for the erection of 276 dwellings with associated access landscaping and open space following demolition of existing dwelling and ancillary buildings (214a Hyde End Road). - Approved (24/12/2013).
O/2013/0565	Outline application for the erection of 100 dwellings with associated landscaping and open space means of access to be considered. – Approved (10/04/2014).
O/2013/0101	Outline planning permission for a residential development comprising up to 126 dwellings, public open space, children's play areas, accesses to Cutbush Lane and the Shinfield Eastern Relief Road, Landscaping, Ecological buffer zone, ground modelling, sustainable drainage systems and associated infrastructure. – Approved (22/07/2014).
VAR/2014/0624	Application to remove condition 48 of planning consent O/2010/1432 (the development shall be implemented in accordance with the approved Residential Travel Plan) – <i>Officer note: this has been removed, however a deed of variation has been agreed to the S106 agreement to secure contributions towards the councils own travel plan – My Journey.</i> Approved (22/10/2014).
F/2014/2323	Full permission erection of 9 dwellings north of Croft Road – Approved (23/03/2015).
NMT/2014/1837	Application for a non-material amendment to planning consent O/2010/1432 to allow for changes to condition 15 relating to Affordable Housing Provision – <i>Officer note: this application secured 16.6% on site affordable housing provision and a commuted sum for off-site affordable housing which has been secured through a deed of variation to the legal agreement.</i> Approved (23/10/2014).
RM/2015/1375	Reserved Matters application pursuant to Outline Planning consent VAR/2014/0624 for the erection of 69 dwellings including access roads garages parking spaces open space and landscape treatment of Phase 1a Shinfield West (access within site appearance landscaping layout and scale).

RM/2015/0630	Reserved Matters application pursuant to Outline Planning Consent O/2009/1027 for the development of phase 1A of proposed Thames Valley Science Park comprising the construction of a gateway building and all associated landscaping and ancillary works plus temporary car parking arrangements – Appearance, Landscaping, Layout and Scale to be considered.
160183	Application for Reserved Matters submission in respect of the primary infrastructure phase, including access roads, suds ponds, foul and surface water drainage and associated landscaping. Approved (15/04/2016).
161189	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). Approved (21/07/2016).

SUMMARY INFORMATION

- Site Area: 1.19 hectares
- Previous land use(s): Sport, recreation and parking
- Existing gross internal floorspace: D2 Assembly and leisure = 1,322 m²
- Gross internal floorspace to be lost by demolition : D2 Assembly and leisure = 664 m²
- Total proposed gross internal floorspace: D2 Assembly and leisure = 917m²
- Net additional gross internal floorspace following development: D2 Assembly and leisure = 253 m²
- Existing parking spaces: 49 cars, 0 cycles, 2 disability, 0 motorcycles, 0 minibus
- Proposed parking spaces: 127 cars, 12 cycles, 4 disability, 5 motorcycles, 4 minibus

CONSULTATION RESPONSES

WBC Archaeological officer	No comment
WBC Environmental Health	No comment
Royal Berkshire Fire and Rescue	Provide suitable private fire hydrants or other suitable emergency water supplies to meet Royal Berkshire Fire & Rescue Service requirements. Gates required for emergency access should provide a minimum 3.1m clear opening. Consider fitting sprinklers for economic sense and to protect the school and local community.
Thames Water	No comment
Southern Gas	No comment

Networks	
WBC Planning Policy	No comment
WBC Waste services	No comment
WBC School services	No comment
WBC Property services	No comment
WBC Children's play/ landscape services	No comment
WBC Building Control	No comment
WBC Asset Management	No comment
WBC Community Infrastructure Team	No comment
WBC Highways	Recommend approval with conditions 10 and 11
WBC Drainage	No objection
WBC Landscape and trees	No objection, please see conditions 6 - 9
WBC Ecology	No objection.
Shinfield Parish Council	Shinfield Parish Council welcomes the introduction of new leisure facilities within the parish, provided that the works do not add to surface water drainage issues within the area.
Berks Bucks and Oxford Wildlife Trust	No comment
WBC Conservation Officer	Recommend approval with no conditions. The development will have no material impact on any heritage assets, the nearest designated asset of which is some distance to the south (Nullis Barn, grade 2).
Environment Agency	No comment
WBC Affordable Housing	No comment
WBC Public Rights of Way	Recommend approval with no conditions
WBC Flood Risk Officer	No comment
Sport England	No comment

REPRESENTATIONS

Local Residents

- 1 letter of support from Shinfield Rangers FC in respect that the new facilities will allow the club to expand and be able to provide courses and tournaments.

- 1 letter of support from Spencers Wood Football Club as the proposal would allow the club to expand its membership and provide high quality modern facilities to its members.

PLANNING POLICY

National Policy

National Planning Policy Framework 2012

Technical Guidance to the National Planning Policy Framework 2012

National Planning Policy Guidance 2014

South East Plan 2009

Saved policy NRM6 - Thames Basin Heaths Special Protection Area

Wokingham Borough Core Strategy policies:

CP1 - Sustainable Development

CP2 - Inclusive Communities

CP3 - General Development Principles

CP4 - Infrastructure Requirements

CP5 - Housing Mix, Density and Affordability

CP6 - Managing Travel Demand

CP7 - Biodiversity

CP8 - Thames Basin Heaths Special Protection Area

CP9 - Scale and Location of Development Proposals

CP10 - Improvements to the Strategic Transport Network

CP11 - Proposals outside Development Limits (including countryside)

CP17 - Housing delivery

CP19 – South of the M4 Strategic Development Location

Appendix 7 – Additional Guidance for the Development of Strategic Development Locations

Managing Development Delivery Local Plan (MDD LP) policies

CC01 Presumption in Favour of Sustainable Development

CC02 Development Limits

CC03 Green Infrastructure, Trees and Landscaping

CC04 Sustainable Design and Construction

CC05 Renewable energy and decentralised energy networks

CC06 Noise

CC07 Parking

CC08 Safeguarding alignments of the Strategic Transport Network & Road Infrastructure

CC09 Development and Flood Risk (from all sources)

CC10 Sustainable Drainage

Residential Uses

TB05 Housing Mix

TB07: Internal Space Standards

TB09 Residential accommodation for vulnerable groups

Landscape and Nature Conservation

TB21: Landscape Character
TB23: Biodiversity and Development

SAL05: Delivery of avoidance measures for Thames Basin Heaths Special Protection Area

Shinfield Parish Neighbourhood Development Plan:

Policy 1 Location of Development
Policy 2 General Design Principles
Policy 3: Sustainable Development
Policy 4: Accessibility and Highway Safety
Policy 5: Parking
Policy 6 Trees, Hedgerows and Woodlands
Policy 7: Biodiversity
Policy 8: Flooding
Policy 9: Community Assets
Policy 10: Community and Sports Facilities
Policy 12 Broadband Provision

Supplementary Planning Documents

Wokingham Borough Design Supplementary Planning Document (18 February 2010)

Planning Advice Note, Infrastructure Impact Mitigation, Contributions for New Development (Revised 28th April 2010)

Sustainable Design and Construction Supplementary Planning Document (28 May 2010)

South of the M4 Strategic Development Location Supplementary Planning Document (October 2011)

Infrastructure Delivery and Contributions Supplementary Planning Document (October 2011)

Wokingham Borough Affordable Housing Supplementary Planning Document (2 June 2011)

A Vision for Our Villages: Ryeish Green, Spencers Wood, Three Mile Cross Character Statement

The Council's parking standards as set out within appendix 2 of the Managing Development Delivery Local Plan and referred to in para 4.38 of the Core Strategy

PLANNING ISSUES

Principle of Development and infrastructure delivery:

1. The application site forms part of a larger area designated under the Wokingham Borough Core Strategy as the South of the M4 Strategic Development Location (SDL).
2. Wokingham Borough Core Strategy Policy CP17 establishes a requirement to provide at least 13,487 new dwellings with associated development and infrastructure in the period 2006-2026. The majority of this new residential development will be in four SDLs, of which South of the M4 SDL is one of these. It

is anticipated that a phased development incorporating approximately 2,500 dwellings and associated infrastructure will be delivered on 77 hectares of land within the South of the M4 SDL (Appendix A7.14).

