



# **WOKINGHAM BOROUGH COUNCIL**

A Meeting of the **PLANNING COMMITTEE** will be held  
David Hicks 1 - Civic Offices, Shute End, Wokingham RG40  
1BN on **TUESDAY 17 JULY 2018 AT 7.00 PM**

Manjeet Gill  
Interim Chief Executive  
Published on 9 July 2018

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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)	Chris Bowring (Vice-Chairman)	Carl Doran
John Jarvis Rachelle Shepherd-DuBey	Malcolm Richards Wayne Smith	Angus Ross Bill Soane

ITEM NO.	WARD	SUBJECT	PAGE NO.
17.		<b>APOLOGIES</b> To receive any apologies for absence.	
18.		<b>MINUTES OF PREVIOUS MEETING</b> To confirm the Minutes of the Meeting held on 13 June 2018 and the Extraordinary Meeting held on 25 June 2018.	5 - 16
19.		<b>DECLARATION OF INTEREST</b> To receive any declaration of interest	
20.		<b>APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS</b> To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.	
21.	Bulmershe and Whitegates	<b>APPLICATION NO 180828 BULMERSHE LEISURE CENTRE WOODLANDS AVENUE, WOODLEY, RG5 3EU</b> <b>Recommendation:</b> Conditional Approval.	17 - 46
22.	Twyford	<b>APPLICATION NO 172704 LAND TO THE REAR OF 38 - 42 HURST ROAD, TWYFORD</b> <b>Recommendation:</b> Conditional Approval subject to legal agreement.	47 - 82
23.	Charvil	<b>APPLICATION NO 180716 111 OLD BATH ROAD, TWYFORD</b> <b>Recommendation:</b> Conditional Approval.	83 - 110
24.	Evendons	<b>APPLICATION NO 180029 NIGRA BUILDING, MULBERRY BUSINESS PARK, RG41 2GY</b> <b>Recommendation:</b> Conditional Approval subject to legal agreement.	111 - 134
25.	Hurst	<b>APPLICATION NO 180190 DINTON PASTURES COUNTRY PARK</b> <b>Recommendation:</b> Conditional Approval	135 - 148

## **Any other items which the Chairman decides are urgent**

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

## **GLOSSARY OF TERMS**

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

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

## **CONTACT OFFICER**

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# Agenda Item 18.

## MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 13 JUNE 2018 FROM 7.00 PM TO 8.40 PM

### **Committee Members Present**

Councillors: Tim Holton (Chairman), Chris Bowring (Vice-Chairman), Carl Doran, John Jarvis, Malcolm Richards, Angus Ross, Rachelle Shepherd-DuBey, Wayne Smith and Bill Soane

### **Councillors Present and Speaking**

Councillors: John Halsall and Barrie Patman

### **Officers Present**

Neil Allen, Senior Lawyer  
Connor Corrigan, Service Manager, SDL Planning Delivery  
Chris Easton, Service Manager - Highways Development  
Callum Wernham, Democratic & Electoral Services Specialist

### **Case Officers Present**

Mark Croucher  
Christopher Howard  
Kayleigh Mansfield

### **1. ELECTION OF CHAIRMAN FOR 2018/19 MUNICIPAL YEAR**

**RESOLVED:** That Councillor Tim Holton be elected Chairman of the Planning Committee for the 2018/19 Municipal Year.

Councillor Holton personally thanked Councillor Philip Houldsworth for his service on the Planning Committee.

Councillor Holton personally thanked Councillor John Kaiser for his service as Vice Chairman in the previous two years' Planning Committee.

### **2. APPOINTMENT OF VICE CHAIRMAN FOR THE 2018/19 MUNICIPAL YEAR.**

**RESOLVED:** That Councillor Chris Bowring be appointed Vice Chairman of the Planning Committee for the 2018/19 Municipal Year.

### **3. APOLOGIES**

There were no apologies for absence.

### **4. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Committee held on 9 May 2018 were confirmed as a correct record and signed by the Chairman.

### **5. DECLARATION OF INTEREST**

There were no declarations of interest.

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

No applications were recommended for deferral, or withdrawn.

**7. APPLICATION NO 180758 - SPECIALIST HOUSING SITE 1 LOCAL CENTRE  
LAND WEST OF SHINFIELD WEST OF HYDE END ROAD & HOLLOW LANE  
SOUTH OF CHURCH LANE, SHINFIELD**

The Committee received and reviewed a report about this application, set out in Agenda pages 9 to 46.

The Committee were advised that the Members' Update included:

- a correction to the summary section of the report, the site was to the left of Hollow Lane;
- label Informatives below condition 8;
- paragraph 23 had an error in numbering, re number changed to 24 and numbered up subsequent paragraphs;
- paragraph 50, the flats would meet internal space standards;
- paragraph 51, the balconies would range from a minimum of 9m<sup>2</sup> to 20m<sup>2</sup>.

Elizabeth Fowler, Agent, spoke in favour of the application. She stated that this application was a reserved matter and that application 180757 was also brought to the Committee so that they could be considered together. She added that the facility would provide 80 extra care units for residents over 55 years of age whom were in need of some amount of care. She stated that there would be communal facilities for residents and that the facility would be adaptable in terms of care. Elizabeth added that resident's spouses could move in as at any time.

Barrie Patman, Ward Member, spoke in objection to the application. He stated that he was representing all of Shinfield South's ward Members'. He stated that this was to be a flagship development in a prime real estate area which would be a showcase for Shinfield South and which needed to be in keeping with the existing surroundings. He felt that the four storey design was not in keeping with the surrounding area and that the external appearance of the property did not stand out as a showcase development should. He stated that he had concerns with the appearance of the balconies. He added his sympathy with the Parish council and their concerns.

Christopher Howard, Case Officer, clarified a number of Member concerns. He stated that the proposed development was no higher than the approved parameters. He added that the extra space provided by the fourth storey was necessary to ensure the care provider has the minimum amount of space and bedrooms to operate the facility at a profit. He continued by stating that the four storey design was designed to differentiate the new building with the adjacent properties. . He stated that the development would act as an 'entrance' to the new village centre and that the balconies provided useful and necessary outdoor space for the residents and broke up the mass of the building.

In response to Member queries regarding the lack of sprinkler's in the proposed design Connor Corrigan, Service Manager – SDL Planning Delivery, clarified that this was a building regulation consideration rather than a planning issue.

Chris Easton, Service Manager – Highways Development, clarified a number of concerns from Members' regarding car parking. He stated that the proposed car parking arrangement complied with the Council's policies. He added that a car parking management strategy would be in place at the facility. In response to a query regarding disabled car parking, Chris Easton clarified that five spaces had been marked up for disabled parking and the management of the car park could mark up further spaces as and

when needed. Whilst spaces are currently shown as marked up as disabled spaces it is for the facility to manage and as such until disabled spaces are required, it would be advisable to not mark any up as they may not be used and would reduce the level of available parking on site for all users.

A number of Members' voiced their concerns about the appearance of the building. They felt that the design looked 'dated' and did not stand out as a showcase design. Christopher Howard stated that this concern was subjective. Councillor Bowring added that an appeal had rejected a refusal based on appearance in the past.

**RESOLVED:** That application 180758 be approved subject to the conditions set out in Agenda pages 11 to 14.

**8. APPLICATION NO 180757 - SPECIALIST HOUSING SITE (SOUTH) LOCAL CENTRE LAND WEST OF SHINFIELD WEST OF HYDE END ROAD & HOLLOW LANE SOUTH OF CHURCH LANE, SHINFIELD**

The Committee received and reviewed about this application, set out in Agenda pages 47 to 86.

The Committee were advised that the Members' Update included:

- a correction to the summary section of the report, the site was to the west of Hollow Lane;
- an amendment to the list of plans to include plan number TDA.2368.01, Rev B;
- removal of condition 6 (boundary treatment) as stated in the report as this detail had been provided;
- the travel plan being corrected to condition 5 and remaining conditions numbered up accordingly.

Elizabeth Fowler, Agent, spoke in favour of the application. She stated that this application was more akin to a traditional care home and would accommodate 4 wings with 17 residents in each. She added that each bedroom would provide an en suite wet room. She stated that the facility would have separate communal areas for each wing in addition to larger communal areas.

Barrie Patman, Ward Member, spoke in objection to the application. He stated that he was concerned over the appearance of the proposed development as it would be in a prime location and he felt that its design did not stand out from its surroundings. He stated concerns regarding the elevation of the property.

Christopher Howard, Case Officer, clarified that there would be storage facilities for 3 mobility scooters and that the property would back on to the extra care facility from two storeys to three storeys.

Connor Corrigan, Service Manager – SDL Planning Delivery, answered a number of Member queries regarding pedestrian access to the nearby medical centre. He stated that this was difficult to achieve as this would require the agreement of a third party land owner, however there would be consultation with the surgery and other land owners to try and secure this access.

A number of Members' raised concerns about the lack of a sprinkler system in the proposed development. Connor Corrigan clarified that this was a building regulation consideration rather than a planning issue.

Christopher Howard clarified a query from Councillor Jarvis regarding the number of rooms. Christopher stated that the third floor of the development would be for staff use only, rather than for the residents use.

Councillor Holton queried the allocation of 7 visitor car parking bays. Chris Easton, Service Manager – Highways Development, stated that the overall parking provision was in line with the use proposed on site and that the total parking provision would be managed by the facility and therefore subject to Travel Planning and unallocated parking, there would be sufficient level of parking availablethis was deemed and acceptable number by Officers.

**RESOLVED:** That application 180757 be approved subject to the conditions set out in Agenda pages 49 to 52.

## **9. APPLICATION NO 170994 - POLICE HOUSE SCHOOL HILL, WARGRAVE**

The Committee received and reviewed a report set out in Agenda pages 87 to 107.

The Committee were advised that the Members' Update included:

- two additional conditions to be added to the application, Site Levels and Cycle Parking – details required;
- condition 13 (Sustainable Drainage) was to be replaced with a condition regarding Drainage Details, which would assist preventing increased flood risk from surface water run off;
- a clarification to the total number of objections received;
- a clarification that the finished heights of the proposed dwellings be measured at approximately 8.2 metres and that both dwellings would benefit from private rear garden depths of 11 metres.

Paula Wallace, Neighbour, spoke in objection to the application. Paula stated that she made it 38 objections to the application rather than the 37 stated in the Members' Update. She stated that the application was based on a notoriously dangerous junction which had limited visibility (due to roadside vegetation and traffic) and was already confusing for road users. She added that The Piggott Senior School walk past the junction as it was the only safe walking route (as school lane was unsafe to walk). Paula felt that this additional development would only increase the danger associated with the junction. She added that she had personally seen two children knocked off of their bikes and had a pram knocked out of her hand. She stated that the Council had made efforts to make Braybrooke road safer, with a new pavement present outside her house.

Paul Woods, Applicant, spoke in favour of the application. He stated that all of the planning Officer's recommendations had been taken on board and applied to this application. He added that the proposed development was acceptable.

John Halsall, Ward Member, spoke in objection to the application. He stated that Paula Wallace had summarized many of the concerns associated with this application. He stated that this application had gone through three separate application numbers, and had believed that this particular application number had ceased previously. He added that this

application was close to a hazardous corner and he was of the opinion that highways had not rigorously assessed the risks that this application would add to.

Chris Easton, Service Manager – Highways Development, clarified a number of Member queries. He stated that there had been no accidents reported on the official Police databases that Highways reviews when assessing proposed development could use. He added that if accidents do happen they residents should be encouraged to report accidents to the police so that they would appear on the official databases. He stated that approximately 40 to 50 metres of double yellow lines were present within the vicinity of around the junction.

Members' sought clarification regarding enforcement of parking beyond the double yellow lines. Chris Easton stated that this was not feasibly enforceable as there are no parking restriction in place in these areas.

**RESOLVED:** That application 170994 be approved subject to the conditions set out in Agenda pages 88 to 92, two additional conditions as detailed in the Members' Update and the replacement of condition 13 as detailed in the Members' Update.

## **10. APPLICATION NO 173726 - BACLOMBE NURSERIES, SWALLOWFIELD**

The Committee received and reviewed a report set out in Agenda pages 109 to 137.

The Committee were advised that the Members' Update included an additional condition (18) which would assist in protecting the amenity of neighbouring residents.

Neil Davis, Agent, spoke in favour of the application. He stated that there had been 5 letters in support of the application including one from the Parish Council. He added that the application would include an ecological enhanced area, a new pond and various plants to be placed around the development. He added that the proposed development posed no amenity concerns.

Garth Pearce, Neighbour, spoke in favour of the application. He stated that all of the local residents supported the application and that the owner had consulted with local residents and had taken their thoughts on board. He stated that this land had over 25 years of obscure schemes, including 3 planning inquiries that had been found in favour of rejecting the application. He stated that he and other local residents were pleased to have a developer whom had proposed a reasonable scheme and had consulted with residents and the local authority throughout the planning process.

Councillor Ross sought clarification regarding the enhancement area land. Mark Croucher, Case Officer, stated that the land was part of an ecological management plan and that the section 106 agreement would add security to that.

In response to a Member query regarding a gate at the property, Mark Croucher stated that there had been no proposals for a gate to be installed at the development.

**RESOLVED:** That application 173726 be approved subject to the conditions set out in Agenda pages 110 to 116, an additional condition 18 as detailed in the Members' Update and a S106 legal agreement.

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**MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON 25 JUNE 2018 FROM 7.00 PM TO 9.40 PM**

**Committee Members Present**

Councillors: Tim Holton (Chairman), Chris Bowring (Vice-Chairman), Carl Doran, John Jarvis, Malcolm Richards, Angus Ross, Rachelle Shepherd-DuBey, Wayne Smith and Bill Soane

**Councillors Present and Speaking**

Councillors: Andy Croy and Shahid Younis

**Officers Present**

Chris Easton, Service Manager, Highways Development

Mary Severin, Borough Solicitor

Justin Turvey, Operational Development Management Lead Officer (Interim)

Callum Wernham, Democratic & Electoral Services Specialist

**Case Officers Present**

Daniel Ray

Alex Thwaites

Graham Vaughan

**11. APOLOGIES**

There were no apologies for absence.

**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.

**12. DECLARATION OF INTEREST**

Councillor Smith declared a personal interest in item 16 on the grounds that he had listed the application. He stated that he had an open mind and would not come to a decision until he had heard representations from Officers and Speakers.

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

No applications were recommended for deferral, or withdrawn.

**14. APPLICATION NO 172048- LAND BETWEEN THAMES VALLEY BUSINESS PARK AND NAPIER ROAD ( BULMERSHE AND WHITEGATES)**

**Proposal:** Full application for proposed construction of a segregated fasttrack public transport, pedestrian and cycle bridge and viaduct, comprising concrete bridge structure with a river span of 59.5m and a land span of 316m, supported by concrete columns, steel beams and reinforced soil embankment, together with new footpath links and existing footpath alterations, replacement supermarket car parking provision, junction improvements and landscaping.

**Applicant:** Reading Borough Council Highways and Transport Department.

The Committee received and reviewed a report about this application, set out in agenda pages 5 to 82.

