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## MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 12 JULY 2017 FROM 7.00 PM TO 10.15 PM

### **Committee Members Present**

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

### **Other Councillors Present**

Councillors: John Halsall and Oliver Whittle

### **Officers Present**

Mark Cupit, Head of SDL Delivery  
Chris Easton, Service Manager, Highways Development  
Lyndsay Jennings, Legal Counsel  
Arabella Yandle, Democratic & Electoral Services Specialist

### **Case Officers Present**

Mark Croucher, Senior Planning Officer  
Christopher Howard, SDL Delivery Manager  
Pooja Kumar, Senior Planning Officer  
Ashley Smith, Development Management Team Manager  
Alex Thwaites, Senior Planning Officer

### **12. APOLOGIES**

An apology for absence was submitted from Councillor John Jarvis.

### **13. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Committee held on 16 June 2017 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. It also contains details of properties to be visited prior to the next Planning Meeting. A copy is attached.

### **14. DECLARATION OF INTEREST**

Councillor John Kaiser declared a disclosable pecuniary interest in Item 21, application 171436 – Land adjacent to 1 Anson Walk, Shinfield on the grounds that he was a director of a company that had contracts with the client. (He left the meeting during consideration of the matter and did not take part in the vote.)

Councillor Angus Ross declared a personal interest in Item 22, application 170580 – Old Redingensians Sports Ground, Old Bath Road, on the grounds that he had assisted the applicant and received hospitality. (He left the meeting during consideration of the matter and did not take part in the vote.)

### **15. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS**

No applications were recommended for deferral, or withdrawn.

**16. APPLICATION NO 170264 - LAND EAST OF FINCHAMPSTEAD ROAD, FINCHAMPSTEAD NORTH, WOKINGHAM, RG40 3HE**

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

**Applicant:** Gladman Developments

The Committee originally heard this application on 14 June 2017, whereupon it was proposed that it be deferred until the Committee had visited the site. The Committee received and reviewed an addendum to the report about this application, set out in Agenda pages 11 to 34.

There were no further updates on this item. Members had visited the site on 7 July 2017.

Imogen Shepherd-Dubey, Wokingham Town Council, spoke against the application, stating that there was a clear link between the proposed Suitable Alternative Natural Greenspace (SANG) and future housing developments in the area. She indicated that the application clearly referred to the housing developments so that it could not be argued that the two were separate. She went on to suggest that existing evidence indicated the road could not take an increase in traffic and referred to the loss of veteran trees and the cost implication of maintaining the SANG.

Clarissa Flynn, resident, shared a presentation and spoke in opposition to the application, stating that the Council were well aware of the strong feeling in regards to this application. She cited the National Planning Policy Framework, stating that sustainability should be put at the centre of proposals. Previous applications regarding development in Woodcrae had been relating to less extensive applications and had been denied by the Committee. The development of a SANG in isolation was premature. The application could not be seen in isolation from the proposed housing development as the same surveys had been used. She requested that, if not minded to refused, the Committee defer the application until the housing development application was due to come before the Committee.

Julian McGhee-Sumner, Ward Member, spoke against the application, outlining previous decisions relating to the same stretch of land and road and the impact on traffic of any development, and citing the clear references in the application to the proposed housing development.

In response, the Case Officer stated that further work had been carried out on veteran trees and that none would be removed. He went on to state that there would be no maintenance cost unless the SANG was connected to a development.

Members raised a number of concerns regarding the application and its link to the proposed housing development, which would impinge on the green gap between Finchampstead and Wokingham, suggesting that the application was premature and should be held back until such time as the housing application was ready to come to Committee. They suggested that the existence of a SANG at the time of the housing application would mean that the housing application would be more likely to be approved despite being, in their view, inappropriate in regards to sustainability, impacting the green gap and outside an established development area.

In response to Member questions, the Case Officer stated that use of open space as open space was an acceptable use of land in a green gap. The link to the housing development

was not hidden, but until that application came forward, the SANG would represent a country park. The SANG provision would not guarantee the success of a housing application in future.

The Head of SDL Delivery stated that the application involved using open space as publicly accessible open space. If a housing application came forward, the applicant would need to show there was a SANG and ensure its maintenance.

Councillor Angus Ross proposed that the application be refused on the grounds that the proposed SANG was designed to facilitate an unsustainable housing development on adjacent land; as such the SANG development was considered to be a premature and unsustainable form of enabling development. The proposal was therefore considered to be contrary to Core Strategy Policy CP1 and CP11.

This proposal was seconded by Councillor John Kaiser.

**Resolved:** That Application no 170264 be refused on the grounds listed above.

#### **17. APPLICATION NO 170010 - LAND NORTH OF CROFT ROAD, SPENCERS WOOD, RG7 1DR**

**Proposal:** Reserved Matters application pursuant to Outline Planning Consent O/2013/0346 for 363 dwellings including internal access roads, garages, parking spaces, SUDS attenuation, open space, play areas and associated landscaping.

**Applicant:** Taylor Wimpey and David Wilson Homes

The Committee received and reviewed a report about this application, set out in Agenda pages 35 to 66.

The Committee were advised that the Members' Update included:

- A proposed update to the plan numbers listed in Condition 2, and
- A clarification regarding the percentage of affordable housing in the application and that over the site as a whole.

Nick Paterson-Neild, Agent, spoke in favour of the application, outlining the background of the application. He stated that the site was being developed within the Strategic Development Location Plan (SDLP) and included affordable housing, allotments, play areas and a sports field. He indicated that the parking had been designed to meet Council standards, with visitor spaces scattered through the site. There would be a range of presentations, with the more formal housing along primary routes and informal housing nearer the centre, delineated by hedging.

In response to a Member question regarding the delivery of the Eastern Relief Road (ERR) being delivered late, the Service Manager, Highways Development Management, stated that whilst the ERR is opening late from its current construction programme, it is actually being delivered early in the wider context of housing delivery and the trigger placed upon it through associated planning legal agreements.

In response to Member questions regarding parking, turning and road widths, the Service Manager, Highways Development Management, stated that the application complied with the Council's standards regarding passing and turning heads and the scheme had been

assessed demonstrating vehicle tracking. There is a parking management strategy secured under the Outline planning consent which will allow for parking to be monitored and issues addressed through measures to be agreed. Issues around inappropriate parking on roads both adopted and private would be addressed by the parking management strategy and could also be addressed under the Council's Civil Enforcement Policy which is due towards the end of this year. Primary and secondary roads vary in width but would be at least 5m wide.

In regards to Member questions regarding footprint and the existence of a SANG, the Case Officer stated that the internal space in the properties met standards and that the gardens were of the right dimension and could comfortably house a shed. The Mays Farm SANG had already been delivered, but other SANGS would need to be in place prior to the commencement of the development. Drainage was covered under reserved matters and fell under the outline application.

**Resolved:** That Application no 170010 be approved, subject to the conditions set out in Agenda pages 35 to 66 and the clarifications and plan numbers as laid out in the Members' Update.

### **18. APPLICATION NO 170618 - MATTHEWSGREEN PHASE 3**

**Proposal:** Reserved Matters application pursuant to Outline planning consent O/2014/2242 (outline consent for approximately 760 dwellings and associated infrastructure) for Phase 3 of the development comprising 74 dwellings, associated amenity space, access, garaging and parking, internal roads, pathways, drainage and associated landscaping and provision of a section of the streamside recreational park. Appearance, landscaping, layout and scale to be considered.