3. Core Strategy Policy CP19 is amplified by Appendix 7 of the Core Strategy, the South of the M4 Strategic Development Location Supplementary Planning Document (SPD) and Infrastructure Delivery and Contributions SPD, which addresses the associated infrastructure impacts across the whole Borough. These documents establish a requirement for a sustainable, well designed, mixed use development and make clear that a co-ordinated approach to the development of the SDL will be required to deliver the necessary infrastructure, facilities and services to meet the needs of the expanded community. The delivery of the sports facilities will help to achieve this vision.
4. The application site is located at Ryeish Green on the existing sports facility immediately within the South of the M4 Strategic Development Location. Core Strategy Policy CP11 (Proposals outside Development Limits) establishes the principle for outdoor sport or countryside recreation providing the scale, form, design and character are appropriate to the location. Policy 1 of the Shinfield Parish Plan seeks to ensure that new development is located within the identified development limits unless the benefits outweigh its adverse impacts. In this case, the site is already in recreational use and has existing buildings on it, some of which would be demolished and would therefore reduce the spread of development on the site. The delivery of the facilities would provide significant benefits to the local community with enhanced sports facilities. On this basis the principle of the development is considered acceptable in this case.

Site Description / Site Background:

5. The scope of the development at Ryeish Green, and the subject of this planning application, is the refurbishment of the existing four court sports hall; the demolition of the adjoining single storey changing block and nearby former music block; the construction of a new changing pavilion with reception, club room and fitness suite; along with associated access and car parking improvements.
6. The purpose of this development is to re-establish Ryeish Green as a hub for sport and recreation through the renovation of the old sports hall. The new build elements of the proposal aim to provide facilities that support the recently completed fenced and floodlit artificial grass pitch (AGP) development (Ref: 161250) and improved natural turf pitches as well as serving the needs of the sports hall and new 215 sqm fitness suite with 45 stations.
7. The first floor element of the extension, which will accommodate the plant room, would have a maximum height of 6 metres. The single storey element of the extension would have a maximum height of 5.3 metres. The existing changing facilities extend 25 metres from the existing sports hall and have a maximum height of 5.6 metres, and the proposed extension to the existing sports hall would extend 33 metres from the side elevation of the sports hall.
8. The site of the proposed development is located at Ryeish to the south west of Hyde End Lane and is within the South of the M4 Strategic Location. The site is located on the currently boarded-up sports hall, changing facilities and music block which was originally used by the former Ryeish Green School. The newly opened

Oakbank School does not currently use these facilities, but will become a user of the new facilities; including the natural grass playing pitches to the west of the development site. The site will also be open to the public.

Impact on the Character of the Area:

9. Core Strategy Policies CP1 Sustainable Development and CP3 General Principles for Development require high quality design that respects its context. This requirement is amplified by MDD LP Policies CC03 Green Infrastructure, Trees and Landscaping and TB21 Landscape Character and South of the M4 SPD. These policies require development proposals to protect and enhance the Borough's green infrastructure by retaining existing trees, hedges and other landscape features and incorporating high quality - ideally native – planting as an integral part of any scheme; within the context of the Council's Landscape Character Assessment.

10. Core Strategy Policy CP19 sets out the concept rational for the design parameters for the South of the M4 SDL and these are outlined in further detail in Appendix 7 of the Core Strategy. This states that:

“Development in a series of locations around the periphery of the three villages is required. This approach should consider the relationship between the current built areas and the open countryside. Opportunities to form new edges to the existing villages exist, allowing a managed transition between urban and rural.”

11. Policy 1 of Shinfield Parish Plan sets out the development limits. These follow those identified in the South of the M4 SPD. Whilst it is acknowledged that the development is outside of these limits, the merits of the scheme are discussed in paragraph 16 below.

12. Policy 2 sets out general design principles and requires that development is complementary to the built environment surrounding the development site and layouts should acknowledge existing landscape constraints. Policy 6 is concerned with trees, hedgerows and woodland within new developments and sets out a landscape led design approach with retention and appropriate buffers to existing important vegetation.

13. Further design guidance is provided by the South of the M4 SPD in section 4. Design principle 3 is concerned with character and states that there should be diversity and distinction in the SDL which should be enhanced through the application of character typologies.

14. The refurbishment of the existing sports hall, demolition of the adjoining single storey changing block and nearby former music block, construction of the new changing pavilion and associated access and car parking improvements, would be located wholly within the curtilage of the former sports centre site. The proposal site is bordered to the west by the new fenced AGP development beyond, Oakbank School to the north, the road access and car parking to the east and south, and a wooded stream to the south.

15. The proposed facility remains compact and attempts to occupy as limited footprint as possible leaving space around the building for maintenance access and emergency vehicles. The scale of the proposal is determined by Football

Association and Football Foundation guidelines for changing provision, and Sport England design criteria. The extension to the sports hall is predominantly single storey with a small first floor outcrop directly adjacent to the existing building to serve as a plant room. The design approach would link in well with the existing building, with a maximum height of 6 metres, and a modern design form has been used to provide a degree of distinctiveness from the existing hall and new sports complex. The design style is considered to be of high quality and is appropriate for the intended use of the building.

16. The proposed refurbishment and development is sited on an existing leisure centre and set away from residential development. Although the proposal would increase the built form within the countryside, Policy CP11 establishes that the intended use is an acceptable form of development. In addition, the demolition of the existing sixth form college would help to reduce the spread of development on the site. Given that the recreational use is established and that the site is not in a sensitive landscape area, the proposed development would not cause a significant harm to the site. Furthermore, any harm arising from the visual impact of the building would be outweighed by the public benefits of the delivery of the facilities for the local community and the proposal is considered in accordance with the principles of Policy CP11 and Policy 1 of the Shinfield Parish Plan.
17. In terms of the car parking, while this would increase the level of hardstanding, it is to be located on an area of previously developed land. The parking incorporates landscaping which would soften the impact of the car park.