The Committee were advised that the Members' Update included:

- an update to the report regarding tree removal from other land users;
- clarification of alternative schemes, cables, accommodation bridge, marshland and journey time savings;
- an additional 16 objections.

Bill Luck, Earley Town Council, spoke in objection to the application. Bill stated that the design of the bridge was 'unsightly', and that it had not adhered to the required 'good design' as stated in the NPPF paragraph 17. He added that the proposed development would result in a loss to wildlife and that it would fail to protect the local biodiversity. Bill stated that flooding compensation would be provided but it would be located in woodland. Bill added that the viaduct would not be screened and at its closest point to the river it would only be 5 metres away from the bank. Bill stated that the proposed development would not retain the existing features and felt that it contravened paragraph 9 of the NPPF which stated that development should seek a positive improvement in the quality of the natural environment. Bill was of the opinion that there was no policy justification for the proposed development and asked that the Committee refuse the application on the grounds of severe impact on the setting, damage to the nearby grade II listed bridge and the flood risk that the development would propose.

Tamzin Morphy, Resident, spoke in objection to the application. She felt that the proposed development would ruin the visual amenity and green space provisions and would contravene local and national planning policy. Tamzin felt that the proposed development would negatively affect the most densely populated area of Reading and that less intrusive methods (of reducing traffic congestion and improving public transport services) had not been trialled Tamzin stated that the development would cost £24 million and felt that it would devastate the local wildlife population and result in at least 766 trees being felled as a result of the development (with only 77 trees to be planted as replacements). Tamzin was of the opinion that the local grass snake and slow worm populations at the proposed development site had not been accounted for and that there would be a net loss in biodiversity as a result of the proposed development. Tamzin added that traffic levels had been falling on the London Road in recent years and felt that this application (if approved) would increase the overall traffic on the London Road as a result of more people using the MRT.

Scott Witchalls, Agent, spoke in favour of the application. He stated that the proposed development was in line with the Borough's long standing commitment to improving transport facilities, by reducing existing problems and encouraging more people to use public transport services. He stated that the land had been safeguarded for the purpose of developing an MRT scheme and that overhead power lines would be removed at the development site. Scott noted that this was a revised scheme which had taken on board comments from a range of sources. He added that the revised scheme would include a new marginal shelf (as requested by the Environment Agency), low level lighting at the road level and a managed wetland structure. Scott stated that there would be 3.5 hectares of scrubland replaced and that no grade A trees would be felled as a result of the proposed development. He added that there would be no loss in flood storage and that there would be an increase in biodiversity.

Shahid Younis, Ward Member, spoke in objection to the application. He stated that as a resident and local Councillor of the area he was concerned with the environmental impact

that the proposed development would cause. He added that the area of land proposed for development was a beautiful part of the borough which was used and enjoyed by many local residents. Shahid stated this if the Committee were minded to approve the application that they seek to mitigate any environmental damage that would be caused by the development.

Andy Croy, Ward Member, spoke in objection to the application. He felt that the 2010 Wokingham Borough Council's (WBC's) Core Strategy had no provision for a major road to be built in the area of the proposed development. He was of the opinion that the proposed development was not a MRT service and was simply another major road. He added that an MRT service was typically a light railway service and felt that the term MRT had been appropriated to fit the proposed development in to the WBC's core strategy.

Graham Vaughan, Case Officer, answered a number of Member queries. He stated that fragmentation of the habitat would occur should the proposed development go ahead, but added that a Council ecologist had assessed the site and had not objected on these grounds.

Graham stated that the site had been reserved for this use (an MRT) and it had therefore been deemed an accepted loss. He added that the development would result in 14 trees being felled in the Wokingham Borough with 37 trees being planted as replacements. Graham continued by stating that bat boxes would be installed at the site and there would be a landscape ecological mitigation plan in place. He added that the slowworms at the site would be translocated.

Graham stated that an independent design panel had assessed the plans and provided comments to aid the design of the scheme in reducing its impact on the area. He added that the Planning Officers had to weigh up the planning balance by weighing the harm that the proposed development would cause compared to the benefits that the proposed development would bring, which in this case the Officers had deemed the benefits to outweigh the harm.

In response to a Member query regarding suitable alternatives to the proposed scheme, Graham Vaughan stated that other alternatives were not sustainable. Regarding flooding, Graham confirmed that the Environment Agency no longer objected on the grounds of flooding risk.

Chris Easton, Highways and Development Manager, responded to a number of Member queries. He stated that WBC's core strategy secured provision for the proposed infrastructure in this area which would carry passengers. He clarified that the proposed scheme would fulfil that criteria and would assist in increasing the usage of public transport and reducing journey times of the buses that would use the route. Chris stated that the proposed scheme would assist with the Borough wide commitment to journey sustainability and sustainable travel.

Carl Doran queried the usage of the term MRT to describe the proposed scheme, stating that there were no proposals for light rail provisions. Chris Easton stated that the proposed scheme would deliver the feature of decreased journey time and a high quality express bus service, which was set out in WBC's core strategy and clarified that the term MRT did not solely include light rail provisions. He added that the buses would be of sustainable quality and would be fitted with modern appliances and conveniences including Wi-Fi and air conditioning, many of which would also run on alternative fuels.

Graham Vaughan responded to a query from Rachelle Shepherd-DuBey regarding the proposed marshland at the site. Graham clarified that the exact details of the marshland would be agreed upon in time but the provision of a marshland would be reserved by a condition.

Chris Easton responded to a query from John Jarvis regarding traffic relief on the A4. Chris clarified that the proposed scheme would provide general traffic relief on the surrounding roads and as a result this would aid reducing traffic congestion on the A4 corridor.

Wayne Smith commented on the proposed scheme. He felt that the proposed scheme would be unsightly and that it would come at a great financial cost to WBC and its residents. He added that at its peak height (whilst a bus was using the MRT) it would be 8 metres high from the river bank below. Justin Turvey, Operational Development Management Lead Officer (Interim), stated that the proposed development had been independently assessed and reviewed and had been found to be acceptable in terms of design and appearance.

Members raised concerns over the environmental impact that the proposed development would have on the area. Chris Bowring felt that the Committee had to carefully weigh up the harm caused (to the surrounding environment) by the proposed development against the positive benefits that it would create.

In response to Member queries regarding falling vehicle numbers on the roads, Chris Easton confirmed that although the number of vehicles on the road in question had slightly reduced between 2007 and 2010, the level had remained flat between 2010 and the current day. The identified delays at junctions within the vicinity indicated that the road was working at capacity which would cause redistribution of traffic and change in flows. The proposed scheme would provide the infrastructure for future growth and would allow for a sustainable transport improvement that would assist in encouraging further increased use of public transport.

The Committee voted on the recommendation of conditional approval subject to legal agreement and upon being put to the vote the motion to approve the application failed.

The Committee went on to discuss and review the possible reasons for refusal of the application, and upon being put to the vote it was:

**RESOLVED:** That application 172048 be refused due to concern over harm to the character and appearance of the area and that the application would be contrary to CP1, CP3 and CP11 of the Local Plan.

## **15. APPLICATION NO 180846 - ARBORFIELD GARRISON AND ADJOINING LAND (BARKHAM; FINCHAMPSTEAD SOUTH; SWALLOWFIELD; ARBORFIELD)**

**Proposal:** Application for the approval of Reserved Matters, including layout, scale, appearance and landscaping in relation to the erection of a new primary school including nursery to be undertaken on a phased basis – Phase 1 (2FE Primary School) and Phase 2 (3FE Primary School), including the provision of hard court play area, all-weather pitch, ancillary club house block and associated access, parking and landscaping.

**Applicant:** Wokingham Borough Council.

The Committee received and reviewed a report about this application, set out in agenda pages 83 to 116.

The Committee were advised that the Members' Update included three additional conditions.

Piers Bunning, on behalf of the Applicant, spoke in favour of the application. He stated that the scheme would deliver key components of the Arborfield SDL and would be the first of two new primary schools to be built as part of the scheme. He added that the school would be developed in two phases, with the first phase offering 420 places for pupils. Piers continued by stating that phase two would be initiated if the demand increased, with this phase offering up to 630 places for pupils. Piers stated that the school would provide a good teaching environment with a good range of teaching spaces and age appropriate areas. He stated that an all-weather sports pitch would be built on the site which would be worth double the area of a grass pitch as it could be used far in excess of a grass pitch. Piers added that the all-weather sports pitch would be available for community use when appropriate at the weekends. It was noted that there would be a dedicated community and school drop off point to supplement the staff car park.

Members commented positively on the provision of a sprinkler system at the school. Alex Thwaites, Case Officer, stated that although sprinkler provision was not a planning consideration the planning department had worked closely with the developer to ensure that the school would be sprinkler protected.

Members queried the allocation of 11 parking spaces (excluding the 37 staff spaces provided) for Phase 1 and asked whether there was any scope to increase this number. Chris Easton, Highways Development Manager, stated that the proposed parking had provisions for more than one space per staff member and therefore exceeded the Council's policy in respect of parking. He added that a parking management strategy had been secured and would be enforced should the need arise.

**RESOLVED:** That application 180846 be approved subject to the conditions set out in agenda pages 84 to 89 and the additional 3 conditions as set out in the Members' Update.

## **16. APPLICATION NO 180072 - LAND ADJACENT TO CARTEF FARM, ISLANDSTONE LANE (HURST)**

**Proposal:** Application to vary conditions 4 (approved plans) and 5 (number of caravans on site) of planning consent 153360 to increase the number of caravans on site from 2 caravans to 4 (no more than 2 being static caravans), thereby increasing the number of gypsy pitches from 1 to 2.

**Applicant:** Mr and Mrs Henry and Samantha Giles.

The Committee received and reviewed a report, set out on agenda pages 117-134.

The Committee were advised that the Members' Update included:

- an update to the name of the applicant;
- a correction to paragraph 24;
- a representation from Hurst Parish Council.

Howard Larkin, Hurst Parish Council, spoke in objection to the application. He felt that the application would result in major intensification of the site and failed to address CP11. He added that the site was an unsustainable location, with the nearest shop and school being too far away for pedestrian access. He stated that the roads leading to the site were single track and that the area had experienced six instances of flooding since 1947. Howard stated the Wokingham Borough Council (WBC) had an 11.54 year traveller land supply. He asked that the Committee refuse the application for the reasons stated.

Lou Robinson, Spokesperson on behalf of the Hurst Village Society, spoke in objection to the application. She stated that WBC had an 11.54 year traveller pitch land supply and it was therefore not appropriate to intensify the existing site. She added that the existing dwelling on the site was very large and the Council should limit traveller sites being excessively far away from existing developments. Lou felt that the Council needed to do more to check that occupants of GRT sites indeed met the definition of a traveller and asked that the Committee refuse the application for the reasons stated.

Matthew Green, Agent, spoke in favour of the application. He stated that this application would not be for a new development and that the use of the land had already been permitted. He added that there would be intensification on the site but this would not constitute a material change of use. Matthew stated that Officers had agreed that the site was sustainable and that Landscape Officers had agreed that this application to vary conditions would result in the betterment of the local scene.

Daniel Ray, Case Officer, responded to a number of Member queries regarding intensification, land supply, flooding and change in character of the area. He stated that the site had no named consent and that the occupants would have to meet the criteria of the conditions. Regarding land supply, Daniel stated that the site was acceptable in all other matters. Daniel stated that at appeal (for the original planning application) the site was deemed an accessible location, which was a strong material consideration. Daniel stated that the inspector had deemed that there were other options available should the road become inaccessible due to flooding and had found the site acceptable on these grounds. Daniel stated that there would be betterment of the site compared to the current dwelling and this would help to negate the change in character of the area.

Members had concerns over the proposal of a new stable (in a different position on the site) which would be approximately twice the size of the existing stable. Daniel Ray stated that the new stable would be part of the variation of conditions and was not materially different in principal. He added that the previous planning permission allowed for the provision of a stable.

Wayne Smith proposed that the application be refused as it would result in intensification of the site through increased number of pitches and increased size of barn which would result in harm to the character and appearance of countryside and area. This was seconded by John Jarvis.

Upon being put to the vote it was:

**RESOLVED:** That application 180072 be refused as it would result in intensification of the site through increased number of pitches and increased size of barn which would result in harm to the character and appearance of countryside and area.

# Agenda Item 21.

Application Number	Expiry Date	Parish	Ward
180828	13/07/2018	Woodley	Bulmershe and Whitegates

<b>Applicant</b>	Wokingham Borough Council
<b>Site Address</b>	Bulmershe Leisure Centre, Woodlands Avenue, Woodley, RG5 3EU.
<b>Proposal</b>	Full application for the proposed erection of replacement leisure centre that includes a 6-lane swimming pool and teaching pool (with moveable floor), 75no. unit gymnasium, 4no. court sports hall, 2no. studios, ancillary cafe, parking, access and landscaping along with the provision of an extension to the existing Bulmershe School car park; following the demolition of the existing leisure centre and caretaker house.
<b>Type</b>	Major development
<b>PS Category</b>	6
<b>Officer</b>	Mark Croucher
<b>Reason determination committee</b>	Major application / Wokingham Borough Council application.

<b>FOR CONSIDERATION BY</b>	Planning Committee on Tuesday 17.07.2018
<b>REPORT PREPARED BY</b>	Assistant Director – Place

<b>SUMMARY</b>	
The application proposes the demolition and replacement of an existing leisure centre. The new leisure centre will be a larger building and will have improved facilities that include a 6-lane swimming pool; teaching pool (with moveable floor); 75no. unit gymnasium; 4no. court sports hall; 2no. studios and an ancillary café. The development will also include the redevelopment of the car park and landscaped areas that surround the building. An extension of the Bulmershe School car park also forms part of the proposal (increase of 28 spaces).	
The improvement of leisure facilities would be of significant benefit to the local community and is supported by local development plan policies and the NPPF. The re-development and improvement of a brownfield site in a highly sustainable location is in accordance with spatial strategy as set out in the development plan. The design of the building would relate appropriately to the residential properties to the east of the site and also the larger school buildings to the north and west. The bulk of the development has been designed so that it steps down on the eastern side in order to preserve the residential amenity of the occupiers in the houses along Shelgate Walk.	
The car park and landscaping surrounding the building would also be redeveloped to improve the visual amenity of the area and result in an inviting public space. The parking area is larger than the existing leisure centre and a Framework Car Parking Management Plan outlines that the car parks at the neighbouring schools (Blumershe & Addington) will be available outside of school hours in case of overspill. The site is in a highly sustainable location with nearby bus stops served by regular bus services. There are no objections regarding ecological impacts, environmental health or archaeology; and the applicant has agreed to enter into an Employment Skills Plan in order to provide 5 Community Skills Support places (E.g. work experience or CSCS training courses); 2 apprenticeship starts and 2 additional jobs.	

The proposed re-development of the community facility would result in significant benefits and therefore the application is recommended for **approval** subjected to the conditions and a unilateral undertaking securing a Car Park Management Plan is adhered to in perpetuity and an Employment Skills Plan is provided.