**Applicant:** Linden Homes

The Committee received and reviewed a report about this application, set out in Agenda pages 67 to 90.

The Committee were advised that the Members' Update included:

- Proposed insertion of drawing numbers under Condition 1;
- Proposed replacement of Conditions 3 and 7 regarding road widths and splays;
- Proposed deletion of Conditions 5 and 8;
- Proposed additional Condition regarding a temporary footpath;
- Additional informative regarding utilities, and
- Updated parking provision table.

Members had visited the site in 2015.

Nick Laugharne, Agent, thanked the work that had been done by the officers and stakeholders. In answer to a Member query regarding allotments, he stated that they did not make up part of reserved matters. There were open access areas and the site had been linked to other developments.

In response to Member queries regarding access and road widths, the Service Manager, Highways Development Management, stated that there was evidence to show that vehicles could access all areas. The number of unallocated parking spaces was higher than required by standards.

In response to Member questions, the Case Officer stated that drainage matters had been agreed to in the outline application. Funding had been secured through Bovis for the offsite assisted living units. The upper flats had balconies that were designed for a table and chairs. The end wall had a number of windows that would provide natural surveillance. A condition could be added stating that the application would not vary the conditions on the original outline application.

**Resolved:** That Application no 170618 be approved, subject to the conditions set out in Agenda pages 67 to 90 and the plan numbers, amended conditions and new conditions as laid out in the Members' Update and the additional condition 1: Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission O/2014/2242 dated 02/04/15 which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

**19. APPLICATION NO 170686 - PARCELS H-J, ARBORFIELD GARRISON**

**Proposal:** Reserved Matters application pursuant to Outline Planning Consent O/2014/2280 for the erection of 179 dwellings with access from the Nine Mile Ride Extension (NMRE), with associated internal access roads, paths, circulation areas, car parking including garages, landscaping, open space and associated infrastructure and works. (Parcels H, I and J).

**Applicant:** Redrow Homes Limited C/O Pegasus Group

The Committee received and reviewed a report about this application, set out in Agenda pages 91 to 118.

The Committee were advised that the Members' Update included:

- Proposed update to the car park strategy;
- Proposed amendment to Condition 2 to include final plans, and
- Proposed additional conditions 7 to 11.

Laura Humphries, Pegasus Group, spoke in favour of the application, stating that Pegasus Group had worked closely with Crest Nicholson and officers to take an overarching view of the whole site and to ensure that the development before the Committee would not compromise other areas on the site.

In response to Member questions, the Case Officer stated that an associated SANG was already open. The design and access statement outlined the garden village principle and stated that the design had to conform to that principle.

**Resolved:** That Application no 170686 be approved subject to the conditions set out in Agenda pages 91-118, the updated car parking strategy, amendment to conditions 2 and the additional conditions as laid out in the Members' Update.

**20. APPLICATION NO 171328 - 15-27 HIGH STREET, WARGRAVE, RG10 8BU**

**Proposal:** Full planning application for demolition of existing car showroom, repair/MOT garage plus "Suncroft" dwelling and proposed erection of 10 dwellings with provision of car-parking, private amenity space, bin and bicycle storage.

**Applicant:** Oracle Marker Ltd

The Committee received and reviewed a report about this application, set out in Agenda pages 119 to 146.

The Committee were advised that the Members' Update included:

- Updated category type to Major, and
- Proposed additional condition regarding site levels information.

Peter Palmer, Business Owner, spoke against the application, stating that his business employed 30 people who would be put out of work when the site was developed. He indicated that a business presence was an integral part of village life and suggested that improvements to the garage would welcome.

Elizabeth Butler, Secretary of the Alms Houses, spoke in objection to the application, outlining the possible impact of the increased use of the track, construction traffic, uncontrolled parking, pedestrian safety, difficulties with refuse collection, loss of business from the village centre, overdevelopment and the lack of affordable housing.

John Halsall, Ward Member, spoke against the application, stating that the benefits of the application were doubtful. The increase in vehicle movements would be considerable and the necessity for cars due to the lack of local services meant that the parking provision was not adequate. The target market for the development was necessarily wealthy people who would have two cars per property as standard and would not be using public transport. He suggested that 2-3 affordable homes could be developed, to be managed by the almshouses.

In response, the Case Officer explained that the need for housing and employment needed to be weighed up. The policy team had looked at the application in relation to the local plan and had not opposed it. Part of the garage site was sui generis, that is not subject to a specific class. It was the loss of the B2 use that carried more weight. In relation to refuse collection, he stated that the site could be adequately serviced.

In regards to the question of affordable homes, the Case Officer explained that the site was a brown field site with a high existing value and the decontamination of the site. If affordable houses were to be included in the scheme, it would become unviable. The previous application had had 11 units, but this was reduced to 10 due to over development, and this had resulted in financial constraints. Any reduction in units would also make the plan unviable.

The Service Manager, Highways Development Management, stated that there would only be one more property with egress on Wargrave Hill. In the last 5 years, there had been no accidents associated with the junction or within its vicinity. Supporting information indicates that the garage produced more traffic than the proposed homes would. The removal of the garage would end the need for commercial deliveries or waste disposal.

In response to Member questions regarding overdevelopment and sustainability the Case Officer stated that the application fell in to a modest development location within a settlement boundary. There was an acceptance that these were not subject to the same degree of sustainability and had, in this case, been deemed sustainable. The garden sizes met the council standards of 11m.

In response to Member queries regarding the unique nature of the site in relation to parking, the Case Officer stated that the number of car parking spaces in the application exceeded standards.

Councillor Wayne Smith proposed that the application be deferred pending to enable the developer to take on board and consider the Committee Members concerns with the site regarding parking and layout.. This proposal was seconded by Councillor Philip Houldsworth.

**Resolved:** That Application no 171328 be deferred.

**21. APPLICATION NO 171436 - LAND ADJACENT TO 1 ANSON WALK, SHINFIELD, RG2 8JU**

*(Councillor John Kaiser declared a disclosable pecuniary interest and left the meeting before the item was addressed.)*

**Proposal:** Full planning application for the proposed erection of 2no two bedroom flats and 2no one bedroom flats with associated parking and landscaping. (Part retrospective)

**Applicant:** Wokingham Housing Limited

The Committee received and reviewed a report about this application, set out in Agenda pages 147 to 170.

The Committee were advised that the Members' Update included:

- Proposed amendment to the Planning History, and
- Proposed amendments to Conditions 7 and 8.

Members had visited the site in 2015.

Darren Toes, Wokingham Housing Limited, spoke in favour of the application, stating that it provided valuable affordable housing in the Shinfield/Woodley area, using land with little amenity value. There would be an increase in the number of car spaces and solar panels would be installed, which would reduce energy costs for lower income families.

In response to a Member question, the Case Officer explained that the application was a full application as the additional parking was outside the existing red line.

**Resolved:** That Application no 171436 be approved subject to the conditions set out in Agenda pages 147 to 170, the amendment to the Planning History and the amendments to conditions 7 and 8 as laid out in the Members' Update.