Trees and Landscape Issues:

18. A small number of trees would be removed to facilitate the delivery of the additional parking spaces at the north of the site, and the access road and 12 bicycle spaces next to the existing sports hall. Following consultation with Wokingham Borough Council's Trees and Landscape Officer and the agent, the proposed site plan has been amended to include the T58 category A Oak tree and root protection area, as seen on the revised Tree Protection Plan (873-02.1 A) attached to the Arboricultural Impact Assessment (AIA). To accommodate this the two nearest parking spaces to the tree have been removed and minor alterations have been made to the location of the access road to the southern car park by repositioning it slightly further from the trunk of the tree and reducing the size of the planting bed at the end of the parking block in the middle carpark and the planting bed on the corner opposite the tree. Following these changes, the additional landscaping added to offset the losses within the car park, and subject to conditions 6 – 9, the Trees and Landscape Officer is satisfied that there would be no significant impacts on landscape or trees by the development.

Impact on Residential Amenity:

19. Core Strategy Policy CP3 requires that new development should be of a high quality of design which does not cause detriment to the amenities of adjoining land users. Policy 2 of the Shinfield Parish Plan seeks to ensure that new development does not harm existing residential amenity. Separation standards for new residential development are set out in section 4.7 of the Borough Design Guide.
20. The proposed development is located on the existing Ryeish Green Sports Hall and changing rooms. The nearest residential development is located at the front of the site at Hyde End Lane which is around 160 metres from the proposal. Other houses

are located on the east side of Hyde End Lane around 200 metres from the proposal. The main potential impacts arising from the application is the lighting and noise associated with the use of the sports centre and vehicle movements from the site. The remote location of the application site means that there would be no harm in terms of visual amenity, overlooking, overbearing or loss of light. In addition, Hyde End Lane, and the access to the site, is considered appropriate to accommodate the use of the site.

21. With regards to noise and lighting, the existing sports centre and changing facility have an established use and the lighting would be located in the car park and on the building which would be sited well away from any residential dwellings. Whilst the proposed development and increase in parking provision could potentially increase the level of use at the site, the remote location of the site compared to the existing residential development would limit the level of noise that would travel to the houses. As such it is considered that there are no significant impacts to the amenities of local residents.

Access and Movement:

22. Core Strategy Policy CP6 seeks to manage travel demand. Policy 4 of the Shinfield Parish Neighbourhood Plan requires development to provide good accessibility by car, cycle and foot whilst ensuring highway safety. Encouragement of the use of public transport is also promoted. Policy 5 of the Shinfield Parish Neighbourhood Plan sets out parking standards. These should be in line with WBC standards and well set out with good surveillance to parking courts.
23. The existing Ryeish Green Leisure Centre is accessed from Hyde End Lane. The proposal seeks to use the existing access arrangements and no changes to this are proposed. As the site has a former use, this arrangement is acceptable.
24. In terms of parking spaces, there are currently 49 cars, 0 cycles, 2 disability, 0 motorcycles, and 0 minibus spaces provided for the existing sports centre. Due to the proposed increased usage of the new sports centre, there would be an increase in parking spaces: 125 cars, 12 cycles, 4 disability, 5 motorcycles, 4 minibus spaces. This would be satisfactory for the needs of the proposal and also the recently constructed AGP adjacent to site.
25. The proposal currently has pedestrian links to the site from Hyde End Lane. The provision of footpaths and cycle links will also be enhanced by the delivery of the housing growth in the wider area and has been secured through the Spencers Wood and Three Mile Cross Walk and Cycle Strategy. These will provide attractive alternative routes for future users.
26. In terms of the wider highway network, although the use of the site will increase vehicular activity, the highways officer is satisfied that there is sufficient capacity in the area. Therefore, access and parking provision are considered acceptable.

Biodiversity Issues:

27. Core Strategy Policy CP7, carried forward by MDD LP Policy TB23, requires appropriate protection of species and habitats of conservation value. Policy 7 of the Shinfield Parish Neighbourhood Plan seeks mitigation and measures to enhance biodiversity. Design Principle 1b of the South of the M4 SPD (i-ii) is concerned with protection of ecological habitat and biodiversity features, together with mitigation of

any impacts that do arise.

28. Due to the proximity of the site to suitable bat foraging habitat, the buildings on the site have potential to act as roost sites for bats, which are a protected species. As several buildings are to be demolished it was recommended that a survey of the buildings by a trained and licensed bat worker be undertaken. Following the results of the bat survey, which showed no presence of bats, the Ecology Officer at Wokingham Borough Council was satisfied that the proposal would not have a significant impact to local ecology.

CONCLUSION

The proposed development comprising renovation of the old four court sports hall and construction of a new changing pavilion with reception, club room and fitness suite; along with associated access and car parking improvements, will provide enhanced facilities at Ryeish Green and support the recently completed fenced and floodlit artificial grass pitch (AGP) development (planning reference: 161250) and improved natural turf pitches. These facilities will benefit the residents of Wokingham, including local sporting clubs, Oakbank School, and help accommodate demand generated by the new housing being delivered in the South of M4 SDL. The design of the extension is considered to be of a high quality, is functional for the intended use and would help to let the building to blend into the landscape.

The proposal reflects the Council's adopted policies and those within the Shinfield Parish Neighbourhood Plan, and there are no significant impacts in respect to character to neighbouring resident's amenities or to the local environment. For these reasons the proposal is considered acceptable.

CONTACT DETAILS

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



Existing buildings to be demolished

Additional 31 space car park

1 no. existing space removed

Existing car park 29 spaces

5 motorcycle spaces

Bin Store

Delivery Access

12 bicycle spaces

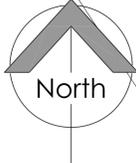
4 mini bus spaces

Existing Sports Hall Retained

Proposed 74 parking spaces + 4 disabled spaces + 4 mini bus spaces

Proposed pavilion development

Existing AGP



KEY
 Existing trees removed
 New trees planted

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 General Notes

No.	Revision / Issue	Date
B	Car park layout amended	05/17
A	Additional car parking added	04/17
		159