## **PLANNING STATUS**

- Major Development Area

## **RECOMMENDATION**

APPROVAL, subject to the following conditions and a unilateral undertaking securing a Car Park Management Framework and Employment Skills Plan.

### 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 numbered ref: BUL-ATK-Z1-00-DR-A-0001 P03; BUL-ATK-Z1-00-DR-A-0002 P05; BUL-ATK-Z1-00-DR-A-0005; BUL-ATK-Z1-00-DR-A-0006; BUL-ATK-Z1-XX-DR-A-0161 P02; BUL-ATK-Z1-00-DR-A-0100 P02; BUL-ATK-Z1-00-DR-A-0101 P02; BUL-ATK-Z1-00-DR-A-0102 P02; BUL-ATK-Z1-00-DR-A-0103 P02; BUL-ATK-Z1-XX-DR-A-0150 P02; ATK-Z1-XX-DR-A-0151 P02; ATK-Z1-XX-DR-A-0160 P02 and 5148549-ATK-EXT-00-MR-L-0001 P10. 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.

### Material samples/details

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

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

### Scheme for landscaping

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

#### Tree protection details

5. 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 otherwise 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 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

#### Retention of existing trees

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

#### Landscape Management Plan

7. 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: To ensure the landscape is managed effectively in the long term, 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)

#### Archaeology

8. No development shall take place within the application area until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority.

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.

#### 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:
  - Calculations indicating the existing runoff rate from the site.
  - BRE 365 test results demonstrating whether infiltration is achievable or not.
  - Use of SuDS following the SuDS hierarchy, preferably infiltration.
  - 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.
- Calculations demonstrating that there will be no flooding of pipes for events up to and including the 1 in 100 year flood event with a 40% allowance for climate change.
- A demonstration of how surface water runoff is going to be catered for, given that parts of the development site already suffer from surface water flooding.
- Groundwater monitoring to confirm seasonal high groundwater levels.
- Control of site discharge at existing rates or preferably better.
- A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
- Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

**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.

#### Cycle Parking

10. No building shall be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing(s)/details. The cycle parking/storage shall be permanently so-retained 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.

#### Car Park Barriers

11. The building shall not be occupied until details of barriers to the car parks have been submitted to and agreed in writing by the Local Planning Authority. The barriers shall be installed and implemented in accordance with the approved details prior to the occupation of the building and retained in full working order in perpetuity unless otherwise agreed in writing by 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 & CP6 and Managing Development Delivery Local Plan policy CC07.

#### Construction Management Plan

12. 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.

**Signage**

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

**Travel Plan**

13. 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.

**Construction hours**

14. 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.

**Enclosed plant and machinery**

15. 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 a level of 5dB[A] below the existing background noise level [or 10dB[A] if there is a particular tonal quality] when measured at a point one metre external to the nearest residential or noise sensitive property.

Reason: To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties. Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

**Informatics**

1. 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.
  2. 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.
  3. 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.
  4. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway. Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place at least three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.
  5. 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.
  6. The decision is subject to the applicant submitting a unilateral undertaking demonstrating that car parking areas adhere to the car park management plan thereby agreed and the provision of an Employment Skills Plan.
  7. The requisite Travel plan would need to comply with the latest national and local guidance:
    - 1) NPPF Section 4 (Sustainable Transport)
    - 2) The Essential Guide to Travel Planning (DfT, March 2008)
    - 3) Delivering Travel Plans Through the Planning Process (DfT, April 2009)
    - 4) A Guide on Travel Plans for Developers (DfT)
    - 5) Making Residential Travel Plans Work (DfT, June 2007) All accessible at: <http://www.dft.gov.uk/pgr/sustainable/travelplans/>
    - 6) <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.

8. The applicant is advised that there are high pressure pipelines in the vicinity of the development site.

- There should be no mechanical excavations taking place above or near the gas main. You should confirm the exact position of the main using hand dug trial holes.
- Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.
- It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

### **PLANNING HISTORY**

<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
F/2004/1392	Proposed erection of 2.4m high security fence & gates, bollards, CCTV cameras and security and emergency lighting (part retrospective).	Approved: 29/03/2005
F/2008/1330	Proposed construction of two storey external lift enclosure on south elevation of building	Approved: 30.07.2008
181475	Application for prior notification of proposed demolition of the Bulmershe Leisure Centre and associated caretaker's bungalow.	Currently undetermined.

### **SUMMARY INFORMATION**

<b>For Commercial</b>	<b>For Commercial</b>
Site Area	10,018 sqm
Previous land use(s) and floorspace(s)	Leisure centre (D2)
Proposed floorspace of each use	3,793 sqm
Change in floorspace (+/-)	+ 1,357 sqm
Number of jobs created	64 (gross)
Existing parking spaces	48
Proposed parking spaces	70 (+28 additional space for Bulmershe School)

<b>CONSULTATION RESPONSES</b>	
Landscape and Trees	No objection subject to conditions.
Highways	No objection subject to conditions.
Environmental Health	No objection subject to conditions.
Ecologist	No objection.
Drainage and Flooding	No objection subject to condition.
Berkshire Archaeology	No objection subject to condition.
Fire & Rescue	No objection subject to building regulations.
SGN	There are High Pressure Pipelines in the vicinity of the site.

<b>REPRESENTATIONS</b>	
<b>Town/Parish Council:</b>	No objection.
<b>Local Members:</b>	None
<b>Neighbours:</b>	2 letters of support which are summarised as follows:
<ul style="list-style-type: none"> <li>The community looks forward to the development being completed.</li> </ul>	

<b>APPLICANTS POINTS</b>	
• The improved sports facilities will be a benefit to the community.	
• The site is within a sustainable location with access to good bus services.	
• It will be used by local school children and will improve their access to sports facilities.	
• There will be an improvement to the character and appearance of the area.	
• Important trees are retained.	
• The building has been stepped down to avoid any harmful impact to the neighbouring houses along Shelgate Walk.	
• The neighbouring schools are in support of the application.	
• The parking capacity has increased and there will be an agreement to utilise the neighbouring school car parks.	

<b>PLANNING POLICY</b>		
National Policy	<b>NPPF</b>	National Planning Policy Framework
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP2</b>	Inclusive Communities
	<b>CP3</b>	General Principles for Development
	<b>CP4</b>	Infrastructure Requirements
	<b>CP6</b>	Managing Travel Demand
	<b>CP7</b>	Biodiversity
	<b>CP9</b>	Scale and Location of Development Proposals

Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>	Presumption in Favour of Sustainable Development
	<b>CC02</b>	Development Limits
	<b>CC03</b>	Green Infrastructure, Trees and Landscaping
	<b>CC04</b>	Sustainable Design and Construction
	<b>CC05</b>	Renewable energy and decentralised energy networks
	<b>CC06</b>	Noise
	<b>CC07</b>	Parking
	<b>CC09</b>	Development and Flood Risk (from all sources)
	<b>CC10</b>	Sustainable Drainage
	<b>TB08</b>	Open Space, sport and recreational facilities standards for residential development
	<b>TB12</b>	Employment Skills Plan
	<b>TB20</b>	Service Arrangements and Deliveries for Employment and Retail Use
	<b>TB21</b>	Landscape Character
	<b>TB23</b>	Biodiversity and Development
	<b>TB25</b>	Archaeology
Supplementary Planning Documents (SPD)	<b>BDG</b>	Borough Design Guide – Section 1, 2, 3, 4, 5, 6 and 7.

<b>PLANNING ISSUES</b>
<b>Description of Development:</b>
<p>1. Full application for the proposed erection of replacement leisure centre that includes a 6-lane swimming pool and teaching pool (with moveable floor), 75no. unit gymnasium, 4no. court sports hall, 2no. studios, ancillary cafe, parking, access and landscaping along with the provision of an extension to the existing Bulmershe School car park; following the demolition of the existing leisure centre and caretaker house.</p>
<b>Principle of Development:</b>
<p>2. MDD Local Plan Policy CC01 establishes that planning applications that accord with Development Plan policies will be approved unless material considerations indicate otherwise. Core Strategy policy CP2 encourages the provision of community facilities to meet the long term needs of the Borough. Policy CP3 also states that planning permission will be encouraged for recreational/sporting facilities.</p>

3. Section 8 'Promoting Healthy Communities' of the NPPF promotes access to high quality sports and recreation facilities and states planning decisions should ensure that amenities and services are able to develop and modernise in a way that is sustainable and are retained for the benefit of the community.
4. The application site is situated in a Major Development Location which comprises of a wide range of facilities and services together with a choice of transport modes. An existing leisure centre (D2 use) is located on the site and the proposed development seeks to replace this building with a new leisure centre facility with associated landscaping and parking. The proposal will increase the amount and quality of leisure facilities on a site within a sustainable major development location: The principle of development is therefore acceptable subject to the other material considerations set out in this report.
5. The proposal contains a new café facility. The scale of this part of the development will be ancillary to the main use as leisure centre and it is not considered it will detract patrons from café/restaurant uses within nearby local centres.

#### **Character of the Area:**

6. The existing leisure centre on the site is brick built and its design and architecture now appears out-dated. There is a small building to the front of the site which has historically been used as caretaker's accommodation associated with the leisure centre and this will also be demolished as part of the application.
7. The existing building has 2,435 sqm of gross internal floor space, whereas the proposed leisure centre would have 3,793 sqm of internal space, resulting in an increase of 55%. Some facilities will be located on the first floor of the building. Whilst the overall footprint of the building will be larger than the existing leisure centre, it will be smaller than buildings associated with the neighbouring schools of Addington and Bulmershe. Therefore, the proposed building would not be out of keeping with the character and appearance of the surrounding area.
8. The two storey section of the building and sports hall will be approximately 9.3 metres high. The swimming pool section located on the eastern part of the site will be lower, measuring 6 metres in height. The highest part of the proposed building will be approximately 1 metre higher than the existing leisure centre which has a height of 8.2 metres. However the proposed design includes sections that are stepped down from central core of the building and the eastern wing will be 3 metres lower than the eastern section of the existing building. The proposed building will also have a similar height to Addington School to the west and the main 3 storey buildings at Bulmershe School to the north.
9. The east elevation of the proposed building will be 10 metres closer to the footpath to the east (Shelgate Walk) than the existing leisure centre. However, the eastern section of the proposal steps down to 6 metres in height which is lower than the 2 storey dwellings opposite the footpath. A gap of approximately 16 metres will be maintained between the leisure centre and houses opposite Shelgate Walk. The Borough Design Guide SPD recommends a minimum separation distance of 12 metres when 2 storey buildings face each other and this will be exceeded. The east elevation of the proposal will span for 45 metres adjacent to the footpath. Whilst this is a relatively long elevation, the area is characterised by terraced

houses and flats laid out in similar size blocks and therefore the length of the building will not result in an uncharacteristic relationship with the residential properties to the east. A landscape buffer will also be maintained along the footpath. Overall it is considered that the development will relate satisfactorily with the scale and height of the residential areas next to the site.

10. The proposed development will also have an acceptable impact on the public realm of Shelgate Walk and will not discourage pedestrians from using this space. The houses along Shelgate Walk front onto the public footpath and therefore this space is already overlooked and benefits from good levels of passive surveillance. The east elevation of the existing building comprises of a largely featureless brick wall. The east elevation of the proposal contains opaque glazing (it is opaque for safeguarding reasons relating to the swimming pool) and whilst this will not provide any additional passive surveillance, it will create visual interest and a sense of activity for users of the path. The gap between the buildings will maintain a sense of openness and whilst the proposed building will be closer, there will be adequate areas for soft landscaping. The proposed building will be lower than the adjacent houses and the existing leisure centre and it will not be overbearing to pedestrians using this space. It is considered that the development will not detrimentally impact this part of the public realm.
11. The proposed development will comprise of a modern design with geometric forms and banks of glazing. The front atrium will be a glazed structure and the first floor above this will also feature large windows; giving the building an active frontage overlooking the outside landscape areas and the car park. The design of the front elevation will also result a legible and inviting entrance to the building, contributing to quality and vibrancy of the area. The material of the cladding will be secured by the recommended condition 3.
12. In summary, it is considered that the proposed development will improve the character and appearance of the area and is therefore acceptable.

### **Residential Amenities:**

13. The properties along Shelgate Walk would face the east elevation of the proposed building. As set out above, the resulting gap between the buildings complies with the Borough Design Guide SPD standards. The east elevation of the proposal will span for 45 metres adjacent to the footpath but this scale of building is not uncharacteristic of the area. The height of the eastern section of the building is domestic in scale and lower than the nearby houses. It is therefore considered that the proposal will not be overbearing to the neighbouring residents that front onto Shelgate Walk.
14. The windows in the east elevation will be opaquely glazed and will prevent any outlook. Therefore, no loss of privacy would occur to the neighbouring residents that live in the properties along Shelgate Walk.
15. The Borough Design Guide SPD recommends that where new development faces the elevation of another dwelling with a window to a habitable room, an imaginary 25 degree vertical angle from the centre line of the window should not be breached by the proposed development. This is to ensure light will not be significantly restricted to neighbouring windows. The proposed development does not breach

an imaginary 25-degree unobstructed zone of daylight to the windows in the houses along Shelgate Walk and therefore there would be no significant detrimental loss of light to these properties.

16. There are no entrances to the building on the east elevation of the proposed building adjacent to the Shelgate Walk. The submitted Transport Assessment describes that deliveries from small vehicles can occur via the main entrance of the building and for larger vehicles, deliveries would be made to the rear. Both the rear and front entrances are located away from the neighbouring houses and would not result in detrimental noise or disturbance to local residents.
17. Located to the north, south and west of the application site are school buildings. The proposed development will be located next to the car parks of the schools and there will be no impact to pupils or teachers in school buildings. It is not considered that the proposed building will impact the amenity of any other neighbouring residents or uses given the significant separation between the site and other uses or dwellings.

#### **Access and Movement:**

18. The access to the leisure centre will be via the existing access road off Woodlands Avenue. A stage 1 safety audit and junction modelling was submitted with the application and the Council's Highway Engineer has raised no concerns with the access to the site or the safety of the junction onto Woodlands Avenue.
19. The existing car park has 48 spaces and the proposal would increase the amount of parking for the leisure centre to 70 spaces (increase of 22). The overall parking capacity includes 6 disabled bays and 2 electric charging points. 36 covered cycle parking spaces have also been incorporated into the layout.
20. As stated, the existing leisure centre has 48 car parking spaces on site. The borough car parking standards state that for a leisure centre of that size, there should be 196 car parking bays. Therefore the current parking capacity is approximately 3 times less than the Council's parking standards. The proposed leisure centre would increase the number of car parking spaces on site to 70. The Council's parking standards set out a requirement of 284 spaces when considering the size of the proposed building. The level of car parking provided on site by the proposed development would also be approximately 3 times less than the Council's standards. Whilst there would be a shortfall in parking spaces on the site when measured against the borough standards, the shortfall is similar in percentage terms to the existing arrangement.
21. In light of the above, a Parking Accumulation Assessment has been undertaken to ascertain the parking requirement based on a trip generation assessment. This established that the peak weekday use of the car park would occur around 7pm and would equate to 65 spaces being occupied. There would be adequate capacity in the proposed car park to deal with average weekday peak levels. The weekend peak showed a greater accumulation of 72 vehicles at 9am. This would exceed the car park capacity by 2 vehicles.
22. A Framework Car Park Management Plan has been provided that sets out how parking will be managed for the Leisure Centre and how additional parking can be

accommodated in the neighbouring school car parks. The site is adjacent to Addington School and Bulmershe School which both have associated car parks under Wokingham Borough Council's ownership. It has been identified that peak parking periods would occur outside of the normal school hours and therefore the school car parks can be utilised for additional parking capacity when required. The car park to Bulmershe School will be used as a first preference and then Addington School if necessary.