**22. APPLICATION NO 170580 - OLD REDINGENSIS SPORTS GROUND, OLD BATH ROAD, SONNING, RG4 6TQ**

*(Councillor Angus Ross declared a personal interest and left the meeting before the item was addressed.)*

**Proposal:** Full planning for the proposed installation of artificial grass pitch (AGP) to form a full sized playing enclosure measuring 122 x 80m with associated technical areas. Installation of new pitch perimeter and associated gated entrance to form a playing enclosure, new hardstanding, new (artificial) flood lighting, new maintenance equipment

store and retention of soil arising onsite to form a sculpted grass mound to an adjacent grass pitch.

**Applicant:** Rugby Football Union

The Committee received and reviewed a report about this application, set out in Agenda pages 171 to 196.

The Committee were advised that the Members' Update included:

- Proposed amendment to Condition 5 pertaining to landscaping;
- Proposed amendment to Condition 12 pertaining to lighting, and
- Proposed amendment to Condition 14 pertaining to the submission and approval of an event car parking management plan.

Gary Reynolds, CEO of the Redingensian Rams Club, spoke in support of the application, explaining that the Club had worked closely with the Rugby Football Union (RFU), who had provided the details and the technical information for the application. He outlined the background of the Club and its aim to increase the uptake of rugby amongst children from state schools. He went on to explain that the state of the pitches was not able to support the projected growth in the Club and that the Club had been chosen as one of those to benefit from the installation of an artificial pitch donated by the RFU.

In response to Member questions regarding light spill, the Case Officer stated that the amended Condition relating to lighting included measures to control light spill and that directed lighting would be made use of. There were examples of other pitches in the county that used this system and they were viewed as adequate.

In response to a Member query regarding noise, the Case Officer stated that the existing use of the Club permitted all pitches to be used when the Club was open. The opening hours would not be increasing. Environmental Health Officers were happy that the distance between the artificial pitch and the side wall of a neighbouring care home was sufficient, especially as it would be subject to strengthened boundaries and planting. The design of the site meant that standing supporters would mostly congregate near the parking areas and by the existing club house where there was hard standing available.

In response to a Member query regarding access and parking, the Service Manager, Highways Development, stated that the number of extra parking spaces exceeded Council standards. In regards to access, the likely increase in traffic movements was not seen as a concern. It would be monitored and incorporated in to the event parking management plan.

**Resolved:** That Application no 170580 be approved subject to the conditions set out in Agenda pages 171-196, and the amendments to conditions 2, 12 and 14 as laid out in the Members' Update.



**MEMBERS' UPDATE**  
**Planning Committee –12 July 2017**

**Site Address Land East of Finchampstead Road, Finchampstead North:**  
**Application No 170264: Pages 11-34**

No update.

**Site Address: Land North of Croft Road, West of Hyde End Lane, North & South of Ryeish Lane, East of Clares Green Road Spencers Wood**  
**Application No: 170010 Pages 35-62**

Add in the following plan numbers to condition 2:

<b>Layout Drawings</b>	<b>Reference</b>
Site Location Plan	CB_81_036_000
Planning Layout	CB_81_036_001E
Land Use Plan	CB_81_036_002C
Housing Mix Plan	CB_81_036_003C
Affordable Housing Plan	CB_81_036_004C
Building Heights Plan	CB_81_036_005C
Parking Strategy Plan	CB_81_036_006D
Bin and Cycle Storage Plan	CB_81_036_007C
External Enclosures Plan	CB_81_036_008C
Character Areas Plan	CB_81_036_009C
External Finishes Plan	CB_81_036_010C
Street Scene Location Plan	CB_81_036_011C
Housetype Plan	CB_81_036_012C
Hard Surfacing Plan	CB_81_036_013D
Garden Compliance Plan	CB_81_036_020C
Developable Land	CB_81_036_304
<b>Streetscenes</b>	
RURAL EDGE STREET SCENES	81_036_RE_SS_001A
RURAL EDGE STREET SCENES	81_036_RE_SS_002A
RURAL EDGE STREET SCENES	81_036_RE_SS_003A
RURAL EDGE STREET SCENES	81_036_RE_SS_004A
RURAL EDGE STREET SCENES	81_036_RE_SS_005B
RURAL EDGE STREET SCENES	81_036_RE_SS_006B
RURAL EDGE STREET SCENES	81_036_RE_SS_007B
RURAL EDGE STREET SCENES	81_036_RE_SS_008B
RURAL EDGE STREET SCENES	81_036_RE_SS_009A
RURAL EDGE STREET SCENES	81_036_RE_SS_010A
RURAL EDGE STREET SCENES	81_036_RE_SS_011A
RURAL EDGE STREET SCENES	81_036_RE_SS_012A
VILLAGE FORM STREET SCENES	81_036_VF_SS_001B
VILLAGE FORM STREET SCENES	81_036_VF_SS_002B
VILLAGE FORM STREET SCENES	81_036_VF_SS_003B
<b>Highways and Drainage</b>	<b>Reference</b>
General Arrangement Sheet 1	A080-RM-11P4

General Arrangement Sheet 2	A080-RM-12P4
General Arrangement Sheet 3	A080-RM-13P3
General Arrangement Sheet 4	A080-RM-14P3
Longsections Sheet 1	A080-RM-15
Longsections Sheet 2	A080-RM-16
Longsections Sheet 3	A080-RM-17
Longsections Sheet 4	A080-RM-18
Longsections Sheet 5	A080-RM-19
Longsections Sheet 6	A080-RM-20
Materials Layout Sheet 1	A080-RM-31P4
Materials Layout Sheet 2	A080-RM-32 P5
Materials Layout Sheet 3	A080-RM-33 P4
Materials Layout Sheet 4	A080-RM-34 P4
Engineering Layout Sheet 1	A080-RM-41 P5
Engineering Layout Sheet 2	A080-RM-42 P5
Engineering Layout Sheet 3	A080-RM-43 P4
Engineering Layout Sheet 4	A080-RM-44 P4
Drainage Layout Sheet 1	A080-RM-51P3
Drainage Layout Sheet 2	A080-RM-52P3
Drainage Layout Sheet 3	A080-RM-53P3
Drainage Layout Sheet 4	A080-RM-54P3
Drainage Details Sheet 1	A080-RM-55
Drainage Details Sheet 2	A080-RM-56
Highways Construction Details Sheet 1	A080-RM-75
Highways Construction Details Sheet 2	A080-RM-76
Vehicle Tracking Fire Tender	A080-RM-81P4
Vehicle Tracking Refuse Vehicle	A080-RM-82P4
<b>Landscape Drawings</b>	<b>Reference</b>
Planting Proposals Sheet 1 of 10 - PL1	506.7/205C
Planting Proposals Sheet 2 of 10 - PL2	506.7/206C
Planting Proposals Sheet 3 of 10 - PL3	506.7/207C
Planting Proposals Sheet 4 of 10 - PL4	506.7/208C
Planting Proposals Sheet 5 of 10 - PL5	506.7/209C
Planting Proposals Sheet 6 of 10 - PL6	506.7/210D
Planting Proposals Sheet 7 of 10 - PL7	506.7/211D
Planting Proposals Sheet 8 of 10 - PL8	506.7/212D
Planting Proposals Sheet 9 of 10 - PL9	506.7/213C
Planting Proposals Sheet 10 of 10 - PL10	506.7/214D
Play Area 2 - HDA PA2	506.7/215 March 2017
Play Area 4 - HDA PA4	506.7/216 March 2017
Tree Planting Detail - HDA D1	506.7/203A
Hedgerow Planting - HDA D2	506.7/217A
Woodland Planting - HDA D3	506.7/218D3
Knee Rail to Veteran Tree - HDA D5	506.7/220D4
Plots 717-814 Soft Landscape	BLC160157 #1 Rev G
Plots 717-814 Soft Landscape	BLC160157 #2 Rev G
<b>Architectural Drawings Taylor Wimpey</b>	<b>Reference</b>
NB51 ELEVATIONS	<u>81_036_RE_NB51_E01</u>