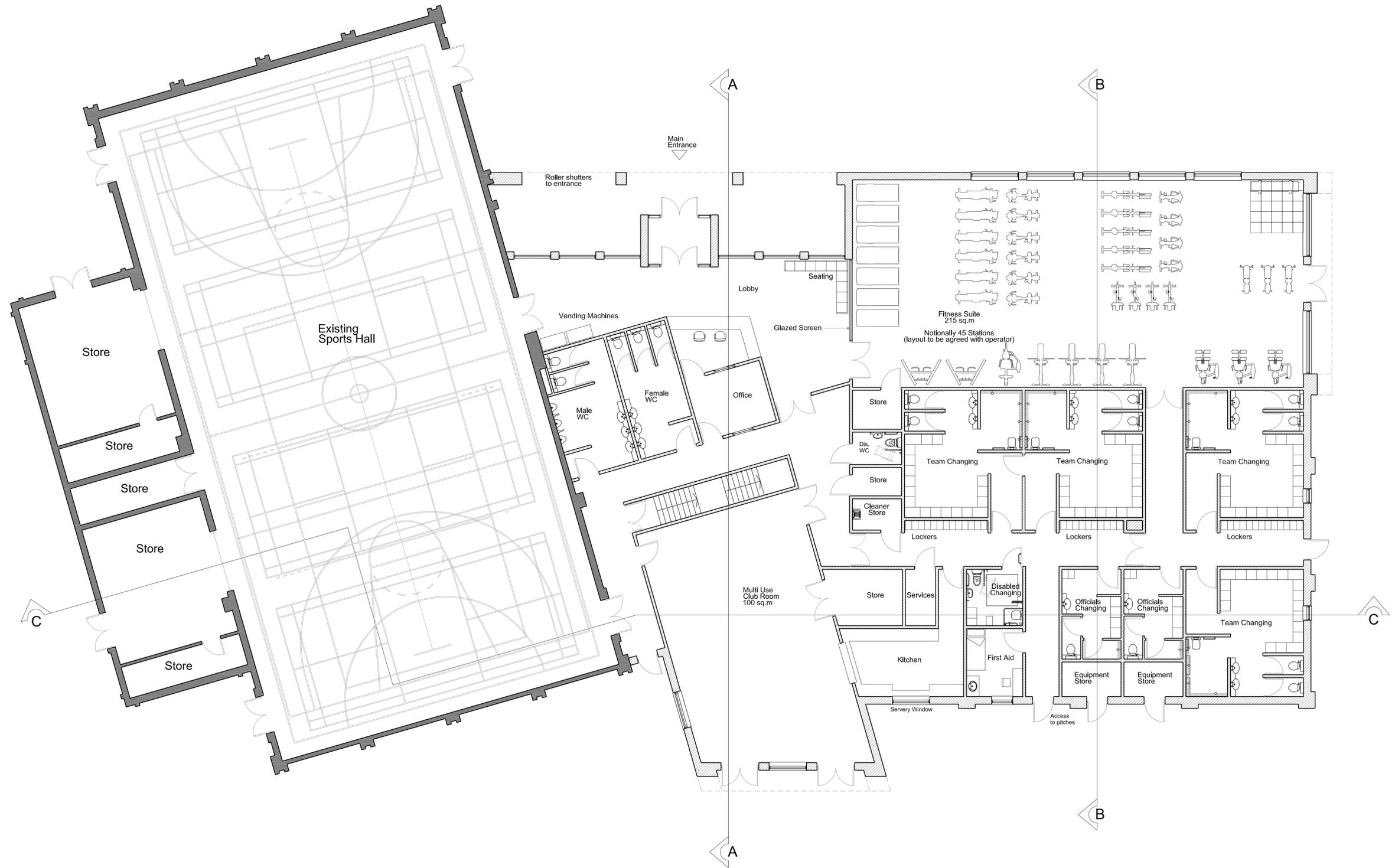
Issue Purpose
Football Foundation
 Client
 Workingham Borough Council
 Project
 Ryeish Green Sports Hub

STEVE WELLS ASSOCIATES
... making sport happen

Churchill House, Mill Hill, Pontefract, West Yorkshire,
 WF8 4HY t: 01977 797258 e: mail@stevewells-associates.com

Dwg. Title Proposed Site Plan 1-250	
Dwg. No. 205-037-1006	Rev. B
Scale 1:250 @ A1	Date April 2017
Drawn by NG	Checked DKW

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 General Notes

No.	Revision / Issue	Date

Issue Purpose
Planning
 Client
 Wokingham Borough Council
 Project
 Ryeish Green Sports Hub



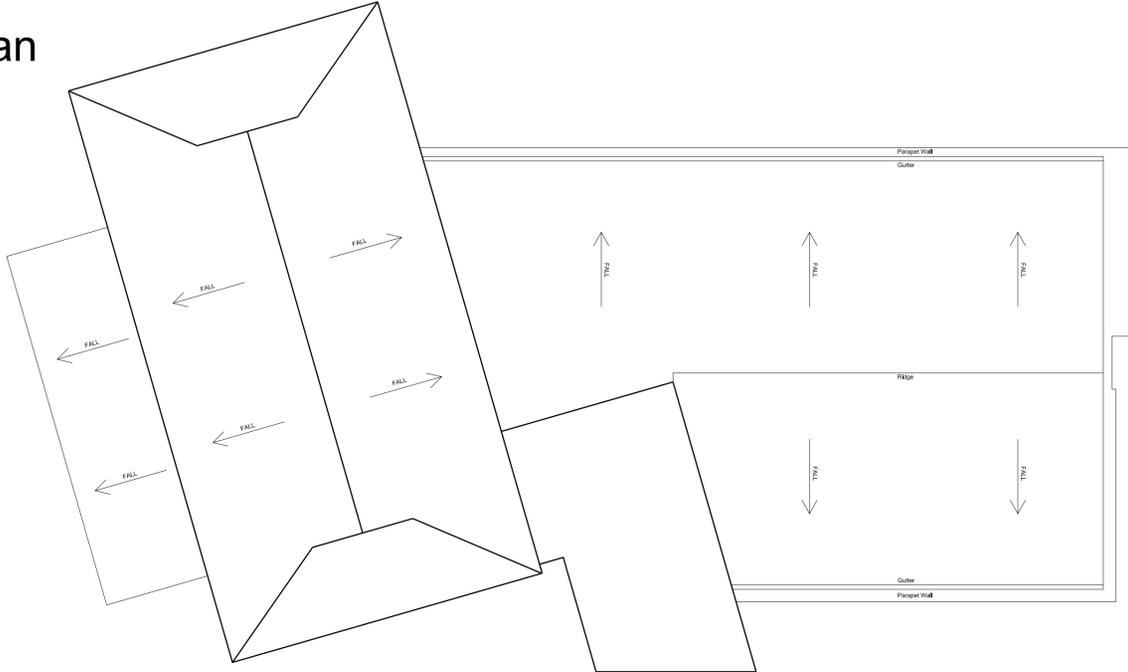
Churchill House, Mill Hill, Pontefract, West Yorkshire,
 WF8 4HY t: 01977 797258 e: mail@stevewells-associates.com