23. The application also includes an extension to Bulmershe School car park for 28 additional bays and overall the school car park will have 123 spaces. Addington School currently has a parking capacity of 81 spaces and there is also scope for changes to the car park layout to create further parking bays. Overall, the leisure centre, including the school car parks, would have a joint capacity of 274 car parking spaces. The Parking Accumulation Assessment indicates that this level of parking is significantly greater than what is required for the proposed development at peak periods.
24. A unilateral undertaking will be submitted to secure the use of the site and the school car parks to be in accordance with a Parking Management Plan in perpetuity.
25. Further to the above, the site is within a highly sustainable location with bus stops located directly outside along Woodlands Avenue. The leisure centre will be for the local community and the submitted Travel Plan will ensure sustainable modes of transport will continue to be encouraged for local residents.
26. Subject to conditions 10 – 13 and a unilateral undertaking being submitted, the proposal is acceptable with regard to highway safety and car parking. The Highway Engineer has considered the application and raised no objection subject to conditions.

#### **Flooding and Drainage:**

27. MDD Local Plan policy CC10 states that all development proposals must ensure surface water arising from the proposed development including taking into account climate change is managed in a sustainable manner and this must be demonstrated through a Surface Water Drainage Strategy.
28. The application site is in Flood Zone 1 where the risk of flooding from rivers is low and as such all forms of development are acceptable. The area does however experience some surface water flooding.
29. There is an existing building on the site and also large areas of hard surfacing. The application form states that foul water will be into an existing foul network while surface water will be managed using SuDS. Areas of porous soft landscaping have been incorporated into the layout. The Drainage Engineer has considered the proposal and raised no objection subject to recommended condition 9.

#### **Landscape and Trees:**

30. The site is primarily developed but there are areas of soft landscaping surrounding the existing building. These areas include two protected trees to the front of the

site and grassed areas to the front and sides of the existing building.

31. The Tree and Landscape Officer has advised that the protected Oak and Norway Maple to the front of the site can be adequately retained as part of the redevelopment of the site as shown on the Tree Protection Plan. Although there will be some minor changes in ground level on the edge of the root protection area (RPA) of the Oak these will not have a detrimental impact on the tree provided the method of working within the RPA is addressed as part of the Arboricultural Method Statement which is secured by the recommended condition 5.
32. The proposed development will result in significant re-landscaping and the front of the site will include a greater variety of planting; grass lawn and an outside seating area. Small trees and low level hedges to soften the appearance of the car park are also proposed. The proposed building will extend further to the east than the existing leisure centre and there will be some reduction of the grass verge adjacent to Shelgate Walk. Additional planting can however be incorporated into this area. Overall it is considered that the development as a whole, including the proposed landscaping, will improve the character and appearance of the area.

#### **Environmental Health:**

33. The Environmental Health Officer has considered the proposal and has raised no objection with regard to contamination or remediation. Where the site is close to neighbouring properties they have advised that condition 12, 14 & 15 are recommended which would ensure that a construction management plan is submitted and adhered to; construction working hours restricted and to attenuate any noise from the plant and machinery associated with the day-to-day operation of the building.

#### **Ecology:**

34. Policy CP7 of the Core Strategy states that development proposals that may harm habitats or species of principle importance or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), will only be permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance; that no alternative sites that would result in less or no harm is available which will meet the need.
35. The site is previously developed and there are limited opportunities for significant ecology and wildlife. Survey work has identified that there are no bats or sign of bats using the existing building. The Council's Ecologist has considered the application and raised no objection to the proposal.

#### **Archaeology:**

36. An Archaeological Desk Based Assessment has been submitted in support of the proposals and provides an assessment of the archaeological potential of the proposal site. This concludes that there no known heritage assets within the proposal site and that few sites or finds are recorded within the vicinity of the site. A review of historic mapping has however identified that Bulmershe Farm was located in the south-eastern part of the site from at least the 18th century.

Berkshire Archaeology have advised that given the existing development, it is possible that if archaeological remains existed within the site that construction of the current buildings may have removed much of this. As much of the proposal is sited on the footprint of the existing building, in order to confirm the absence or presence of archaeological remains it is recommended that archaeological monitoring is undertaken during ground works within the site. Condition 8 is therefore recommended to secure this.

### **Employment Skills Plan:**

37. Policy TB12 of the Wokingham Borough Council MDD requires planning applications for all major development (both commercial and residential) in Wokingham Borough to submit an employment skills plan (ESP). As this planning application has more than 1,000 sq. m of development it triggers an ESP. The Economic Prosperity and Place Team have advised that the development would result in a requirement to secure 5 Community Skills Support places (E.g. work experience or CSCS training courses); 2 apprenticeship starts and 2 jobs created.
38. If for any reason the developer is unable to deliver the plan as set out above they can provide a commuted sum in-lieu. This is based on the cost to WBC supporting the employment outcomes of the plan. The cost to WBC oversee and support each employment target is £3,750. So a total of £15,000 would be required in lieu of an ESP on this application. This will be secured by a unilateral undertaking.

### **Other Matters:**

39. There is a high pressure gas pipeline that runs across the grounds of Addington School. Whilst the school car park is located within the red line of the location plan, no development is proposed on the grounds of Addington School. There are no high pressure pipelines on the application site. An informative is recommended to highlight this fact and Health and Safety Executive protocols to the applicant and developer.

## **CONCLUSION**

The proposed development will replace the existing leisure centre building and the site is within a sustainable location in a major development area. The proposed development will significantly improve the community facilities in the locality and would enhance the character and appearance of the area.

The proposed development will have an acceptable impact on neighbouring amenity. The parking area is larger than the existing leisure centre and a parking management plan outlines the car parks at the neighbouring schools (Bulmershe & Addington) will be available outside of school hours in case of overspill. The site is in a highly sustainable location with nearby bus stops served by regular bus services. There are no objections regarding ecological impacts, environmental health or archaeology.

The proposed benefits of the scheme significantly weigh in favour of granting planning permission and therefore the application is recommended for **approval** subjected to the conditions and a unilateral undertaking securing the car park management plan is adhered in perpetuity and an Employment Skills Plan is provided.

## SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

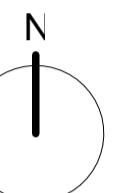
In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:

### CONSTRUCTION

### MAINTENANCE/CLEANING

### DECOMMISSIONING/DEMOLITION

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement

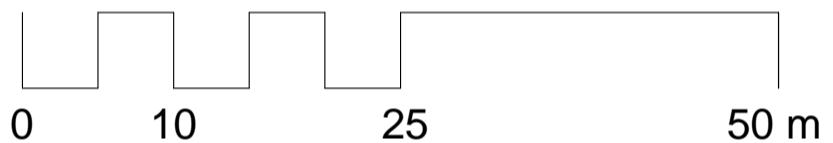


#### Key

Ownership Boundary

Site Boundary - 28,230m<sup>2</sup>

Proposed Footprint



P03 20/04/2018 Red Line Boundary updated after consultation with the LPA CC KIA RJ

P02 18/04/2018 Blue & Red Boundaries updated after consultation with the LPA CC KIA RJ

P01 04/04/2018 Planning CC KIA RJ

Rev. Date Description By Chkd Appd

Drawing Status		Suitability	
<b>PLANNING</b>		<b>S2</b>	

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Project Title

**BULMERSHE LEISURE CENTRE**

Drawing Title

Existing Site Plan  
with Proposed Building Footprint

Scale 1 : 500 Designed KIA Drawn SR Checked KIA Authorised CW

Original Size A1 Date Mar 2018 Date Mar 2018 Date Mar 2018 Date Mar 2018

Drawing Number BUL-ATK-Z1-00-DR-A-0001 Revision P03

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**SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION**

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:

**CONSTRUCTION**

**Maintenance/Cleaning**

**Decommissioning/Demolition**

It is assumed that all works will be carried out by a competent contractor working where appropriate, to an approved method statement.



**Ground Floor GIA** 2403m<sup>2</sup>  
**First Floor GIA** 1095m<sup>2</sup>  
**Basement** 438m<sup>2</sup>  
**pool tanks and pump pit**

**Total GIA** 3936m<sup>2</sup>



Ref.	Date	Drawn By	Checked By	Approved By
P02	11/05/2018	Planning Update	RND CC RU	
P01	04/04/2018	Planning	CC KIA RU	

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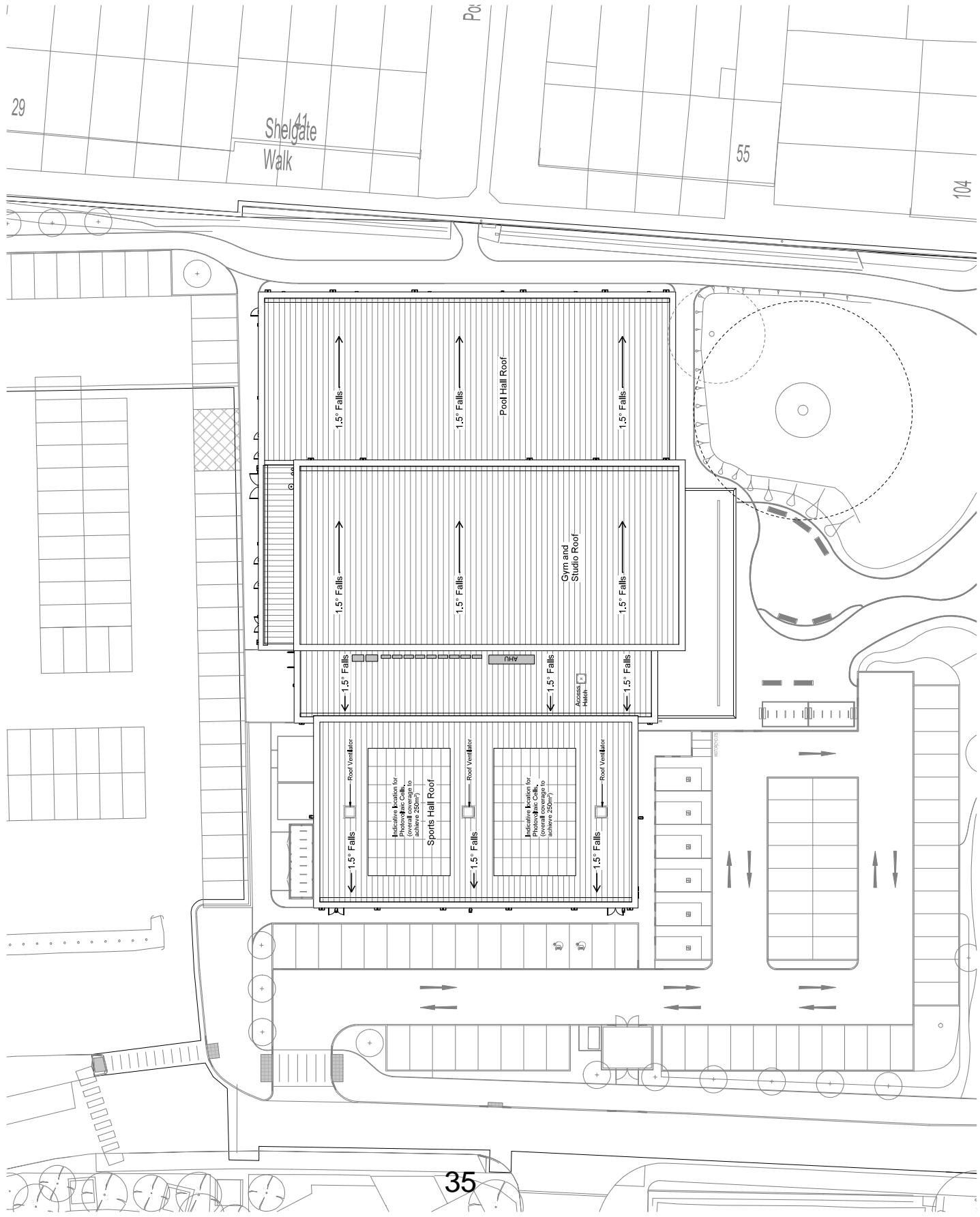


**BULMERSHE LEISURE CENTRE**

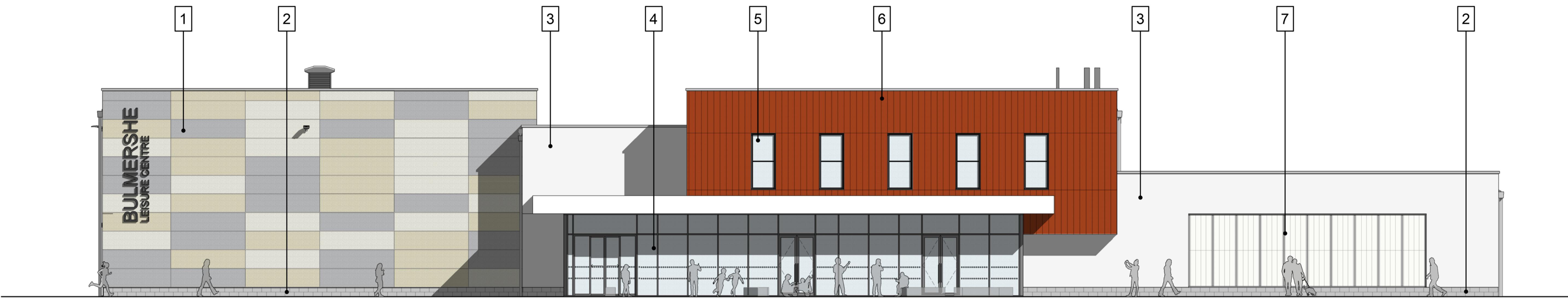
**Proposed Roof Plan**

Ref.	Date	Drawn	Checked	Approved
S1	1: 1:200	Sept 2017	OC	DA
A1	Mar 2018	Drew	Mar 2018	Mar 2018