NB51 ELEVATIONS	<u>81_036_RE_NB51_E02</u>
NB51 ELEVATIONS	<u>81_036_RE_NB51_E03</u>
NB51 ELEVATIONS	<u>81_036_RE_NB51_E04</u>
NB51 FLOOR PLANS	<u>81_036_RE_NB51_P01</u>
NB51 ELEVATIONS	<u>81_036_RE_NB51_E05</u>
NB51 FLOOR PLANS	<u>81_036_RE_NB51_P02</u>
PT43 ELEVATIONS	81_036_RE_PT43_E01
PT43 FLOOR PLANS	81_036_RE_PT43_P01
PT43 ELEVATIONS	81_036_RE_PT43_E02
PT43 ELEVATIONS	81_036_RE_PT43_E03
PT43 FLOOR PLANS	81_036_RE_PT43_P02
PT43 ELEVATIONS	81_036_RE_PT43_E04
PT43 ELEVATIONS	81_036_RE_PT43_E05
PT43 FLOOR PLANS	81_036_RE_PT43_P03
PT43 ELEVATIONS	81_036_RE_PT43_E06
PT43 FLOOR PLANS	81_036_RE_PT43_P04A
PA48 ELEVATIONS	81_036_RE_PA48_E01
PA48 FLOOR PLANS	81_036_RE_PA48_P01
PA48 ELEVATIONS	81_036_RE_PA48_E02
PA48 FLOOR PLANS	81_036_RE_PA48_P02A
PA48 ELEVATIONS	81_036_RE_PA48_E04
PA48 ELEVATIONS	81_036_RE_PA48_E05
PA48 FLOOR PLANS	81_036_RE_PA48_P03
PT42 ELEVATIONS	81_036_RE_PT42_E01
PT42 ELEVATIONS	81_036_RE_PT42_E02
PT42 FLOOR PLANS	81_036_RE_PT42_P01
PT42 ELEVATIONS	81_036_RE_PT42_E03A
PT42 ELEVATIONS	81_036_RE_PT42_E04
PT42 FLOOR PLANS	81_036_RE_PT42_P02A
PT42 ELEVATIONS	81_036_RE_PT42_E05A
PT42 ELEVATIONS	81_036_RE_PT42_E06
PT42 FLOOR PLANS	81_036_RE_PT42_P03A
PA44 ELEVATIONS	81_036_RE_PA44_E01A
PA44 ELEVATIONS	81_036_RE_PA44_E02
PA44 FLOOR PLANS	81_036_RE_PA44_P01A
PA44 ELEVATIONS	81_036_RE_PA44_E03
PA44 FLOOR PLANS	81_036_RE_PA44_P02
PA44 ELEVATIONS	81_036_RE_PA44_E04A
PA44 ELEVATIONS	81_036_RE_PA44_E05
PA44 FLOOR PLANS	81_036_RE_PA44_P03A
PB33-G ELEVATIONS	81_036_RE_PB33-G_E01A
PB33-G ELEVATIONS	81_036_RE_PB33-G_E02
PB33-G FLOOR PLANS	81_036_RE_PB33-G_P01A
PB33-G ELEVATIONS	81_036_RE_PB33-G_E03A
PB33-G ELEVATIONS	81_036_RE_PB33-G_E04
PB33-G FLOOR PLANS	81_036_RE_PB33-G_P02A
PB33-G ELEVATIONS	81_036_RE_PB33-G_E05
PB33-G FLOOR PLANS	81_036_RE_PB33-G_P03
PB33-G ELEVATIONS	81_036_RE_PB33-G_E06
PB33-G FLOOR PLANS	81_036_RE_PB33-G_P04

PB33-G ELEVATIONS	81_036_RE_PB33-G_E07
PB33-G FLOOR PLANS	81_036_RE_PB33-G_P05
PB33-G ELEVATIONS	81_036_RE_PB33-G_E08
PB33-G FLOOR PLANS	81_036_RE_PB33-G_P06
TYPE 936 ELEVATIONS	81_036_RE_936_E01
TYPE 936 ELEVATIONS	81_036_RE_936_E02A
TYPE 936 FLOOR PLANS	81_036_RE_936_P01A
TYPE 936 ELEVATIONS	81_036_RE_936_E03A
TYPE 936 FLOOR PLANS	81_036_RE_936_P02A
TYPE 936 ELEVATIONS	81_036_RE_936_E04A
TYPE 936 FLOOR PLANS	81_036_RE_936_P03A
TYPE 936 ELEVATIONS	81_036_RE_936_E05
TYPE 936 FLOOR PLANS	81_036_RE_936_P04
TYPE 936 ELEVATIONS	81_036_RE_936_E06
TYPE 936 FLOOR PLANS	81_036_RE_936_P05
TYPE 936 ELEVATIONS	81_036_RE_936_E07
TYPE 936 FLOOR PLANS	81_036_RE_936_P06
TYPE 936 ELEVATIONS	81_036_RE_936_E08
TYPE 936 FLOOR PLANS	81_036_RE_936_P07
TYPE 936 ELEVATIONS	81_036_RE_936_E09
TYPE 936 ELEVATIONS	81_036_RE_936_E10A
TYPE 936 FLOOR PLANS	81_036_RE_936_P08A
TYPE 936 ELEVATIONS	81_036_RE_936_E11
TYPE 936 FLOOR PLANS	81_036_RE_936_P09
TYPE 936 ELEVATIONS	81_036_RE_936_E12A
TYPE 936 FLOOR PLANS	81_036_RE_936_P10A
TYPE 936 ELEVATIONS	81_036_RE_936_E13A
TYPE 936 FLOOR PLANS	81_036_RE_936_P11A
TYPE 936 ELEVATIONS	81_036_RE_936_E16A
TYPE 936 FLOOR PLANS	81_036_RE_936_P14A
TYPE 936 ELEVATIONS	81_036_RE_936_E19B
TYPE 936 FLOOR PLANS	81_036_RE_936_P17B
PT36 ELEVATIONS	81_036_RE_PT36_E01
PT36 FLOOR PLANS	81_036_RE_PT36_P01
PT36 ELEVATIONS	81_036_RE_PT36_E02
PT36 FLOOR PLANS	81_036_RE_PT36_P02
PT36 ELEVATIONS	81_036_RE_PT36_E03A
PT36 ELEVATIONS	81_036_RE_PT36_E04A
PT36 FLOOR PLANS	81_036_RE_PT36_P03A
PT36 ELEVATIONS	81_036_RE_PT36_E05
PT36 ELEVATIONS	81_036_RE_PT36_E06
PT36 FLOOR PLANS	81_036_RE_PT36_P04
PT36 ELEVATIONS	81_036_RE_PT36_E07
PT36 FLOOR PLANS	81_036_RE_PT36_P05
PT36s ELEVATIONS	81_036_RE_PT36s_E01
PT36s FLOOR PLANS	81_036_RE_PT36s_P01
TYPE 892 ELEVATIONS	81_036_RE_892_E01
TYPE 892 FLOOR PLANS	81_036_RE_892_P01
TYPE 892 ELEVATIONS	81_036_RE_892_E02
TYPE 892 FLOOR PLANS	81_036_RE_892_P02