Dwg. Title
Proposed Ground Floor Plan

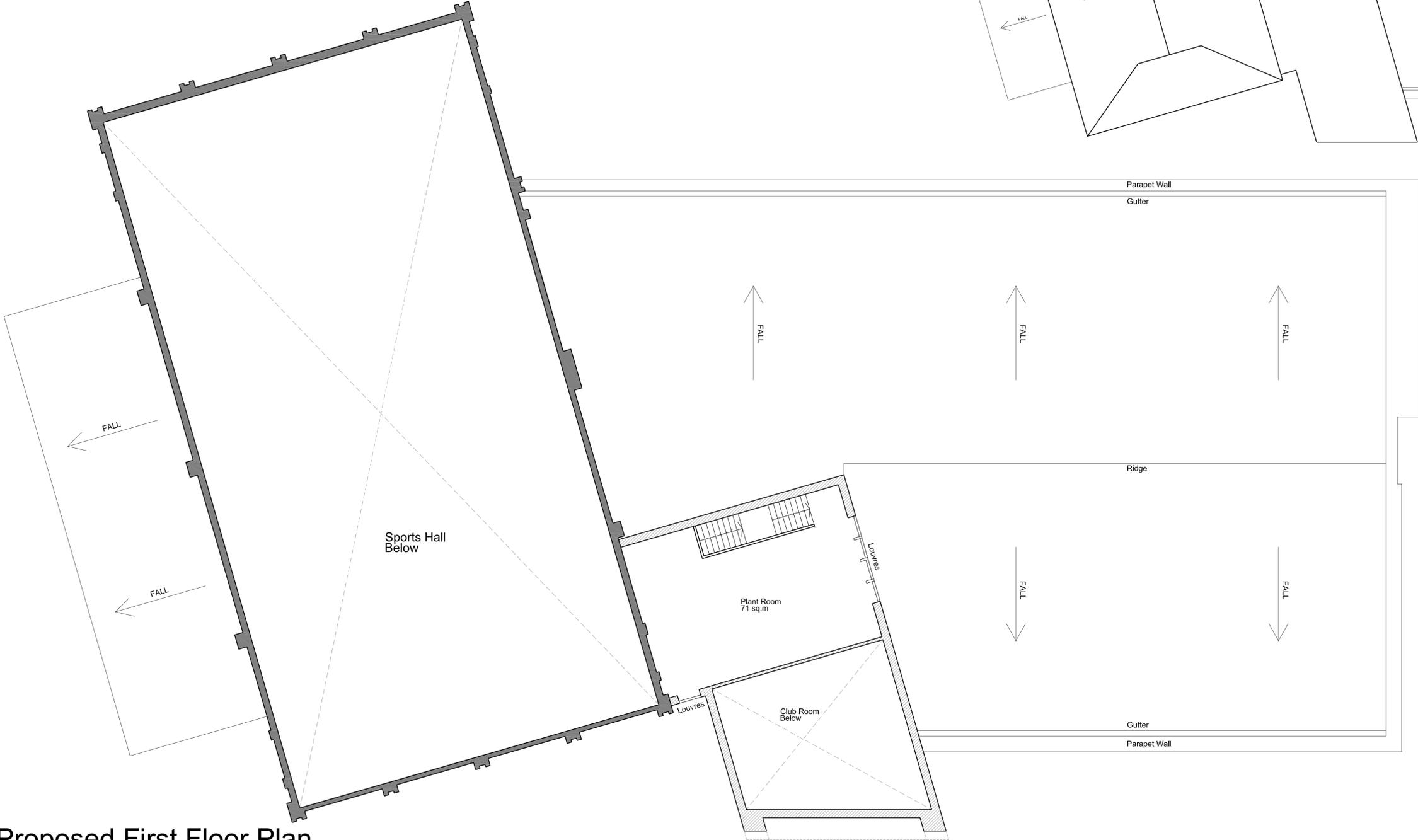
Dwg. No. 205-037-1008	Rev.
Scale 1:100 @ A1	Date April 2017
Drawn by NG	Checked DKW

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Proposed Roof Plan
Scale 1:200



163



Proposed First Floor Plan
Scale 1:100

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General Notes

No.	Revision / Issue	Date

Issue Purpose Planning
Client Wokingham Borough Council
Project Ryeish Green Sports Hub

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Dwg. Title Proposed First Floor & Roof Plans	
Dwg. No. 205-037-1009	Rev.
Scale 1:100 & 1:200 @ A1	Date April 2017
Drawn by NG	Checked DKW

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Proposed Front (North-East) Elevation



Proposed Side (South-East) Elevation



Proposed Rear (South-West) Elevation

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General Notes

Issue Purpose Planning		
Client Wokingham Borough Council		
Project Ryeish Green Sports Hub		
No.	Revision / Issue	Date

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Dwg. Title Proposed Rendered Elevations	
Dwg. No. 205-037-1012	Rev.
Scale 1:100 @ A1	Date April 2017
Drawn by NG	Checked DKW

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171143

Proposal

Sports Centre Hyde End Lane, Spencers Wood, RG7 1ER

Full application for the proposed construction of new sports changing facilities and fitness suite following demolition of the existing building on site.

Planning Officer

Chris Kempster

Comments by

Comment

Shinfield Parish Council welcomes the introduction of new leisure facilities within the parish, provided that the works do not add to surface water drainage issues within the area.

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Agenda Item 11.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
171120	5/8	Winnersh	Winnersh	WHL application
Applicant	Wokingham Housing Limited			Postcode RG41 5LD
Location	Grovelands Park, Grovelands Avenue, Winnersh			
Proposal	Application to vary conditions 2, 3 and 9 of planning consent F/2014/2611 for the erection of residential development of 6no two bed dwellings with associated external works. Condition 2, 3 and 9 relate to materials, elevation and boundary treatments respectively			
Type	Variation of condition			
PS Category	13			
Officer	Graham Vaughan			

FOR CONSIDERATION BY Planning Committee on 14th June 2017
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

The application site is within a major development location in the settlement of Winnersh and is un-used scrub land (although it is noted that construction has started). It is situated between a mobile home park and commercial units in Grovelands Avenue. The original application on the site was for the development of 6 x 2 bedroom dwellings which would all be provided as affordable housing through Wokingham Housing Limited. The scheme was approved subject to a number of conditions typically requiring further details to be agreed with the Local Planning Authority.

The current proposal seeks to alter parts of the design of the proposal. Specifically, the facing brick to be used would be changed, solar panels are proposed on the roof and a hedgerow is proposed to be replaced by close boarded fencing. None of these changes however are considered to have a harmful impact on the character of the area. Additionally, the changes to the boundary treatments and introduction of solar panels would not impact on the access to the site or residential amenity. As such, the scheme is considered to be compliant with the development plan and is recommended for conditional approval.

PLANNING STATUS

- Major development location
- Allocated sites for employment/commercial development
- Contaminated land consultation zone
- Wind turbine consultation zone
- Sand and gravel extraction
- Mineral consultation zone

RECOMMENDATION

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

A. Conditions and informatives:

Conditions 1, 2, 3 and 9 are varied to read as follows:

1. The development hereby permitted shall be begun before the expiration of three years from the date of planning permission F/2014/2611.
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. The materials to be used in the construction of the external surfaces of the buildings and all hardstanding hereby approved shall be in accordance with the submitted 'External Materials Schedule Rev A, pdp architecture, February 2017' unless otherwise agreed in writing with the Local Planning Authority.
Reason: To ensure that the external appearance of the development is satisfactory. Relevant policies: Core Strategy policies CP1 and CP3.
3. This permission is in respect of the submitted application plans and drawings numbered '27997-ED100 Rev G' and '27997-WD200 Rev C' received by the local planning authority on 10th May 2017 and the revised plan on 17th May 2017. 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.
9. The development hereby approved shall only be constructed in accordance with the submitted boundary treatment details as set out on plan '27997-WD100 Rev G' received by the Local Planning Authority on 10th May 2017 unless otherwise agreed in writing by the Local Planning Authority. The boundary treatments shall be implemented prior to the first occupation of the development and shall be maintained in the approved form so long as the development remains on the site.
Reason: To safeguard amenity and highway safety. Relevant policies: NPPF, Core Strategy policies CP1, CP3 and CP6.