**BUL-ATK-Z1-Q2-DRA-0102** P02  
 Drawing Number: P02  
 Revision: 0



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1 South Elevation.  
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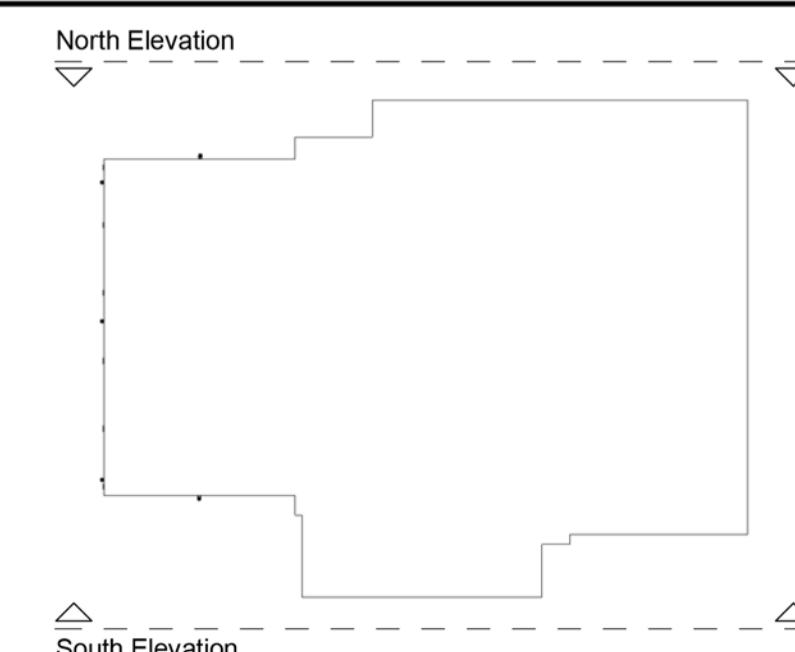


2 North Elevation.  
0150 SCALE 1:100

0 5 10 m

#### Key

1. Horizontal Insulated Wall Panel
2. Fairfaced Concrete Block
3. Off White Render with Anti-Graffiti Seal
4. Curtain Walling
5. Powder Coated Aluminium Framed Windows
6. Vertical Insulated Wall Panel
7. Vertical Insulated Translucent Wall Panel
8. Powder Coated Metal Security/Louvre Doors



#### SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:

##### CONSTRUCTION

##### MAINTENANCE/CLEANING

##### DECOMMISSIONING/DEMOLITION

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement

P02	11/05/2018	Planning Update	RND	CC	RJ
P01	04/04/2018	Planning	CC	KIA	RJ
Rev.	Date	Description	By	Chkd	App'd

#### PLANNING

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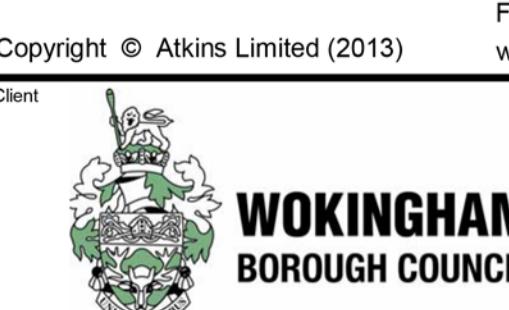
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Drawing Status

Subsidiary  
**S2**

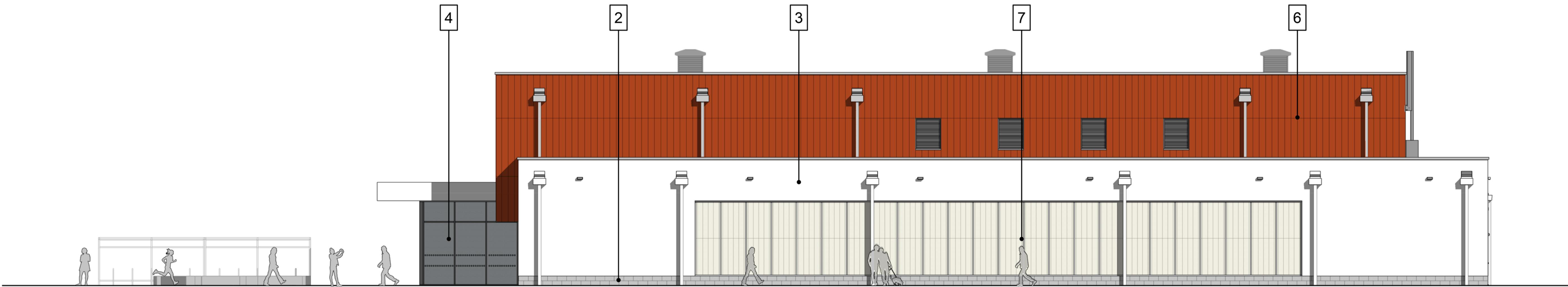
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**BULMERSHE LEISURE CENTRE**

Drawing Title  
North and South  
Elevations

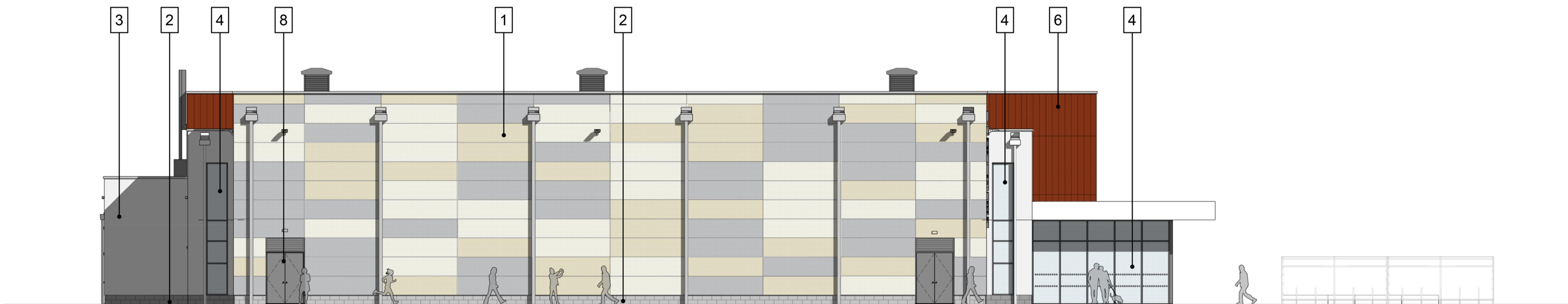


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As indicated	KIA	CC	KIA	CW
A1	Mar 2018	Mar 2018	Mar 2018	Mar 2018
Drawing Number				Revision P02
BUL-ATK-Z1-XX-DR-A-0150				P02

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SCALE 1:100

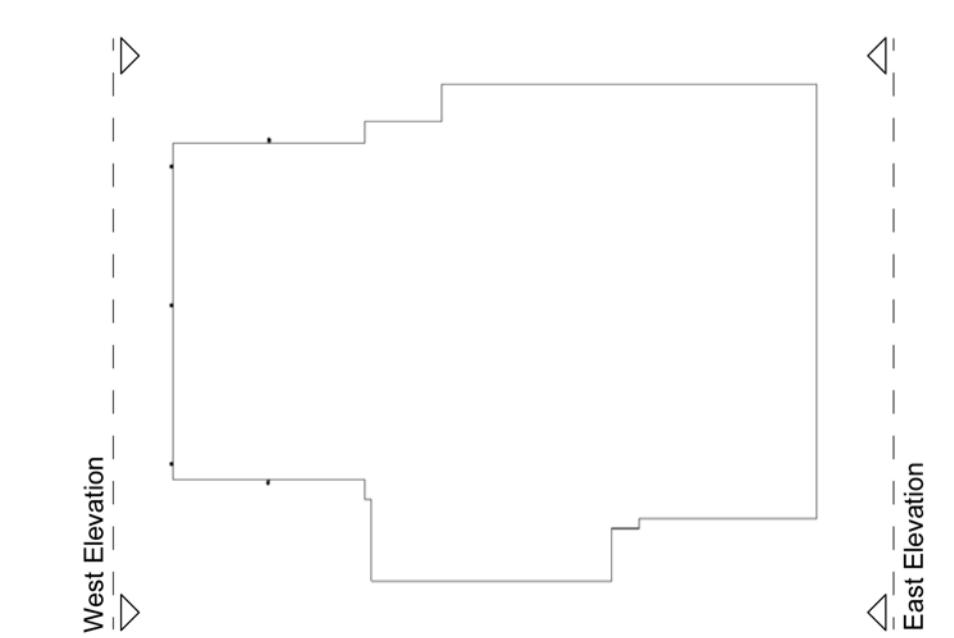


2 West Elevation.  
0151  
SCALE 1:100

0 5 10 m

#### Key

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2. Fairfaced Concrete Block
3. Off White Render with Anti-Graffiti Seal
4. Curtain Walling
5. Powder Coated Aluminium Framed Windows
6. Vertical Insulated Wall Panel
7. Vertical Insulated Translucent Wall Panel
8. Powder Coated Metal Security/Louvre Doors



#### SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:

#### CONSTRUCTION

#### MAINTENANCE/CLEANING

#### DECOMMISSIONING/DEMOLITION

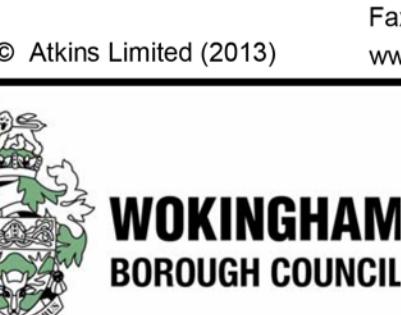
It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement

P02	11/05/2018	Planning Update	RND	CC	RJ
P01	04/04/2018	Planning	CC	KIA	RJ
Rev.	Date	Description	By	Chkd	App'd

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#### BULMERSHE LEISURE CENTRE

Drawing Title  
  
East and West  
Elevations

Scale	Designed	Drawn	Checked	Authorised
Original Size	KIA	CC	KIA	CW
A1	Date Mar 2018	Date Mar 2018	Date Mar 2018	Date Mar 2018
Drawing Number	BUL-ATK-Z1-XX-DR-A-0151	Revision P02		

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## SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

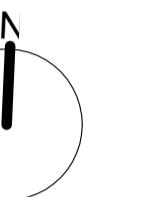
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### MAINTENANCE/CLEANING

### DECOMMISSIONING/DEMOLITION

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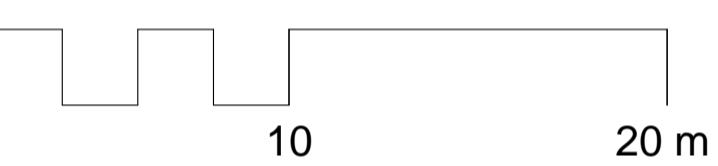
**Ground Floor GIA**  
First Floor GIA  
Basement  
(pool tanks and pump pit)

2403m<sup>2</sup>  
1095m<sup>2</sup>  
438m<sup>2</sup>

**Total GIA**  
3936m<sup>2</sup>

### Room Key

- [Light Gray Box] Circulation
- [Light Green Box] Dry Sports Facilities
- [Pink Box] Front of House/Office
- [Dark Gray Box] Plant
- [Teal Box] Shared Dry/Wet Facilities
- [Blue Box] Wet / Pool Facilities



P02	11/05/2018	Planning Update	RND	CC	RJ
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P01	04/04/2018	Planning	CC	KIA	RJ
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Rev.	Date	Description	By	Chkd	Appd
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Drawing Status	Suitability
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**WOKINGHAM  
BOROUGH COUNCIL**

Project Title

BULMERSHE LEISURE CENTRE

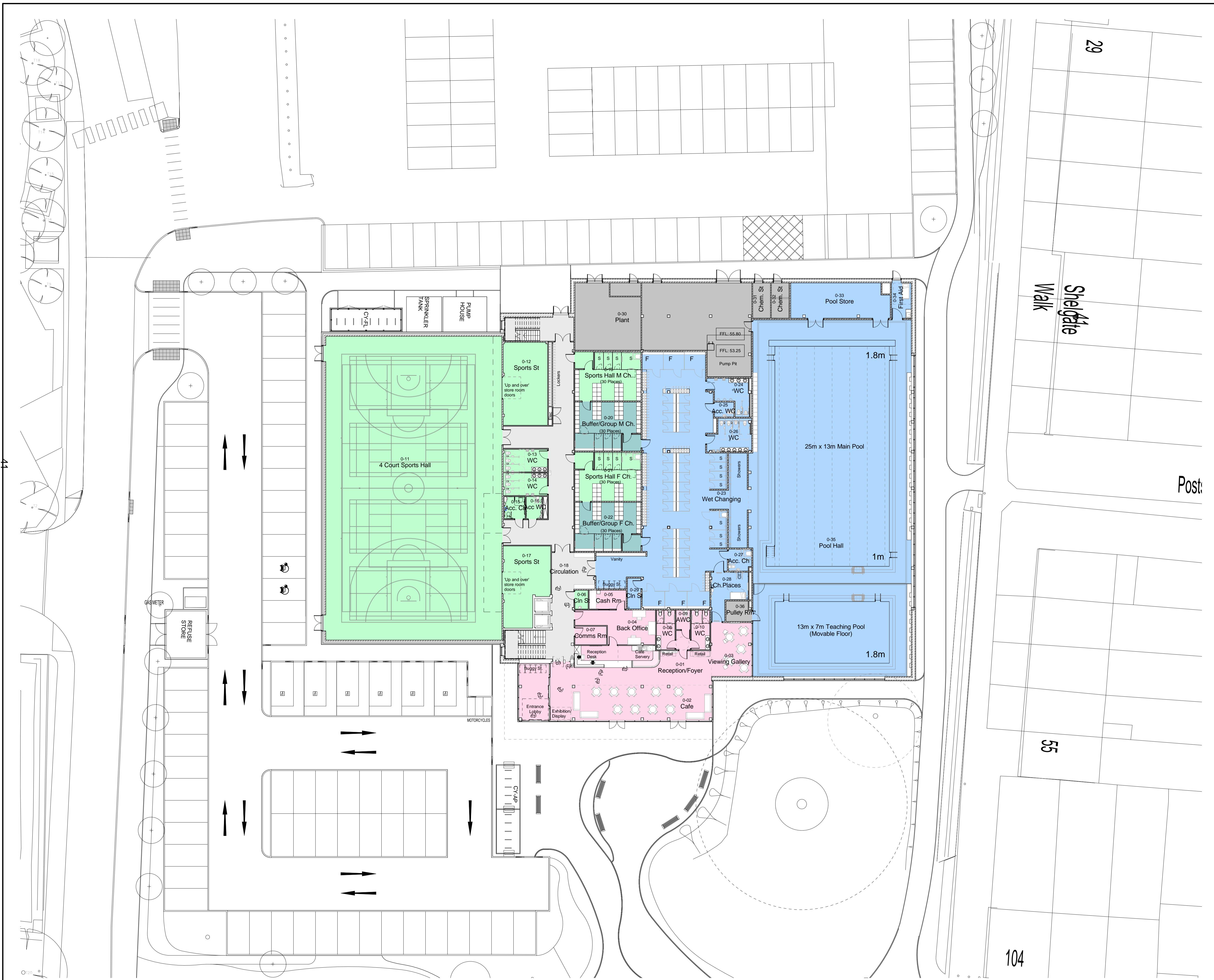
Drawing Title

Proposed Ground Floor Plan

Scale 1 : 200	Designed KIA	Drawn CC	Checked KIA	Authorised CW
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Original Size A1	Date March 2018	Date March 2018	Date March 2018	Date March 2018
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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

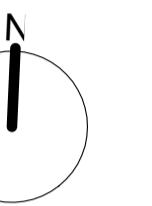
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**CONSTRUCTION**