TYPE 892 ELEVATIONS	81_036_RE_892_E03
TYPE 892 FLOOR PLANS	81_036_RE_892_P03
TYPE 892 ELEVATIONS	81_036_RE_892_E04
TYPE 892 FLOOR PLANS	81_036_RE_892_P04
TYPE 892 ELEVATIONS	81_036_RE_892_E05
TYPE 892 FLOOR PLANS	81_036_RE_892_P05
GARAGE ELEVATIONS & FLOOR PLAN	81_036_RE_GAR_01B
GARAGE ELEVATIONS & FLOOR PLAN	81_036_RE_GAR_02A
GARAGE ELEVATIONS & FLOOR PLAN	81_036_RE_GAR_03A
GARAGE ELEVATIONS & FLOOR PLAN	81_036_RE_GAR_04A
GARAGE ELEVATIONS & FLOOR PLAN	81_036_RE_GAR_05A
GARAGE ELEVATIONS & FLOOR PLAN	81_036_RE_GAR_06A
GARAGE ELEVATIONS & FLOOR PLAN	81_036_RE_GAR_07A
GARAGE ELEVATIONS & FLOOR PLAN	81_036_RE_GAR_08B
GARAGE ELEVATIONS & FLOOR PLAN	81_036_RE_GAR_09B
NB51 ELEVATIONS	81_036_RE_NB51_E01A
NB51 ELEVATIONS	81_036_RE_NB51_E02
PT42 ELEVATIONS	81_036_VF_PT42_E01
PT42 FLOOR PLANS	81_036_VF_PT42_P01
PT42 ELEVATIONS	81_036_VF_PT42_E02
PT42 FLOOR PLANS	81_036_VF_PT42_P02
PB33-G ELEVATIONS	81_036_VF_PB33-G_E01A
PB33-G FLOOR PLANS	81_036_VF_PB33-G_P01A
PB33-G ELEVATIONS	81_036_VF_PB33-G_E02A
PB33-G FLOOR PLANS	81_036_VF_PB33-G_P02A
TYPE 936 ELEVATIONS	81_036_VF_936_E01
TYPE 936 FLOOR PLANS	81_036_VF_936_P01
TYPE 936 ELEVATIONS	81_036_VF_936_E02
TYPE 936 FLOOR PLANS	81_036_VF_936_P02
PT36 ELEVATIONS	81_036_VF_PT36_E01
PT36 FLOOR PLANS	81_036_VF_PT36_P01
PT36 ELEVATIONS	81_036_VF_PT36_E02A
PT36 FLOOR PLANS	81_036_VF_PT36_P02A
PT22 ELEVATIONS	81_036_VF_PT22_E01
PT22 FLOOR PLANS	81_036_VF_PT22_P01
PT22 ELEVATIONS	81_036_VF_PT22_E02B
PT22 FLOOR PLANS	81_036_VF_PT22_P02
1BCH ELEVATIONS	81_036_VF_1BCH_E01
1BCH FLOOR PLANS	81_036_VF_1BCH_P01
2BCH ELEVATIONS	81_036_VF_2BCH_E01A
2BCH FLOOR PLANS	81_036_VF_2BCH_P01A
BLOCK A ELEVATIONS & FLOOR PLANS	81_036_VF_A_001C
BLOCK A ELEVATIONS & FLOOR PLANS	81_036_VF_A_002C
BLOCK B ELEVATIONS	81_036_VF_B_E01C
BLOCK B FLOOR PLANS	81_036_VF_B_P01C
BLOCK C ELEVATIONS	81_036_VF_C_E01C
BLOCK C FLOOR PLANS	81_036_VF_C_P01C
BLOCK C ELEVATIONS	81_036_VF_C_E02C
BLOCK C FLOOR PLANS	81_036_VF_C_P02C
BLOCK D ELEVATIONS & FLOOR PLANS	81_036_VF_D_001C

BLOCK D ELEVATIONS & FLOOR PLANS	81_036_VF_D_002C
BLOCK E ELEVATIONS	81_036_VF_E_E01C
BLOCK E FLOOR PLANS	81_036_VF_E_P01C
BLOCK F ELEVATIONS & FLOOR PLANS	81_036_VF_F_001D
GARAGE ELEVATIONS & FLOOR PLAN	81_036_VF_GAR_03A
GARAGE ELEVATIONS & FLOOR PLAN	81_036_VF_GAR_04A
GARAGE ELEVATIONS & FLOOR PLAN	81_036_VF_GAR_05A
CYCLE STORE ELEVATIONS & FLOOR PLAN	81_036_VF_CYC_01B
CYCLE STORE ELEVATIONS & FLOOR PLAN	81_036_VF_CYC_02B
CYCLE STORE ELEVATIONS & FLOOR PLAN	81_036_VF_BINCYC_01A
BIN STORE ELEVATIONS & FLOOR PLAN	81_036_VF_BIN_01A
SUB STATION ELEVATIONS & FLOOR PLAN	81_036_VF_BIN_01A
<b>Architectural Drawings David Wilson Homes</b>	<b>Reference</b>
<b><u>SHB7 MSD4 Elevation Planning 1 of 4</u></b>	SHB7 MSD5
<b><u>SHB7 MSD4 Elevation Planning 2 of 4</u></b>	SHB7 MSD5
<b><u>SHB7 MSD4 Floorplan Planning 3 of 4</u></b>	SHB7 MSD5
<b><u>SHB7 MSD4 Floorplan Planning 4 of 4</u></b>	SHB7 MSD5
H406 MSD5 Elevation Planning 1 of 2	H406 MSD5
H406 MSD5 Floorplan Planning 2 of 2	H406 MSD5
H436 MSD5 Elevation Planning 1 of 2	H436 MSD5
H436 MSD5 Floorplan Planning 2 of 2	H436 MSD5
H469 MSD5 Elevation Planning 1 of 2	H469 MSD5
H469 MSD5 Floorplan Planning 2 of 2	H469 MSD5
H470 MSD5 Elevation Planning 1 of 2	H470 MSD5
H470 MSD5 Floorplan Planning 2 of 2	H470 MSD5
P230 MSI5 Elevation Planning 1 of 2	P230 MSI5
P230 MSI5 Floorplan Planning 2 of 2	P230 MSI5
SB7 MSD4 Elevation Planning 1 of 4	SB7 MSD4
SB7 MSD4 Elevation Planning 2 of 4	SB7 MSD4
SB7 MSD4 Floorplan Planning 3 of 4	SB7 MSD4
SB7 MSD4 Floorplan Planning 4 of 4	SB7 MSD4
SB7 MSD5 Elevation Planning 1 of 4	SB7 MSE5
SB7 MSD5 Elevation Planning 2 of 4	SB7 MSE5
SB7 MSD5 Floorplan Planning 3 of 4	SB7 MSE5
SB7 MSD5 Floorplan Planning 4 of 4	SB7 MSE5
T323 MSE5 Elevation Planning 1 of 2	T323 MSE5
T323 MSE5 Floorplan Planning 2 of 2	T323 MSE5
T326 MSE5 Elevation Planning 1 of 2	T326 MSE5
T326 MSE5 Floorplan Planning 2 of 2	T326 MSE5
SH27 SSE5 Elevation Planning 1 of 2	SH27 SSE5
SH27 SSE5 Floorplan Planning 2 of 2	SH27 SSE5
SH27 SSI5 Elevation Planning 1 of 2	SH27 SSI5
SH27 SSI5 Floorplan Planning 2 of 2	SH27 SSI5
SH35 SSE5 Elevation Planning 1 of 2	SH35 SSE5