Informatives 6, 7 and 8 are added:

6. It is noted that conditions 2, 4, 6, 9, 11, 12, 15, 17 and 20 have been previously discharged by applications 162580 and 170024.
7. After condition 9, the conditions have been re-ordered to read in numerical order.
8. All birds, their nests and eggs, are protected by law. It is a criminal offence (with certain exemptions) to deliberately or recklessly take, damage or destroy the nest of any wild bird whilst it is in use or being built. The hedgerow is likely to be used by nesting birds and any clearance should take place outside the bird nesting season (March - August inclusive) or areas to be cleared should first be checked for bird nests by an appropriately qualified person. If bird nests are found works that could disturb it must stop until any young have fledged the nest. If there is any doubt whether or not birds are nesting in the vegetation expert ecological advice should be sought and or clearance work should not be undertaken until after the end of the nesting season.

All other conditions of planning permission F/2014/2611 apply to this planning permission and are listed for information:

1. See above.

2. See above.
3. See above.
4. No development shall take place until there has been submitted to and approved in writing a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted. The works approved shall be carried out in the first planting and seeding seasons following the occupation of buildings. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species. *Reason: In the interests of visual amenity. Relevant policies: NPPF, Core Strategy policy CP3 and MDD Policy TB21*
5. No trees or hedges within the site which are shown to be retained shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the Local Planning Authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation. *Reason: To secure the protection throughout the time that the development is being carried out of trees, shrubs and hedges growing within the site which are of amenity value to the area, in the interests of visual amenity. Relevant policies: NPPF, Core Strategy policy CP3 and MDD Policy TB21*
6.
 - a) No development or other operation shall commence on site until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent the site in accordance with BS5837:2012 has been submitted to and approved in writing by the Local Planning Authority (The Approved Scheme); the tree protection measures approved shall be implemented in complete accordance with the Approved Scheme for the duration of the development (including unless provided by the Approved Scheme) demolition, all site preparation work, 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;
 - b) No development (including tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving the use of motor vehicles or construction machinery) shall commence until the Local Planning Authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on-site;
 - c) No excavation 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 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 and hedges growing within the site which are of amenity value to the area, in the interests of visual amenity. Relevant policies: NPPF, Core Strategy policy CP3 and MDD Policy TB21

7. 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.
8. No deliveries in connection with implementation of this development shall be accepted or dispatched outside the hours of 8:00am and 7:00pm Monday to Friday and 8:00am to 1.00pm on Saturday and at no time on Sundays or bank or national Holidays.
Reason: In the interests of the amenities of neighbouring occupiers.
9. See above.
10. 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 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
11. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing, the approved Statement shall be in accordance with the "Summary of anticipated vehicle movements "prepared by BDS Surveyors (TCG6360-14) and shall be adhered to throughout the construction period. The Statement shall provide for:
 - i. the parking of vehicles of site operatives and visitors;
 - ii. loading and unloading of plant and materials;
 - iii. storage of plant and materials used in constructing the development;
 - iv. measures to prevent the deposit of materials on the highway and details of wheel washing facilities;
 - v. measures to inform local residents of commencement of development by letter and provide appropriate contact details for residents to contact the developer if they have concerns or issues;
 - vi. details of vehicle deliveries to and from the site during the construction phase (including site clearance) including the types and size of vehicles used, the number, times and frequency of vehicle movements, and the routes to access the site;
 - vii. measures to ensure that the measures are implemented in accordance with the approved details associated with this condition.*Reason: In the interests of highway safety, safety and convenience and to ensure that neighbourhood amenity is preserved. Relevant policies: Core Strategy policies CP3 and CP6.*

12. 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: and
 - The un-adopted spaces shall remain as such at all times and shall not be allocated to any individual resident or household without the prior written approval of the Local Planning Authority.
- 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*
13. The cycle storage/parking shall be implemented in accordance with the approved drawings 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 and CP6 and MDD Local Plan policy CC07.*
14. Prior to development of the site, an assessment shall be carried out to determine whether any harmful materials are present and where such materials are found then measures shall be taken to prevent such materials from contaminating the land to be redeveloped. No building shall be occupied until a report detailing the assessment and where necessary mitigation measures undertaken, has been submitted to and approved in writing by the local planning authority.
- 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*
15. 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*
16. No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological works, in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Planning Authority.
- Reason: The site lies within an area of archaeological potential; the condition will ensure the satisfactory mitigation of any impacts upon buried archaeological remains in accordance with the NPPF*
17. No development shall take place until the Employment Skills Plan has been implemented in full in accordance with the details submitted.

Reason: In the interests of securing sustainable local employment. The development is in a rural location and its benefits to local employment help to justify the development. Relevant policies: NPPF, Core Strategy CP15, MDD Local Plan Policy TB12.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no buildings, extensions, or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the written approval of the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of neighbouring properties, preserve the character of the settlement and to ensure proper planning of the area. Plots are generally at or around the minimum separation distances and amenity space sizes so the Local Planning Authority wishes to assess the potential impact of such development. Relevant policies: NPPF, Core Strategy Policy CP1, CP3 and the guidance set out in the adopted Borough Design Guide.

19. No development shall take place until details of the implementation; maintenance and management of a sustainable drainage scheme have been submitted to and approved by the local planning authority. This shall include details of how prospective owners will be informed of the presence of SUDS structures in their Deed of Sales and what measures will be incorporated to ensure that they are not modified in any way and are maintained in perpetuity. The scheme shall be implemented and thereafter managed and retained in accordance with the approved details. Those details shall include:

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

Reason: To ensure that drainage measures are managed and maintained appropriately. Relevant Policies: NPPF, Core Strategy Policy CP3 and MDD Local Plan policies CC09 and CC10.

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

Reason: To ensure that drainage measures are managed and maintained appropriately. Relevant Policies: NPPF, Core Strategy Policy CP3 and MDD Local Plan policies CC09 and CC10.

Informatives:

1. The applicants' attention is drawn to the conditions of this decision which must be complied with prior to commencement of development. Commencement of development without complying with conditions may place the works outside of the development permitted by this decision and may be liable to enforcement action. The information must be formally submitted to the Council in writing together with the relevant fee. Once the details have been approved in writing the development shall be carried out only in accordance with those details.

2. The applicant is reminded that this permission does not authorise any off-site highway or other works and site access to the public highway. A separate legal agreement (Minor Works Agreement) made with the Council under s184/278 of the Highways Act 1980 is required. No work within or affecting the public highway shall commence until the agreement has been concluded and the Council, as local highway authority, has approved all construction and installation details together including with a programme of works.
3. 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.
4. The applicant is advised that the scheme would be Liable to the Community Infrastructure Levy (CIL) Schedule which came into effect on 6th April 2015. Therefore, this scheme will be liable to pay the Council's CIL upon commencement of development. Whilst the development may be eligible for social housing relief, the onus is on an applicant to make a claim to the Charging Authority.
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: addressing concerns relating to highway safety and residential amenities. 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

F/2014/2611	Erection of residential development of 6 no. two bedroom dwellings with associated external works conditionally approved on 23 rd July 2015
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SUMMARY INFORMATION

Site Area	0.20 hectares
Previous use	Undeveloped scrub land
Proposed units	6 (2 bedroom). All affordable.
Existing parking spaces	0
Proposed parking spaces	12
Proposed density	30 dwellings per hectare