**MAINTENANCE/CLEANING**

**DECOMMISSIONING/DEMOLITION**

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement



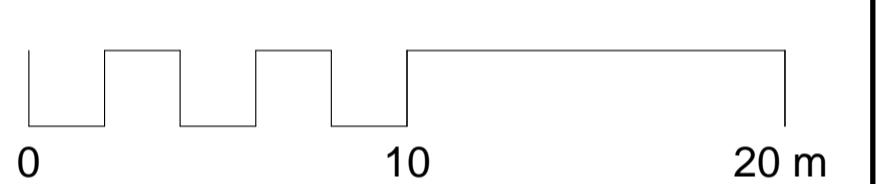
**Ground Floor GIA**  
First Floor GIA  
Basement  
(pool tanks and pump pit)

2403m<sup>2</sup>  
1095m<sup>2</sup>  
438m<sup>2</sup>

**Total GIA** 3936m<sup>2</sup>

**Room Key**

- Circulation
- Front of House/Office
- Health and Fitness
- Plant



P02	11/05/2018	Planning Update	RND	CC	R.J
P01	04/04/2018	Planning	CC	KIA	R.J

Rev.	Date	Description	By	Chkd	App'd
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Drawing Status	Suitability
PLANNING	S2

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Project Title

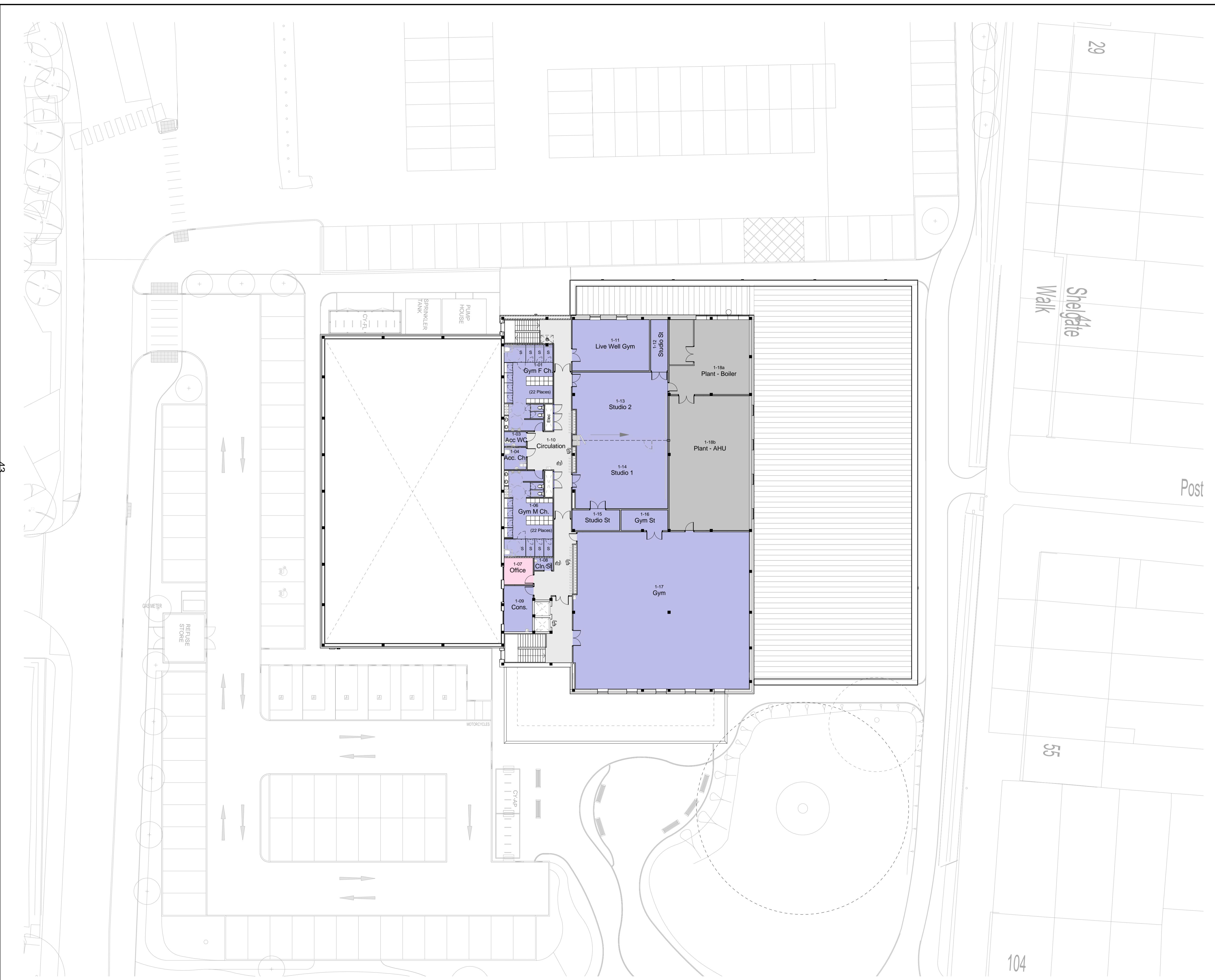
**BULMERSHE LEISURE CENTRE**

Drawing Title

**Proposed First Floor Plan**

Scale	Designed	Drawn	Checked	Authorised
Original Size	KIA	CC	KIA	CW
1 : 200				
A1	Date	Date	Date	Date
	March 2018	March 2018	March 2018	March 2018

Drawing Number	Revision
BUL-ATK-Z1-01-DR-A-0101	P02



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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 : Mark Croucher

Date 23/05/2018

---

**Application No :180828**

Type : Full

Status : 0 New Application

**Date Received :25/04/2018**

Applicant : Unknown  
Bulmershe Leisure Centre  
Woodlands Avenue  
Woodley  
Berkshire  
RG5 3EU

Agent/Architect :

Location : Bulmershe Leisure Centre  
Woodlands Avenue  
Woodley  
RG5 3EU

Parish :

N.G.R. :

Road Class :

Proposal : Full application for the proposed erection of replacement leisure centre that includes a 6-lane swimming pool and teaching pool (with moveable floor), 75 No. unit gymnasium, 4 No. court sports hall, 2 No. studios, ancillary cafe, parking, access and landscaping along with the provision of an extension to the existing Bulmershe School car park; following the demolition of the existing leisure centre and caretaker house.

---

### TOWN AND COUNTRY PLANNING ACT 1990 - LOCAL COUNCIL OBSERVATIONS

Woodley Town Council have considered the Application No 180828 and observations thereon are as follows :

No objections.

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# Agenda Item 22.

Application Number	Expiry Date	Parish	Ward
172704	9 August 2018	Twyford	Twyford

<b>Applicant</b>	Hicks Development Ltd
<b>Site Address</b>	Land to rear of 38 – 42 Hurst Road, Twyford RG10 0AN
<b>Proposal</b>	Full application for the proposed erection of 5no dwellings
<b>Type</b>	Full
<b>PS Category</b>	13
<b>Officer</b>	Simon Taylor
<b>Reason for determination by committee</b>	Listed by Councillor Ferris

<b>FOR CONSIDERATION BY</b>	Planning Committee on Tuesday 17 July 2018
<b>REPORT PREPARED BY</b>	Assistant Director – Place

## SUMMARY

The site is within a major development location on the western outskirts of Twyford. It forms part of a wider allocated site for residential use in the Development Plan with the construction of 12 dwellings already occurring across the southern part of the allocation following the granting of planning permission F/2014/2353. Through the provision of both applications, 17 dwellings would be provided which would fall short of the 20 dwellings envisaged for the site. Nonetheless, the allocation is designed to be flexible to take account of site specific issues, particularly flood risk from the River Loddon and Twyford Brook on the western end of the site. In this respect, a shortfall of three dwellings is acceptable.

The application involves the construction of five two storey dwellings and a double garage, in the form of a pair of semi-detached dwellings and three terraced dwellings. It also includes an access road (continuing from the existing road in the site to the south), parking and amenity space to the south western end. As the site has been allocated for residential use, there are no in principle objections to the impact of development on the character of the area with the proposal of similar scale and design to the adjacent site currently being constructed which was also acceptable.

The proposal would provide sufficient parking and amenity space and a satisfactory internal layout. It would also not cause adverse harm to neighbouring residential amenity and there would be an acceptable impact in ecological and landscape terms. It is, however, located across flood zones 1, 2 and 3 and the vast majority of the submissions against the proposal relate to drainage and flooding implications. A site specific Flood Risk Assessment (FRA) was initially submitted and found to be lacking in several respects. A revised FRA was submitted to the Environment Agency, who now raise no objection, subject to Condition 13 and Informative 6.

The proposal is acceptable, subject to conditions and would bring forward a site envisaged for development and would contribute to housing provision within the Borough. It is recommended for approval subject to completion of a legal agreement and conditions.

## **PLANNING STATUS**

- Major development location
- Allocated housing site
- Settlement Edge (Countryside to the western boundary)
- Near to Green Route (Hurst Road)
- Flood zones 1, 2 and 3
- Groundwater zone 3
- Wind turbine safeguarding zone
- Minerals consultation zone
- Sand and gravel extraction consultation zone (western boundary)
- Contaminated land consultation zone

## **RECOMMENDATION**

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

- A. Prior completion of a legal agreement as outlined in this report to provide for contributions to affordable housing and an indemnity against claims for highways adoption.**
- B. Conditions and informatives:**

**1. Timescale**

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

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

**2. Approved details**

This permission is in respect of the submitted drawings numbered 2393 02A and 2393 03A, dated 31 July 2017 and the drawing numbered 2392 04, dated 8 September 2017, all received by the local planning authority on 15 September 2017; the revised plan numbered 2393 01F, dated 10 April 2018 and received 26 April 2018 and the plan numbered 2393 101A, dated and received on 29 May 2018. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

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

**3. External materials and fencing details**

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 and all boundary fencing details (including its location) 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 unless agreed in writing by the local planning authority.

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

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

#### 4. Construction Method Statement

No development shall take place 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:

- a) The parking of vehicles of site operatives and visitors
- b) Lorry routing and potential numbers
- c) Types of piling rig and earth moving machinery to be utilized
- d) Installation of temporary lighting
- e) Loading and unloading of plant and materials
- f) Storage of plant and materials used in constructing the development,
- g) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- h) Wheel washing facilities
- i) Measures to control the emission of dust and dirt during construction
- j) A scheme for recycling/disposing of waste resulting from construction works

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

#### 5. Biodiversity Enhancements

No development shall take place until details of biodiversity enhancements, to include bird and bat boxes, tiles or bricks on and around the new buildings and native and wildlife friendly landscape planting have been submitted 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 incorporate biodiversity in and around developments in accordance with Paragraphs 109 and 118 of the NPPF. Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment). Core Strategy policy CP7.*

#### 6. Landscaping details

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

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

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

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

#### 7. Tree Protection details

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).

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.

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.

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 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.*

#### 8. Contamination details

No development shall take place until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority.

The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk when the site is developed. Development shall not commence until the measures approved in the scheme have been implemented.

*Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.*

9. Construction vehicles

No development shall commence until provision has been made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the local planning authority.

The provision shall be maintained as so-approved and used for no other purposes until completion of the development or otherwise as provided for in the approved details

*Reason: To prevent queuing and parking off site, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6.*

10. Bin storage

No building shall be occupied until details of bin storage area/ facilities have been submitted to and approved in writing by the local planning authority. The bin storage area and facilities shall be permanently so-retained and used for no purpose other than the temporary storage of refuse and recyclable materials.

*Reason: In the interests of visual and neighbouring amenities and functional development. Relevant policy: Core Strategy CP3 and Managing Development Delivery Local Plan policy CC04.*

11. External lighting details

The development hereby permitted shall not be occupied until details of any external lighting, including any street lighting, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

*Reason: In the interests of visual and neighbouring amenities and functional development. Relevant policy: Core Strategy CP3.*

12. Compliance with Flood Risk Assessment (FRA)

The development permitted by this planning permission shall be carried out in accordance with the site plan drawing numbered 101A, dated 29 May 2018 and the FRA (together with its appendices) for the Proposed Development at Land to the Rear of 42 Hurst Road, Twyford, Reading, 27 April 2018, Herrington Consulting Limited and the following mitigation measures detailed within the FRA:

- a) Finished flood levels are set no lower than 37.85 metres above Ordnance Datum as specified in section 7.2 of the FRA
- b) There shall be no land raising as stated in Table 7.1 in the FRA

The mitigation measure(s) shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

*Reason: To reduce the risk of flooding to the proposed development and future occupants and to prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.*

#### 13. Site Clearance

With existing arisings removed, grass cutting and site clearance works are to be carried out in accordance with the details given in section 5 of the Reptile Survey and Mitigation Report (John Wenman Ecological Consultancy, ref: R1661/a, June 2017), unless otherwise agreed in writing by the local planning authority.

*Reason: To ensure that reptiles, a protected and priority species, are not adversely affected by the proposals. Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment). Core Strategy policy CP7.*

#### 14. Vegetation removal and nesting birds

Vegetation removal and other works that may disturb bird nests is to be undertaken outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

*Reason: To ensure that nesting birds not adversely affected by the proposed development. Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment). Core Strategy policy CP7.*

#### 15. No removal of vegetation as agreed

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.*

16. Hours of work

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.*

17. Parking

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. The unallocated and visitor parking shall be retained as approved and shall not be sold, leased or allocated to a specific person or property.

*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.*

18. Turning Space

The part of any building(s) hereby permitted shall be occupied until the turning space has been provided in full accordance with the approved plans. The turning space shall thereafter be retained in accordance with the approved details and shall be used for no other purpose.

*Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety. Relevant policy: Core Strategy policies CP3 & CP6.*

19. Access before occupation

No building shall be occupied until the access has been constructed in accordance with the approved plans.

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

20. Prior to the occupation of the development, the proposed vehicular access shall have been formed and provided with visibility splays shown on the approved drawing number 2393/1F. The land within the visibility splays 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: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.*

21. Site Survey

Prior to the occupation of the development, a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of finished road levels, finished ground levels (in relation to a fixed datum point) and finished roof levels and demonstrating compliance with the approved plans (including surveyed levels) shall be submitted to and approved in writing by the local planning authority.

*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.*

22. Obscure windows

The two ensuite windows on the ground and first floor of the northern side elevation of Plot 1 hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

*Reason: In the interests of visual and neighbouring amenities and functional development. Relevant policy: Core Strategy CP3.*

23. Restriction of permitted development rights - windows

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 additional windows or similar openings shall be constructed in the northern side elevation of Plot 1 (northernmost dwelling), except for any which may be shown on the approved drawing(s).

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

24. Restriction of permitted development rights – roof extensions

Notwithstanding the provisions of Class B 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 enlargement of the rear roof space hereby permitted shall be carried out within the dwelling on Plot 1 (northernmost dwelling) without the express permission in writing of the local planning authority.