SH35 SSE5 Floorplan Planning 2 of 2	SH35 SSE5
SH38 SSE5 Elevation Planning 1 of 2	SH38 SSE5
SH38 SSE5 Floorplan Planning 2 of 2	SH38 SSE5
SH38 SSI5 Elevation Planning 1 of 2	SH38 SSI5
SH38 SSI5 Floorplan Planning 2 of 2	SH38 SSI5
H406 SSD5 Elevation Planning 1 of 2	H406 SSD5
H406 SSD5 Floorplan Planning 2 of 2	H406 SSD5
H470 SSD5 Elevation Planning 1 of 2	H470 SSD5
H470 SSD5 Floorplan Planning 2 of 2	H470 SSD5
H470 SSE5 Elevation Planning 1 of 2	H470 SSE5
H470 SSE5 Floorplan Planning 2 of 2	H470 SSE5
H470 SSB5 Elevation Planning 1 of 2	H470 SWB5
H470 SSB5 Floorplan Planning 2 of 2	H470 SWB5
H470 SSD5 Elevation Planning 1 of 2	H470 SWD5
H470 SSD5 Floorplan Planning 2 of 2	H470 SWD5
P232 SSD5/P233 SSD5 Elevation Planning 1 of 2	P232 SSD5/P233 SSD5
P232 SSD5/P233 SSD5 Floorplan Planning 2 of 2	P232 SSD5/P233 SSD5
P314 SSD5 Elevation Planning 1 of 2	P314 SSD5
P314 SSD5 Floorplan Planning 2 of 2	P314 SSD5
P314 SSE5 Elevation Planning 1 of 2	P314 SSE5
P314 SSE5 Floorplan Planning 2 of 2	P314 SSE5
H433 SSD5 Elevation Planning 1 of 2	H433 SSD5
H433 SSD5 Floorplan Planning 2 of 2	H433 SSD5
H436 SSD5 Elevation Planning 1 of 2	H436 SSD5
H436 SSD5 Floorplan Planning 2 of 2	H436 SSD5
H469 SSD5 Elevation Planning 1 of 2	H469 SSD5
H469 SSD5 Floorplan Planning 2 of 2	H469 SSD5
H497 SSD5 Elevation Planning 1 of 2	H497 SSD5
H497 SSD5 Floorplan Planning 2 of 2	H497 SSD5
P285 SSE5 Elevation Planning 1 of 2	P285 SSE5
P285 SSE5 Floorplan Planning 2 of 2	P285 SSE5
P285 SSI5 Elevation Planning 1 of 2	P285 SSI5
P285 SSI5 Floorplan Planning 2 of 2	P285 SSI5
P341 SSE5 Elevation Planning 1 of 2	P341 SSE5
P341 SSE5 Floorplan Planning 2 of 2	P341 SSE5
P341 SWD5 Elevation Planning 1 of 2	P341 SWD5
P341 SWD5 Floorplan Planning 2 of 2	P341 SWD5
T322 SSE5 Elevation Planning 1 of 2	T322 SSE5
T322 SSE5 Floorplan Planning 2 of 2	T322 SSE5
<b><u>G1D Garage Planning</u></b>	<b><u>SPD Garages</u></b>
<b><u>G2D Garage Planning</u></b>	<b><u>SPD Garages</u></b>
Car Port	Dated April 2015

### Clarification to paragraph 11 pp 48 Affordable housing

The development proposes 8.5% affordable units on site and a commuted sum for 25% off site affordable housing contribution as set out in the S106 for the outline planning permission. This adds up to 33.5 % which would appear short of the 35% required by the

Core Strategy however, the development phase to the south of Croft Road delivered above the 35% affordable housing meaning that the number of units on the north of Croft Road are 1.5% lower. For the development site as a whole, the proposal meets the 35% affordable housing and the triggers and phasing of delivery of the units was agreed by the Affordable Housing Working Group when the S106 was agreed

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**Site Address: Land at Matthewsgreen Farm, Matthewsgreen Road, Wokingham**  
**Application No: 170618, Pages 67-84**

**Page 68:**

Insert following drawing numbers under condition 1:

16-033-011 J Site Layout; 16\_033\_014 C Refuse, cycle storage and parking details; ITB12349-GA-003 Rev I Potential Rd 24 access arrangement; ITB12349-GA-004 Rev E swept path analysis – large refuse vehicle - inbound; ITB12349-GA-005 Rev E swept path analysis – delivery vehicle and large car; ITB12349-GA-010 Rev C swept path analysis – large refuse vehicle - outbound; ITB12349-GA-011 Rev E proposed site layout - visibility splays at internal junctions; ITB12349-GA-019 proposed site layout – service margins; 16-033-024 House Type E Plans; 16-033-025 House Type E Elevations; 16-033-026 A House Type E Elevations Variant 1; 16-033-027 House Type F Plans; 16-033-028 House Type F Elevations; 16-033-029 House Type F Elevations Variant 1; 16-033-030 House Type F Elevations Variant 2; 16-033-031 House Type F Elevations Variant 3; 16-033-032 House Type G Plans; 16-033-033 House Type G Elevations; 16-033-034 A House Type G Elevations Variant 1; 16-033-035 House Type H Plans; 16-033-036 House Type H Elevations; 16-033-037 House Type H Elevations Variant 1; 16-033-038 A House Type H Elevations Variant 2; 16-033-039 House Type M Plans; 16-033-040 House Type M Elevations; 16-033-041 House Type M Elevations; 16-033-042 House Type N Plans; 16-033-043 House Type N Elevations; 16-033-044 House Type N Elevations; 16-033-045 House Type P Plans; 16-033-046 House Type P Elevations; 16-033-047 House Type P Elevations; 16-033-048 House Type R Plans; 16-033-049 House Type R Elevations; 16-033-050 House Type S Plans; 16-033-051 A House Type S Elevations; 16-033-060 Block A Floor Plans; 16-033-061 Block A Elevations; 16-033-062 B Block B Floor Plans; 16-033-063 A Block B Elevations; 16-033-070 Garage Type Single; 16-033-071 Garage Type Double; 16-033-072 Garage Double Hip Roof; 16-033-074 Garage Plots 109; 16-033-075 B Refuse and Cycle Stores

**Page 68:**

Replace wording of condition 3 with the following:

3. Notwithstanding the approved plans, the primary access roads from the NDR serving the development hereby approved shall be constructed with a minimum carriageway width of 5.5m for the first 12m, and with a minimum carriageway width of 5m thereafter, unless otherwise agreed in writing with the Local Planning Authority.