CONSULTATION RESPONSES

WBC Ecology	No objection subject to informative
WBC Environmental Health	No objection
WBC Highways	No objection
WBC Trees and Landscape	No comments received
WBC Waste Services	No comments received

REPRESENTATIONS

Winnersh Parish Council: No comments received

Local Members: No comments received

Neighbours: No comments received

APPLICANTS POINTS

- Minor changes required to development to resolve site issues and improve scheme
- Overall, development provides affordable housing in a sustainable location

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework	
Adopted Core Strategy DPD 2010	CP1	Sustainable Development	
	CP3	General Principles for Development	
	CP4	Infrastructure Requirements	
	CP5	Housing mix, density and affordability	
	CP6	Managing Travel Demand	
	CP7	Biodiversity	
	CP9	Scale and Location of Development Proposals	
	Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
		CC02	Development Limits
CC03		Green Infrastructure, Trees and Landscaping	
CC04		Sustainable Design and Construction	
CC06		Noise	
CC07		Parking	
CC09		Development and Flood Risk	
CC10		Sustainable Drainage	
TB21		Landscape Character	
TB23		Biodiversity and Development	
	SAL07	Sites within Development Limits allocated for employment/commercial development	
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4	
	AH	Affordable Housing SPD	

PLANNING ISSUES

Description of Development:

1. Planning application F/2014/2611 was approved in 2015 for the development of the site to provide 6 x 2 bedroom dwellings. The permission was granted subject to a number of conditions, including referencing plan numbers and requiring details of materials and boundary treatments to be agreed with the Local Planning Authority (LPA) as set out below:

Condition 2: 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 buildings and all hardstandings shall have first been submitted

to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

Condition 3: This permission is in respect of the following drawings 'Site and Location Plan - 6360:14:1' and 'Proposed Plans and Elevations - 6360:14:2'.

Reason: To ensure the development is carried out in accordance with the application form and associated details hereby approved.

Condition 9: Before the development hereby permitted is commenced details of all boundary treatments 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 so long as the development remains on the site.

Reason: To safeguard amenity and highway safety. Relevant policies: NPPF, Core Strategy policies CP1, CP3 and CP6

2. The application proposes alterations to the approved scheme and agreed details through a change in the facing brick to be used, the introduction of solar panels on the roof and the replacement of an existing hedgerow with a close boarded fence. The original application was for six dwellings that would all be provided as affordable housing and this would not change. The proposal is before the planning committee because the applicant is Wokingham Housing Limited; a subsidiary of Wokingham Borough Council.

Principle of Development:

3. The principle of development was considered to be acceptable through application F/2014/2611 even with the loss of allocated employment land. The proposed changes relate to design matters and do not alter the location of the proposal or the use being applied for. As such, the site is still within development limits, would still provide six affordable residential units and therefore is still acceptable in principle.

Character of the Area:

4. The impact on the character of the area was considered acceptable through application F/2014/2611. The proposal does however alter aspects of the scheme that relate specifically to design. Due to lead in times for the production of the main facing brick, it is proposed to use a different type of brick. This would have more colours in the brick but would still maintain a predominant colour of red which would be similar to the approved brick. The introduction of solar panels to the roof would alter the appearance of the roof form to an extent, but it is not considered this would be harmful particularly as the panels would be set away from the roof edges. Although the replacement of hedgerows with close boarded fencing has a greater urbanising impact, there are close boarded fences near and around the site. As such, these impacts are not considered harmful to the extent it would warrant a different decision being taken.

Residential Amenities:

5. The impact on residential amenity was considered acceptable through application F/2014/2611 due to the layout of the proposal and the retention of hedgerows. The alterations to the development in terms of the materials used and the provision of

solar panels would not have any impact on residential amenity. The proposed closed boarded fencing would replace the hedgerow however this would provide an acceptable level of privacy, typical of residential areas. As such, no objection is raised.

Access and Movement:

6. The impact on highways was considered acceptable through application F/2014/2611. The alterations to the development would not result in any changes to the parking provision or traffic generation and as such no harmful impact would occur. Although additional close boarded fencing is proposed this would not detrimentally impact visibility from the site and therefore the Highways Officer does not raise any objection.

Sustainable Design and Construction:

7. The impact on sustainable design and construction was considered acceptable through application F/2014/2611. One of the alterations of the scheme however includes the provision of solar panels. Policy CC04 does not require a proposal of this scale to provide such renewable energy and neither does the scheme meet the requirement of policy CC05 in terms of achieving a 10% reduction in carbon emissions. It is noted however that the applicant requires the solar panel provision for aspects outside of the planning system. Given that the solar panels would provide renewable energy which is a benefit of the scheme, no objection is raised to achieving above and beyond the policy requirement.

Other Issues:

8. The previous application F/2014/2611 considered a range of other issues associated with the development of the site including the impact of noise and disturbance, amenity space and internal space standards, biodiversity and infrastructure mitigation. With the exception of biodiversity, none of these issues are considered to be impacted by the change to the design and appearance of the scheme and therefore no objection is raised. Conditions controlling these elements would also be attached to this permission. With regards to biodiversity, an informative is recommended about nesting birds.

CONCLUSION

The alterations to the scheme relate in the main to the design of the proposal. However, it is considered that no harmful impact would occur on the character of the area. The introduction of solar panels would increase the use of renewable energy sources and would be above and beyond the requirement of planning policy. Given this and the fact the scheme is for affordable housing, the application is considered to accord with planning policy and is recommended for conditional approval.

CONTACT DETAILS

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



External Materials:

Hard Works - Surfacing to be read in conjunction with S/E's specification

Slab Paving Type 1
65mm Marshalls Piora flag paving - pastel textured 'charcoal' coloured.
With 2-6 mm OGCR jointing between the slab.

Block Paving Type 1
Marshalls Keyblock Concrete Block Paving, 'Burnt Ochre' coloured. Unit size 200x100x70mm. Paving laid in Herringbone pattern. Boundary of car parking to be edged with a single line of block in running course, with 2-5mm sand joints.
Paving to be laid on 30mm laying course of class II sharp sand on 150mm Type One granular fill sub base (to S/E's specification).

Block Paving Type 2
Marshalls Keyblock Concrete Block Paving, 70% 'Natural' 30% 'Charcoal' coloured. Unit size 200x100x70mm. Paving laid in Herringbone pattern. Boundary of car parking to be edged with a single line of block in running course, with 2-5mm sand joints.
Paving to be laid on 30mm laying course of class II sharp sand on 150mm Type One granular fill sub base (to S/E's specification).

Kerbs
Marshalls Standard Kerb. Unit size: 150x914x125mm. Laid in running course to achieve nominal height difference between adjoining surfaces. The correct radius kerbs shall be used for all radii of 12m or less. For radii between 12m and 20m, 600mm long straight units shall be used.

Parking Markers
Marshalls Keyblock Concrete Block Paving 'Natural' coloured to distinguish from 'Block Paving Type 1', as detailed in key above. Unit size: 200x200x70mm. paving laid as indicated on plan.

Hard Works - Structures

Retaining Walls
Existing 1100mm high concrete retaining wall to be retained and made good as necessary.