*Reason: To safeguard neighbouring amenities. Relevant policy: Core Strategy policies CP1 and CP3.*

## **25. Restriction of permitted development rights – garage**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the garage accommodation on the site identified on the approved plans shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

*Reason: To ensure that adequate parking space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.*

### *Informatics*

#### **1. Section 106 Agreement**

This permission should be read in conjunction with the legal agreement under Section 106 of the Town and Country Planning Act dated #/#/2018, the obligations in which relate to this development.

#### **2. Community Infrastructure Levy**

The development hereby permitted is liable to pay the Community Infrastructure Levy. As an affordable housing development a claim for relief can be made. This is a matter for the developer. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see <http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>.

#### **3. Pre-commencement Conditions**

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.

#### **4. Thames Water Pressure**

Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 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.

5. Thames Water Main

There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

6. Flood Proofing

In areas at risk of flooding consideration be given to the incorporation into the design and construction of the development of flood proofing measures. These include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Further information can be found at [http://www.planningportal.gov.uk/uploads/br/flood\\_performance.pdf](http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf).

7. Mud on the Road

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.

<b>PLANNING HISTORY</b>		
<b>App Number</b>	<b>Proposal</b>	<b>Decision</b>
F/2014/2353	Erection of 12 dwellings (including 4 affordable dwellings) with access, parking, open space and landscaping on the site to the south	Approved 1 April 2015

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<b>SUMMARY INFORMATION</b>	
Site Area	0.31 hectares
Existing use	Empty field
Proposed units	5 residential dwellings
Existing parking	Nil
Proposed parking	13 spaces (two per dwelling, two unallocated, one visitor)
Proposed density	16 dwellings per hectare

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<b>CONSULTATION RESPONSES</b>	
Berkshire Archaeology	No objection.
Environment Agency	Initial concerns were raised in relation to the FRA and the lack of details in the Flood Risk Assessment (FRA). A revised FRA was submitted to the Environment Agency, who now raise no objection, subject to Condition 13 and Informative 6.
Thames Water	No comments received.
WBC Community Infrastructure	No objection subject to legal agreement relating to the provision of a commuted sum for affordable housing. Refer to 'Housing

	Density, Mix, Layout, Affordability and Accessibility and Informative 1.
WBC Policy	No objection on the basis that the site is already allocated for housing.
WBC Drainage	No objection, subject to Condition 13 relating to drainage.
WBC Ecology	No objection, subject to Conditions 5, 14 and 15 relating to biodiversity enhancements and vegetation removal.
WBC Environmental Health	No objection is raised. However, as there is anecdotal contamination on the adjoining site to the north, Condition 8 is applied requiring additional site investigations.
WBC Highways	No objection, subject to Conditions 9 and 18-20 and 25 relating to car parking, access, visibility splays and the submission of a Construction Method Statement in Condition 4.
WBC Trees and Landscape	No objection, subject to Conditions 6 and 7 relating to landscaping and tree protection details.
WBC Waste Services	No comments received.

REPRESENTATIONS	
Twyford Parish Council	An objection was received due to the location within the flood plain. This is discussed in the consultation response above, in 'Flooding and Drainage' and in Condition 13 and Informative 6.
Local Members	<p>A listing request from Councillor Ferris raised the following concerns:</p> <ul style="list-style-type: none"> <li>• Additional aggregate, which will alter water flow and drainage characteristics</li> <li>• The original figure projections for drainage and flow can no longer be accurate because of altered gradients on the adjacent site</li> <li>• Unauthorised site works</li> <li>• Figures and flow charts are inaccurate and should be updated</li> <li>• Drainage "crates" are below the water table level</li> <li>• FRA requires all electrical plugs 1.0m above floor level, tiles on the ground floor and vulnerable services on the first floor, which implies flood risk</li> <li>• Environment Agency objected to the application</li> </ul> <p>This is discussed in the consultation response above and in 'Flooding and Drainage', including that the Environment Agency no longer object to the application. Refer also to Condition 13 and Informative 6.</p> <p>It also includes reference to proposed changes in ground level, with an assessment of these ground level changes in the body of the report and clarification required in Condition 21.</p>
Neighbours	Eight letters of objection were received during the course of the initial consultation in September 2017 and reconsultation in May 2018. The following issues were raised:

	<ul style="list-style-type: none"> <li>• Development of adjacent site and location in flood zone 2 and 3 will cause the area to flood, impacting on Orpington Close (including the pumping station)</li> <li>• Drainage from the site will overload the system at Orpington Close</li> <li>• 95% of the site is in the flood plain</li> <li>• Flood level is increasing, with climate change and additional development</li> <li>• Increased water flow across the sites and lack of drainage capacity</li> <li>• EA mapping is disregarded in favour of historical anecdotal memories, which is unacceptable</li> <li>• Roadway will cross an existing spring, altering its flow</li> <li>• Net increase in flooding from both sites should be considered</li> <li>• Should necessitate the construction of its own drainage system</li> <li>• Drainage "crates" are below the water table level</li> <li>• Drainage works commenced in January are still occurring, implying drainage issues with the site</li> </ul> <p>Refer to 'Flooding and Drainage'. The proposal is acceptable, subject to Condition 13 and Informative 6.</p> <ul style="list-style-type: none"> <li>• The properties may be built higher than approved as this appears to have occurred on the adjacent site</li> <li>• There has been an increase in ground levels in the revised plans, leading to additional drainage issues and neighbour amenity issues</li> <li>• It is unclear if ground levels will be increased</li> </ul> <p>Refer to comments in 'Character of the Area', 'Housing Density, Mix, Layout, Affordability and Accessibility', 'Neighbour Amenity' and 'Flooding and Drainage' and the clarification required by Condition 21.</p> <ul style="list-style-type: none"> <li>• Light pollution from new houses and street lighting</li> </ul> <p>Refer to 'Neighbour Amenity' and Condition 11.</p> <ul style="list-style-type: none"> <li>• The Tree Survey refers to conifers, which have since been felled. It also requires a survey of nesting birds, which should have been prepared</li> </ul> <p>Refer to 'Landscape and Trees' and 'Ecology'.</p> <ul style="list-style-type: none"> <li>• Construction noise, dust and congestion</li> </ul> <p>These matters are unrelated to the planning assessment of the application. Nonetheless, the proposal involves a modest</p>
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	<p>development alongside an existing construction site and no objection is raised.</p> <ul style="list-style-type: none"> <li>Increased traffic and noise pollution</li> </ul> <p>Refer to 'Highways'.</p> <p>One letter of support was received noting that the proposal makes use of the plot and the buildings are in character with the area. A further letter was received noting that a pedestrian link would be beneficial between the development and Orpington Close. This has not formed part of this planning application and given it relates to private land and its requirement is not justified in this case, no further objection is raised.</p>
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#### APPLICANTS POINTS

- The site is allocated in the Development Plan for residential development and would provide part of the housing supply for the Borough, including a contribution towards affordable housing
- The proposal is in a sustainable location, provides adequate parking and meets all other standards

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
	CP15	Employment Development
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 (from all sources)
	CC10	Sustainable Drainage
	TB05	Housing Mix
	TB06	Development of private residential gardens
	TB07	Internal Space standards
	TB21	Landscape Character
	TB23	Biodiversity and Development
Supplementary Planning Document	SPD	Borough Design Guide – Section 4
Technical Standards	DCLG	National Internal Space Standards

## **PLANNING ISSUES**

### **Description of Development**

1. The proposal is for the erection of five residential dwellings with associated parking, amenity space and access. The scheme is linked to a previous development (reference F/2014/2353) for 12 dwellings on the site to the south. The subject scheme would utilise the access created by the previous permission and would be of a similar scale and design.
2. Rear gardens are proposed to all dwellings and parking for Plots 1-3 is in front of the dwellings and for Plots 4 and 5 in a separate driveway and garage at the eastern end of the site. The approved road on the adjacent site to the south would be continued into the subject site, with a turning point and three unallocated/visitor spaces. An area of open space would be provided to the south west of the site.
3. Revisions tabled to Council on 10 April 2018 related to addressing flood risk issues. It included the relocation of the turning space to the eastern corner of the site and clarification of ground and roadway levels. It also indicates that there will be some marginal raising of the ground levels to accommodate the road and dwellings.

### **Principle of Development**

4. The NPPF has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. Policy CC01 of the MDD Local Plan 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.

### Location of Development

5. Policy CC02 of the MDD Local Plan sets out the development limits for each settlement as defined on the Policies map. Policy CP9 of the Core Strategy states that development within development limits will be acceptable in principle, 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.
6. It is also noted that the site is part of an allocated site for residential development as set out in the MDD Local Plan. Policy SAL02 designated the site for around 20 dwellings and given that the proposal is for residential development, it is considered to be in accordance with that allocation.
7. The current application (5 dwellings) in conjunction with the previous approval on the site to the south (12 dwellings) would not fulfil the delivery of the total allocation for the site (20 dwellings). Nonetheless, Policy SAL02 includes the word 'around' to allow for flexibility on individual sites. In this instance, site constraints including flooding and neighbouring properties restrict the quantum of development which would be acceptable in planning terms. As such, a deficiency of three dwellings is considered to be acceptable.

## Sustainability

8. Policies CP1 and CP6 of the Core Strategy require that development be sustainable, in terms of enhancing the quality of the environment, protecting water quality and agricultural land and achieving zero carbon developments with a reduction in the need for travel and the promotion of sustainable transport.
9. Policy CP4 of the Core Strategy requires the provision of infrastructure, services and community facilities relative to the scale of the development. Policy CP9 of the Core Strategy states that the scale of development must reflect the existing or proposed levels of facilities, services and accessibility at or in the location.
10. The site is located within an established residential area and has good access to public transport. The main retail facilities in Twyford are within 900m walking distance and Twyford railway station is within 580m walking distance, including when accounting for access into the site. Secure covered cycle storage has also been accommodated within the rear garden of each plot. As such, no objection is raised on sustainability grounds.

## **Character of the Area**

11. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high quality design. This is reinforced in Policy R1 of the Borough Design Guide SPD, which requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the area.
12. Policy R11 of the Borough Design Guide requires a coherent street character, including in terms of scale, rhythm, proportion and height. There are a variety of dwelling types in the area, including two storey houses and bungalows (fronting Hurst Road), semi-detached properties (on the adjoining site to the south) and some terraced properties (in Orpington Close). The proposal includes two semi-detached and three terraced properties with a length of 10.2m and width of 5.5m (and a detached garage with a width/length of 6.3m), which would ensure a mix of dwelling types that are not out of context with the wider area. The proposal is therefore considered to accord with the overall character of Hurst Road.
13. Policy R9 of the Borough Design Guide limits height in relation to the prevailing heights in the area. The dwellings would have a typical two storey residential appearance with a dual pitched gable roof with a ridge height of 9.6m and eaves height of 4.8m. The detached garage would have a ridge height of 4.8m and eaves height of 2m. This is generally and adequately reflective of the local character.
14. Policy R11 of the Borough Design Guide requires that housing ensure a coherent street character in terms of materials and colour. The proposal uses bricks for elevations and tiles for roofs would be in keeping with the adjacent site. Subject to Condition 3 requiring the submission of appropriate materials to be agreed, the proposal would visually integrate into its surroundings.
15. Policy RD9 of the Borough Design Guide requires that development on the settlement edge create an edge and incorporate soft landscaping to integrate to

the rural setting. The necessity for the development to meet flood levels will ensure that the dwellings will align with the existing dwellings at the end of Orpington Close. As such, there is good separation from the settlement boundary and an open relationship with the adjoining countryside in accordance with Policy RD9.

16. Policy R20 of the Borough Design Guide requires consideration of external elements including the bin storage and cycle storage. The proposal includes an external cycle storage shed in the rear garden of each plot, which is an acceptable design approach. It is felt that there is no particular circumstances that would warrant the restriction of permitted development rights (with the exception of Class B of Part 1 as noted in paragraphs 36-37) and as such that no objection is raised in relation to Policy R20.
17. Policy P2 of the SPD ensures that parking is provided in a manner that is compatible with the local character. The parking is allocated in three areas – in front of Plots 2 and 3, on the southern side of the new roadway and in a detached garage towards the eastern end of the site. In each case, it is appropriately designed in terms of retaining an open relationship with the countryside and in terms of an appropriate built form with the proposed dwellings and surrounding areas.

## **Housing Density, Mix, Layout, Affordability and Accessibility**

### Density

18. Policy CP5 of the Core Strategy and Policy TB05 of the MDD Local Plan require an appropriate dwelling density and Policy R10 of the Borough Design Guide SPD seeks to ensure that the development achieves an appropriate density in relation to local character.
19. The approved site to the south has a density of 17 dwellings per hectare (dph) whilst the proposal seeks a density of 16 dph, resulting in an overall density of 17 dph. Hurst Road exhibits a lower density but Orpington Close and Loddon View have a higher density. The proposed density is considered to be acceptable.

### Mix

20. Policy CP5 of the Core Strategy and Policy TB05 of the MDD Local Plan require an appropriate dwelling type and tenure.
21. The previous proposal incorporated 4 x 2 bed dwellings, 2 x 3 bed dwellings, 2 x 4 bed dwellings and 4 x 5 bed dwellings. Whilst the current proposal is for 5 x 3 bed dwellings, the development is considered to provide an appropriate mix of dwelling in the context of the total site allocation of 17 dwellings.

### Layout

22. Policies R3 and R4 of the Borough Design Guide require housing to relate to the existing network of streets and spaces and Policy R7 requires a consistent building line relative to existing buildings.

- 23. The five dwellings will be located behind existing dwellings on Hurst Road. Whilst this would typically constitute backland development, the site has been allocated for residential dwellings and therefore any perceived impact has already been accepted. It is acceptable on the basis that it is on the same building line and does not extend beyond the three dwellings at the end of Orpington Close and would also accord with the curved building line to the north and south that is created by the topography of the site and the flood levels.
- 24. Policy R2 of the SPD requires development to respond to context, including incorporating existing features, taking advantage of landform and orientation. The dwellings are to be orientated north-east/south-west, which is the same orientation as the existing dwellings to the south western end of Orpington Close. This orientation would also allow surveillance of the open space.
- 25. The revised site plan indicates finished levels of the roadway and parking areas and finished floor levels of the dwellings where none were nominated on the original site plan. This indicates that there will be an average 800mm increase in the road level (and up to 1.0m at the northern end of the roadway). The dwellings will also be raised, with Plot 1 by up to 500mm and Plot 5 by up to 600mm. In the context of the surrounding landscape and the relationship with the adjoining countryside and River London, the changes to the topography of the site are not excessive or unreasonable and will not adversely alter the character of the area when landscaped.
- 26. As a continuation of the approved site, it is acknowledged that the roadway entrance would be alongside the side elevation of plot 5. Nonetheless, it would be still be read as part of the larger residential area and, as such, is not considered harmful. In any case, the orientation of the dwellings allows for an access road with a turning area as well as appropriately sized dwellings and amenity space.

#### Accessibility

- 27. Policy CP2 of the Core Strategy seeks to ensure that new development contributes to the provision of sustainable and inclusive communities, including for aged persons and the disabled. The proposal exhibits adequate levels of accessibility.