**Page 69:**

Delete condition 5 (satisfactory parking layout provided)

Replace condition 7 with the following condition:



7. The land within the visibility splays shown on drawing 'ITB12349-GA-011 Rev E proposed site layout - visibility splays at internal junctions' shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

*Reason: To ensure satisfactory development in the interests of highway safety and convenience in accordance with Core Policies CP3 and CP6, and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).*

**Page 70:**

Delete condition 8 (this is already covered by condition 31 in the Outline permission)

Add the following condition:

10. Prior to commencement of development hereby approved, details of a temporary footpath link from the road serving plot 147 to Road 24 shall be submitted to and approved in writing by the Council. The path shall be provided in accordance with the approved details and constructed prior to first occupation of plots 89-94 and 142-147.

*Reason: To ensure satisfactory development in the interests of highway safety, convenience and permeability in accordance with Core Policies CP3 and CP6, and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).*

**Page 72:** – add the following informative:

12. Developer should be advised that all utilities and services are to be placed within the service margins secured on dwg ITB12349-GA-019. If utilities are laid inappropriately within the carriageway, WBC reserve the right to not accept these roads for adoption

In summary information table – replace 2.78ha with 4.62ha and replace 0.5ha with 1.85ha

**Page 82:** – Update parking provision table with the following:

Type	No. spaces	Ratio (74 dwellings)
1. Allocated (excluding garages)	133	1.8
2. Unallocated	18	0.2
3. Visitor	16	0.2
<b>Total Allocated + Unallocated + Visitor</b>	<b>167</b>	<b>2.3</b>
4. Garages	53	
<b>Total Allocated + Unallocated + Visitor + 0.5*Garages</b>	<b>193.5</b>	<b>2.6</b>

**Site Address: Arborfield Garrison and Adj. Land, Parcels H, I & J**  
**Application No: 170686 Pages: 91-118**

*Highways Update:*

Following the submission of revised details plans, the car park strategy has been updated and tables included in order to reflect this update.

1) Car Parking

The car parking provision has been revised and the latest summary is below on Tables 1 and 2.

	no's	ratio of 179
<b>Total Visitor</b>	<b>60</b>	0.34
<b>Total Unallocated</b>	<b>43</b>	0.24
<b>Total Visitor &amp; Unallocated</b>	<b>103</b>	0.58
<b>Total Allocated</b>	<b>280</b>	1.56
<b>Total Garages</b>	<b>117</b>	0.65
<b>Total Allocate &amp; Garages</b>	<b>397</b>	2.22
<b>Total Vis &amp; Unallocated, allocated &amp; garages</b>	<b>457</b>	2.55

**Table 1: Summary of Car Parking Provision**

	With Unallocated spaces	Visitors ave / unit	& Allocated (excluding visitor) spaces	ave/unit
Tot spaces: gross space, allocated, garages & visitors	<b>500</b>	<b>2.79</b>	<b>397</b>	<b>2.22</b>
Total spaces with 50% for garages	<b>442</b>	<b>2.47</b>	<b>339</b>	<b>1.89</b>
Total spaces with 0% for garages	<b>383</b>	<b>2.14</b>	<b>280</b>	<b>1.56</b>

**Table 2: Total and Average Car Parking Provision**

Discussions have taken place with the applicant to ensure there is an adequate total number of visitor spaces, and that they are located within an easy walk distance from the flatted developments.

It can be confirmed that a level of car parking has been achieved to accord with guidance contained within the Council's adopted Parking Standards Study Report. The flats have unallocated parking and this is an efficient way to ensure maximum usage of the spaces.

2) Accesses onto Nine mile Ride Extension

The three main highway accesses onto Nine Mile Ride Extension (NMRE) have required some modifications. Along this frontage the NMRE has a 3m wide shared pedestrian and cycleway and it is necessary to ensure that they all have a pedestrian and cycle crossing set back a car length of 5m. Details associated with this are secured via condition.

3) Crossing of Oil Pipeline

The highway crossing of the oil pipeline near to plot 59 is considered necessary to improve permeability of the parcels. An example of this connection crossing the pipeline is shown on the latest revisions. Further details have been secured through a condition associated with this detail.

4) Pedestrian Connection to Sheerlands Road.

A pedestrian connection to Sheerlands Road is considered to be important as this would connect to the greenway and bridleway 18 which link to the Bohunt Secondary School and the Neighbourhood Centre. The latest layout shows this link at the end of the Primary Street adjacent to plot 120. The details and exact location are also subject to a planning condition.

*Amended and Additional Conditions:*

Condition two has been amended to now include the final plans for the application and a further five conditions (Conditions 7-11) have been added in order to secure certain minor elements of detail within the scheme.

2. *Plans*

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

Drawing Title	Drawing Reference	Revision
<b>Layout Plans</b>		
Site Layout	P16-0796_01	R
House Type Pack	P16-0796_2B	F
Affordable Housing Tenure Plan	P16-0796_11-1	C
Predominant Materials Plan	P16-0796_12-1	E
Parking Strategy Plan	P16-0796_13-1	D
Building Heights Plan	P16-0796_14-1	C
Enclosures Plan	P16-0796_15-1	C
Part M (Cat2) Location Plan	P16-0796_16-1	C
<i>Bin Stores</i>	<i>P16-0796_19-04</i>	<i>As provided on 28.6.2017</i>
Street Scenes Plots 74-93	P16-0796_24	A
Site Location Plan	P16-0796_17-1	
<b>Landscape Plans</b>		
Detailed on Plot Landscaping	P16-0796_20 Sheets 1 to 4	C
Detailed POS Landscaping	P16-0796_21 Sheets 1 to 4	C
Tree Pit Details	P16-0796_23	B
<b>Engineering Plans</b>		
General Arrangement Plan 1 of 2	16_342-001	E
General Arrangement Plan 2 of 2	16_342-002	E
Refuse Swept Path Analysis 1 of 2	16_342-003	H

Refuse Swept Path Analysis 2 of 2	16_342-004	H
Drainage Strategy 1 of 2	16_342-005	D
Drainage Strategy 2 of 2	16_342-006	D
Preliminary Levels Sheet 1 of 2	16_342-007	C
Preliminary Levels Sheet 2 of 2	16_342-008	C
Car Swept Path Analysis 1 of 2	16_342-009	D
Car Swept Path Analysis 2 of 2	16_342-010	D
Proposed Pond Cross Section	16_342-011	C
Fire Tender Swept Path Sheet 1 of 2	16_342-013	A
Fire Tender Swept Path Sheet 2 of 2	16_342-014	A

*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.*

7. *Highway details crossing the oil pipeline near to Plot 59*

Notwithstanding the approved plans, prior to commencement of development full highway details of the proposed oil pipeline highway crossing near to Plot 59 shall first be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

*Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.*

8. *Pedestrian access connection to Sheerlands Road*

Prior to the construction of the Primary Street shown on plan number P16-0796\_01 Rev R, full details for the provision of a pedestrian and cycle connection to Sheerlands Road including a supporting Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The connection shall be constructed in accordance with the approved details prior to the occupation of any dwellings within Parcel J shown on plan number P16-0796\_01 Rev R, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.*

9. *Highway details at the Nine Mile Ride site accesses*

Notwithstanding the approved plans, prior to commencement of development full highway details of the three site accesses onto the Nine Mile Ride Extension including the set-back pedestrian and cycle crossings shall first be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance

with the approved details unless otherwise agreed in writing by the local planning authority.

*Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.*

#### 10. Parking Bays in root protection areas

Notwithstanding the approved plans, prior to commencement of development details of all parking spaces within root protection areas shall first be submitted for approval in writing by the local planning authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

*Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.*

#### 11. Highway adoption plan

Prior to commencement of development, a highways adoption plan, to include all adoptable service and maintenance margins shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and maintained thereafter.

*Reason: To ensure that the estate is constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development in accordance with Wokingham Core Strategy Policies CP1, CP6, and CC07 of the Managing Development Delivery Local Plan (Feb 2014).*

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**Site Address: 15-27 High Street, Wargrave, RG10 8BU.**

**Application No: Pages 119 – 138**

Update category type on page 119 to Major as the application is for the erection of 10 dwellings.

Add the following condition requesting proposed site levels information:

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.

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**Site Address: Land Adjacent to 1 Anson Walk, Shinfield, RG2 8JU**

**Application No: 171436 Pages: 147 - 170**

*Correction in Report:*

Planning History

Application F/2015/0073 was determined by Planning Committee in June 2015 and not June 2016

*Amendments to Conditions:*

Condition 7 is amended to read as follows: *'Before occupation of the dwellings hereby approved the junction improvement works must be carried out in full accordance with plan numbers 28008-451; 0100; 0300; 0500; 28008-PD-110; MAP/C3025/SK201; MAP/C3025/SK202 and MAP/C3025/SK203'*.

Condition 8 is amended to read as follows: *'Before occupation of the dwellings hereby approved the access must be constructed in accordance with plan numbers 28008-451; 0100; 0300; 0500; 28008-PD-110; MAP/C3025/SK201; MAP/C3025/SK202 and MAP/C3025/SK203'*.

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**Site Address: Old Redingensians Sports Ground, Old Bath Road, Sonning, RG4 6TQ**

**Application No: 170580 Pages: 171 - 196**

*Amendments to Conditions:*

Condition 5 is amended to read as follows: *'Prior to commencement of the use of the pitch hereby approved development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.*

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

Condition 12 is amended to read as follows: *'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 baffles and/or louvres to minimise lightspill. The lighting shall be installed as per the approved details.'*

Condition 14 is amended to read as follows: *'Use of the artificial grass pitch shall not commence unless and until an event car parking management plan has been submitted to and approved in writing by the Local Planning Authority. The use of the pitch shall be in accordance with the agreed car parking management plan unless otherwise agreed in writing by the Local Planning Authority'*.

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**Pre-emptive site visits**

Ref: 171648 - 7-9 Shute End, Wokingham

Full planning application for the change of use from bed and breakfast (Use Class C1) to a residential hostel (Sui Generis) with 10no self-contained units including changes to fenestration and internal refurbishment

*Reason: to assess the impact of the development on the character of the area*

Ref: 171358 - Land to the rear of 484-488 Reading Road Winnersh

Full application for the proposed erection of a pair of semi-detached dwellings at the rear of 484-488 Reading Road following demolition of existing garage & outbuilding at rear of 484 Reading Road.

*Reason: to assess the impact of the development on the character of the area*

### **Non-householder appeal decisions**

<b>Address</b>	<b>Development</b>	<b>Decision</b>	<b>Main planning issues identified/ addressed</b>
Land r/o 411-413 Wokingham Road, Earley	Construction of 4 detached houses with associated access and parking	Dismissed	<ul style="list-style-type: none"> <li>• Development would be of detriment to character of the area</li> <li>• Harm to amenity of existing neighbours</li> </ul>
Lambs Farm Business Park, Basingstoke Road, Spencers Wood	Proposed erection of new business unit for Use Classes B1(b) and (c) (Light Industrial, Research and Development) and B8 (Storage and Distribution) use with ancillary office space as well as car and lorry parking with ancillary works adjoining existing Business Park.	Dismissed	<ul style="list-style-type: none"> <li>• Development would harm character of the countryside</li> </ul>
1 Kibblewhite Crescent, Twyford	Erection of an attached 3-bed dwelling following removal of garage and outbuildings	Dismissed	<ul style="list-style-type: none"> <li>• Development would be of detriment to existing pattern of development and character of the area</li> </ul>
Land to the rear of 328b - 334 Barkham Road	Erection of 10 dwellings with associated parking and landscaping.	Allowed	<ul style="list-style-type: none"> <li>• Acceptable to bring the site forward for development</li> <li>• Limited harm to trees subject to conditions</li> </ul>

## Quarterly Enforcement Monitoring Report

### QUARTERLY ENFORCEMENT MONITORING INFORMATION PLANNING COMMITTEE Jul 2017

#### RFS CASES 1 Apr – 30 Jun 2017

Number on hand 1 Apr	172
Number received	194
Number closed	161
% closed in 8 weeks	66%
Number on hand 30 Jun	205

Reasons for closure	Number	%
Other	5	3%
No breach of planning control	99	61%
Not expedient to pursue	2	1%
Voluntary compliance	20	13%
Details submitted (eg minor amendment, details pursuant to conditions, planning application)	31	20%
Notices served	4	2%

#### SUMMARY OF NOTICES/PROSECUTION for period 1 Jan – 31 Mar 2017

Notice Type	Number Served
Enforcement Notices	4 GRT pitches on A4 at Wargrave 128 Reading Road unauthorised flat 34 Oxford Road commercial uses White Hill Farm commercial uses
Stop Notices	0
Temporary Stop Notices	0
Breach of Condition Notices	1 Matthewsgreen farm out of hours working
Section 215 Notices	0
Prosecutions	0
Direct Action	0
Injunctions/Orders	1 Nelsons Lane



## **APPEALS AGAINST ENFORCEMENT NOTICES 1 Apr – 30 Jun 2017**

Number of enforcement appeals lodged: appeal against fence Model Farm, appeal against GRT pitch on A4 **Total 2**

Number of enforcement notice appeals determined: Val Wyatt **Total 1**

Number of enforcement appeals withdrawn: **Total 1 (Warren farm)**

Enforcement appeals public inquiries pending: Barkham Manor Farm (Oct 2017), Kybes Lane (Sep 2017), Nelsons Lane (26 and 27 July 2017)

## **SUMMARY OF ENFORCEMENT APPEAL DECISIONS**

Reference: RFS/2015/082382

Address: Val Wyatt Marine, Willow Marina, Wargrave

Breach of planning control: installation of a two storey floating structure

Appeal outcome: Appeal of ground c dismissed – the Inspector concluded that planning permission was required. Appeal on ground a allowed

Inspector's findings: The inspector accepted that the floating structure was in effect a replacement building in the Green belt and therefore acceptable subject to conditions

Report Author: Marcia Head

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