1.8m close board fencing

Temporary tree protection fencing

Sheds
Sheds with hoop for two cycles to comply with SBD criteria

Water Butt
200 litre standard water butt with tap.

Soft Works - Existing

Vegetation

Existing Trees
To be retained and requiring protection

Existing Trees
To be removed

Existing Shrubs
2m Laurel Hedge to be retained

Lawn

Soft Landscaping
For planting Proposals please see Enygo drawing number - SHF.1236001.L.D.001

Proposed trees

notes

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all dimensions to be checked on site prior to commencement of construction works and the architect notified of any discrepancy.

figured dimensions are to be used in preference to scaled dimensions.

no deviation from this drawing will be permitted without prior consent of the architect.

all drawings are prepared subject to a full measured and structural survey of the buildings and site.

all structural work is subject to the appointment of a structural engineer to confirm and agree the structural proposals.

os promap licence no. 100020449.

health & safety:
exceptional risks involving specific methods of construction or exceptional maintenance issues:

NO SIGNIFICANT RISK

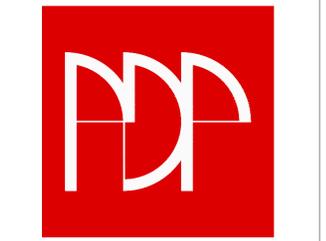
scale width 50 mm @ a1 - 25 mm @ a3

revision	notes	date	drawn	checked
A	Sheds, paths, fencing signs, tree fencing added. Paving area updated to allow for bins.	19.10.16	SH	HM
B	Paving & note updated.	16.11.16	SH	HM
C	Drainage, levels & notes updated.	28.11.16	SH	HM
D	Fence to North boundary extended. Paving notes amended	06.01.17	SJW	MJW
E	Block Paving Specification amended	09.02.17	SJW	
F	1.8m fencing added to front boundary	14-03-17	HM	

client

FRANCIS CONSTRUCTION
Quality Through Experience

BUILDING REGS



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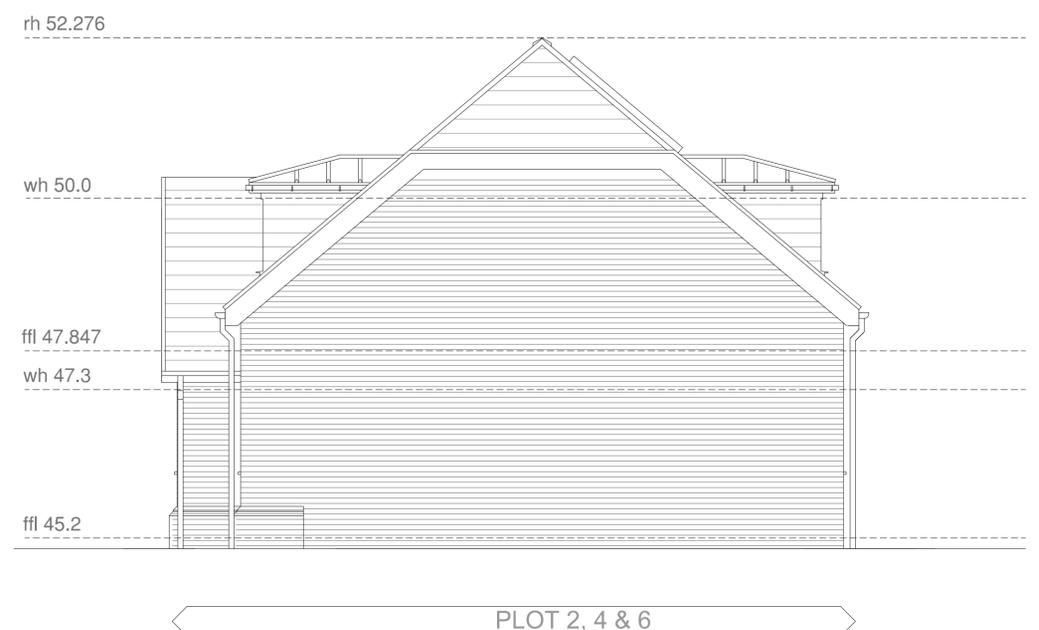
project Grovelands Avenue, Newnesh, Berkshire
drawing number - SHF.1236001.L.D.001
detail Site Plan

drawn	SM	checked	HM
date	Oct 2016	status	Building Regs
a1 scale	1:100	a3 scale	1:200
			27997-WD100 G

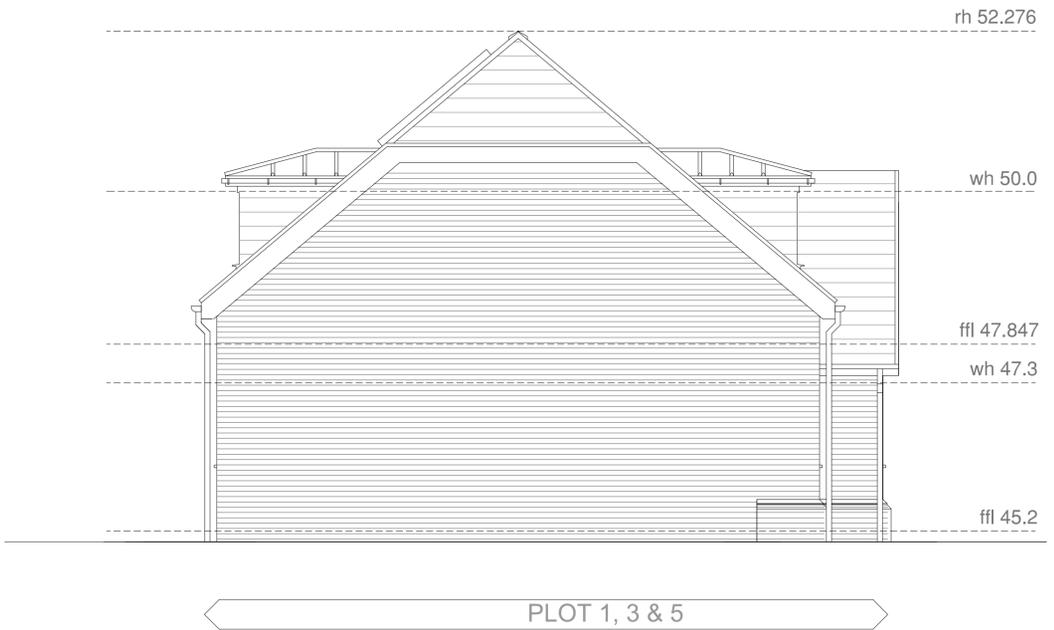
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EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

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health & safety:
 exceptional risks involving specific methods of construction or exceptional maintenance issues:
NO SIGNIFICANT RISK

scale width: 50 mm @ a1 - 25 mm @ a3

revision	notes	date	drawn	checked
A	Soldier course at window head added.	19.10.16	SH	HM
B	Window openings updated.	13.12.16	SH	HM
C	PV Panels added to roof	16-02-17	HM	

client

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project **Grovelands Avenue, Winnersh, Berkshire New Build - Residential Elevation**

drawn	SH	checked	HM
date	Oct 16	status	Building Reg
a1 scale	1:50	a3 scale	1:100
		rev	27997-WD200 C

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