#### **Housing Amenity**

##### Internal areas

- 28. Policy TB07 of the MDD Local Plan and Policy R17 of the SPD require adequate internal space to ensure the layout and size achieves good internal amenity. In accordance with the Technical housing standards – nationally described space standard, a minimum standard of 93m<sup>2</sup> applies for 3 bedroom units. Additionally, bedrooms should have a minimum area of 12m<sup>2</sup>, living spaces (within two separated reception areas) and there should be provision for storage. The proposed dwellings would exceed these minimum requirements.
- 29. Policy R18 of the Borough Design Guide requires sufficient sunlight and daylight to new properties, with dwellings afforded a reasonable dual outlook and southern aspect. The dwellings are sited to address the roadway but are also well suited for

access to sunlight, with direct sunlight to the rear in the morning period and to the front of the dwellings throughout the afternoon. There is also an outlook over the countryside to the south west and a dual aspect to each dwelling, allowing good circulation and ventilation.

#### External amenity space

30. Policy R16 of the Borough Design Guide requires a minimum depth of 11m for rear gardens and a 1m setback from the site boundary to allow access thereto. Plots 1–4 would all have gardens exceeding the 11 metre guideline set out in the Borough Design Guide and therefore no objection is raised.

#### **Neighbour Amenity**

31. Policies R15 and R16 of the Borough Design Guide require the retention of reasonable levels of visual privacy and building separation to habitable rooms, with separation of 22m to the rear, 10m to the street and 1.0m to side boundaries. Policy R18 also aims to protect sunlight and daylight to existing properties, with no material impact on levels of daylight in the habitable rooms of adjoining properties. Policy CC06 of the MDD Local Plan requires that development protect noise sensitive receptors from noise impact.
32. The dwellings would be located a minimum of 63m from properties to the east on Hurst Road (back to back relationship), 31m to the adjacent site to the south (flank to flank) and 6.7 metres from 15 Orpington Close to the north (flank to flank).
33. The separation distances to the east and south significantly exceed the requirements of the Borough Design Guide and would result in no harmful impact in terms of overlooking, overbearing or a loss of light. To the north, two non-habitable windows within the side elevation of Plot 1 are obscure glazed (by Condition 22) and no new windows are allowed (by Condition 23), thereby protecting privacy. Furthermore, given that the ground floor dining room window is the secondary outlook to the side boundary within an open plan lounge/dining room with a larger opening onto the rear garden, it is considered that the proximity of the proposed dwelling would not result in a detrimental impact in respect of loss of light and any perception of overbearing to the ground floor. At first floor, the 6.7m separation distance and the sill height of the bedroom window 3.75m above ground level would ensure no harmful loss of light or overbearing impact. Incidentally, the side setback of Plot 1 in the proposed development (4.2m) far exceeds the side setback of 15 Orpington Close (1.6m-3.5m).
34. Notwithstanding this, it is noted in the revised plans that the ground level of Plot 1 is proposed to be increased by up to 600mm (to FFL 37.85), adding additional height to the dwelling. However, 15 Orpington Close is also raised to FFL 38.00 with a raising of the ground level to accommodate this. The site surveys accompanying the respective developments have been checked for consistency and there are no concerns. As such, there is no additional concern with the likely amenity impact that may arise from any limited increase in ground levels.
35. The most recent plan dated 29 May 2018 shows the area of the site that is proposed to be raised. It shows no changes to ground levels within 3.1m alongside the dwelling on Plot 1 and 4.3m to the roadway. Condition 2 requires

compliance with this plan and Condition 21 requires confirmation such that no amenity issue is raised. It would, however, be prudent to restrict permitted development rights in relation to rear roof extensions in Plot 1 because of the potential for additional amenity impacts to 15 Orpington Close. This is noted in Condition 24.

36. A submission was received from a neighbouring property raising concern about light spill from any proposed street lighting and there is merit in this concern given the roadway ends alongside the rear garden of this property. To ensure that there is a satisfactory outcome, further details are required in Condition 11.

## **Highways**

### Access

37. Policy P3 of the Borough Design Guide SPD notes that parking spaces should be safe and convenient, close to the dwelling and sited to minimise impact upon safety.
38. The proposal would be accessed via the approved access road for the adjacent site to the south with no proposed access via Orpington Close. The Council's Highways Officer confirms that five additional dwellings would not have an adverse impact on the adjacent access road. Notwithstanding this, due to the location of the drainage crates in the adjacent site, the Council would not seek adoption of the road within the subject site. As a result, the layout includes a shared surface space for the access road which is considered appropriate. The road would in any case need to be designed to an acceptable standard as per Condition 20.
39. No objection is raised in safety terms with visibility splays achieved around the curvature of the road. It has also been demonstrated that the turning head would be suitable for refuse and delivery vehicles. However, as the road would not be adopted, it is unlikely that Council's refuse vehicle would enter the site and therefore a refuse collection point is located adjacent to Plot 5. The Council's Highways Officer has confirmed that this is acceptable.

### Traffic

40. The site is allocated for residential development with its development potential and likely traffic generation already envisaged by the Development Plan. The Council's Highways Officer does not object to the proposal, which could be accommodated within the existing highway network.

### Parking

41. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards. Each dwelling will have two parking spaces. The spaces are of adequate dimensions including those for Plots 4 and 5 within the detached garage. In addition, two unallocated and one visitor space are proposed along the roadway. The Council's Highways Officer notes that the proposal accords with the parking standards and is acceptable, subject to Condition 18.

## Cycle Parking

42. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum cycle parking standards and Policies P2 and P3 of the Borough Design Guide SPD ensure that it is conveniently located, secure and undercover and provided where it is compatible in the streetscene.
43. A cycle storage unit has been established within the rear garden of all five properties, with dimensions that are adequate to accommodate two cycles in accordance with Policy CC07. Access is available via the side of the house for all of the dwellings, with the exception of Plot 2. Whilst this would result in some inconvenience, it is not unreasonable.

## **Flooding and Drainage**

### Flooding

44. Paragraphs 99-104 of the NPPF and Policy CC09 of the MDD Local Plan requires consideration of flood risk from historic flooding. Development proposals in Flood Zones 2 or 3 must take into account the vulnerability of proposed development. Development is permitted in exceptional circumstances where there are wider sustainability benefits, it is safe for its lifetime, does not increase flood risk elsewhere and incorporates measures into the design.
45. With its location alongside Twyford Brook, the site is located within land that is liable to flood. A 70m<sup>2</sup> area in the northern corner of the site is within flood zone 1 and a 210m<sup>2</sup> area at the western end of the site is within flood zone 3. The remainder of the site is within flood zone 2 which is where the dwellings will be located. Development of dwelling houses is permitted within flood zone 2 subject to a sequential test, which is demonstrated by the allocation of the site and approved development on the site to the south.
46. In accordance with Paragraph 101 of the NPPF, development should not be permitted if there are reasonably available sites in areas with a lower probability of flooding by demonstrating compliance with the sequential test. However, given the site is allocated for development, Policy CC09 of the MDD Local Plan states that the sequential test is not required where the proposal reflects the use of the site as set out in policies SAL01 to SAL09, with the subject site in accordance with its residential use outlined in policy SAL02.
47. A Flood Risk Assessment was lodged with the application, which was considered by the Environment Agency. They initially objected to the proposal because of a lack of detail, namely:
  - Lack of allowance for climate change
  - No freeboard in the finished floor levels
  - Lack of mitigation within the garage
  - Extent of any ground raising
  - Lack of fencing details
48. The revised FRA needed to demonstrate that the development will not increase flood risk elsewhere and where possible reduces flood risk overall. It was

submitted in April 2018 and was accompanied by a revised site plan showing some raised ground levels for the dwellings (by up to 600mm) and the roadway by up to 800mm. A fluvial flood outline for the 1 in 100 year flood event with a 35% allowance for climate change has been assessed based upon addition of 700mm on the current 1% flood level, to achieve a 36.5m AODN level. The dwellings will be outside the 1 in 100 year flood event with a 35% allowance for climate change and finished floor levels have been set at 37.85m AOD. Indeed, the dwellings are sited higher than those at Orpington Close.

49. The FRA also made the following recommendations:

- Implementation of flood resilience measures, including electricity supply via the first floor, boilers and meters at first floor, water resilient materials, covers for doors and airbricks and non-return valves on plumbing
- A finished floor level of 36.8 AODN with sleeping accommodation at 37.1 AODN
- Registration with the Environment Agency's Floodline warning
- Submission of a detailed drainage system
- Connection to the public sewer
- Operators manual for the drainage system

50. In a response to the Council dated 25 June 2018, the Environment Agency no longer object to the application, based on the conclusions of the revised FRA and subject to compliance with the FRA and no land raising on the site other than that shown on the site plan, as outlined in Condition 13. The most recent consultation response corrected a previous consultation response that stated that no objection was raised, subject to there being no increases in ground level on the site. The Environment Agency raises no objection to increases in ground level above the flood level (east of the roadway), as has occurred to varying degrees at Orpington Close to the north and on the site to the south.

51. Concerns from neighbours, mostly within Orpington Close, raised concern with the application on the following grounds, with officer comment where necessary:

- Environment Agency objected to the application

The objection has been withdrawn.

- Additional aggregate, which will alter water flow and drainage characteristics
- The original figure projections for drainage and flow can no longer be accurate because of altered gradients on the adjacent site

Raised ground levels are concentrated above the flood line and the revised FRA takes account of these proposed levels.

- EA mapping is disregarded in favour of historical anecdotal memories, which is unacceptable
- Figures and flow charts are inaccurate and should be updated

This statement relates to the original FRA.

- FRA requires all electrical plugs 1.0m above floor level, tiles on the ground floor and vulnerable services on the first floor, which implies flood risk

This statement is a standard measure for new development in flood risk zones.

- Development of adjacent site and location in flood zone 2 and 3 will cause the area to flood, impacting on Orpington Close (including the pumping station)
- Net increase in flooding from both sites should be considered

The FRA demonstrates that there will be no additional risk on surrounding sites and on this basis, the Environment Agency raises no objection.

- Flood level is increasing, with climate change and additional development

The FRA takes account of climate change.

- Roadway will cross an existing spring, altering its flow

The roadway is located at the surface and will not interrupt subterranean water flows.

52. As such, the development of five dwellings within an allocated residential site is considered to be in accordance with Paragraphs 99-104 of the NPPF and Policy CC09 of the MDD Local Plan and is acceptable, subject to compliance with the FRA recommendations in Condition 13 and Informative 6.
53. To protect against any additional adverse neighbour amenity or visual amenity impacts that may arise from further increases in ground level for flooding purposes, Condition 21 requires the submission of a site survey following the completion of the development but prior to occupation.

#### On Site Drainage

54. Policy CC10 of the MDD Local Plan requires sustainable drainage methods and the minimisation of surface water flow, via a Flood Risk Assessment or Surface Water Drainage Strategy. New developments should not have a detrimental impact on the existing level of drainage for a site. In order to achieve this, a hierarchy of systems is employed - infiltration to ground, discharge to watercourse, or, discharge to a public surface water sewer. As has been found at the previous application, the groundwater level for the site is relatively high which restricts the use of infiltration SuDS.
55. The submitted FRA outlines that although the Twyford Brook is near the site, connection to this would require crossing undeveloped third party land leaving only discharge to a public surface water sewer as a viable option. To ensure that the discharge from the site remains at existing levels when it connects to the public surface water sewer (in this case at Orpington Close), it is proposed to use a storage system provided by a crate underneath the highway which would then pump water at the greenfield run-off rate. This would take into account the 1 in 100 year event plus climate change. The drainage officer does not object to the proposal and notes that this was the approach used at the adjacent site.

56. The Council's Drainage Officer has also revised the revised FRA. The development proposes attenuation for the 1 in 100 year flood event with a 35% allowance for climate change, via lined storage crates, with discharge controlled at 2L/s into the existing Thames Water sewer. Thames Water have acknowledged that 2L/s can be accommodated, as represented on the Herrington drainage strategy drawing numbered 1749/SAH/02. No objection is raised, subject to compliance with the Flood Risk Assessment and the contours proposed on the site plan, as is noted in Condition 13.

57. Concerns from neighbours, mostly within Orpington Close, raised concern with the application on the following grounds, with officer comment where necessary:

- Drainage works commenced in January are still occurring, implying drainage issues with the site

There is no basis to this statement and its relevance to the subject application is limited.

- Drainage from the site will overload the system at Orpington Close
- Increased water flow across the sites and lack of drainage capacity
- Should necessitate the construction of its own drainage system

Drainage capacity is acceptable and Thames Water do not raise objection.

- Drainage "crates" are below the water table level

This is noted and not opposed on drainage grounds.

58. As such, the development of five dwellings within an allocated residential site is considered to be acceptable on drainage capacity and management grounds and is in accordance with CC10 of the MDD Local Plan, subject to compliance with the FRA recommendations in Condition 13 and Informative 6.

## **Landscape and Trees**

59. Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character. Policy R14 of the Borough Design Guide SPD permits well-designed hard and soft landscaping that complements housing.

60. The site is within the landscape character area of B1 – Loddon River Valley with Open Water, where it is recognised that the main threat is residential development. A Landscape Visual Impact Assessment has been submitted which concludes that the site will be permanently altered by the development. However, it will be seen in association with a neighbouring small scale development that forms the edge of the developable area. Council's Trees Officer agrees with this assessment and notes the allocation of the site for development. As such, no objection is raised.

61. The site contains some trees within the site but the majority are located on the boundaries. Those trees within the site have been or are proposed to be removed which is acceptable given that the site is allocated for development. Council's Trees Officer raises no objection, subject to replacement planting in a Landscape Proposals Plan in Condition 6.

## **Ecology**

62. Policy TB23 of the MDD Local Plan requires the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider green infrastructure network.
63. A Phase 1 Ecological Survey supported by a reptile survey and mitigation report has been submitted. They conclude that despite the site being listed as Traditional Orchard and the findings of reptiles on the neighbouring site, the low number of trees and the maintenance of the site render the site a poor example of UK priority habitat.
64. It is noted that some trees on the site have been removed in recent months but surveys of these trees confirm no nesting birds were harmed. Furthermore, the reptile surveys carried out only found a small number of reptiles and impact on them could be mitigated through appropriate working techniques. On this basis, the Council's ecologist does not raise any objection, subject to Conditions 5, 14 and 15.

## **Contamination**

65. The Council's Environmental Health Officer raises no objection. However, due to the former uses and the sensitivity of the proposed residential use on the subject site, Condition 8 requires a scheme to deal with any contamination found.

## **Archaeology**

66. Policy TB25 of the MDD Local Plan requires the retention of archaeological sites in situ. An archaeological investigation of the area occurred as part of the approved development to the south. It did not find any significant artefacts and Berkshire Archaeology confirms no objection to this proposal.

## **Building Sustainability**

67. Policy CC04 of the MDD Local Plan and the Sustainable Design and Construction SPD require sustainable design and conservation and Policy R21 of the Borough Design Guide SPD requires that new development contribute to environmental sustainability and the mitigation of climate change. The proposal is acceptable.

## **Boundary Treatments**

68. Policy R12 of the Borough Design Guide SPD states that boundary treatments contribute positively to the character of the area. A 1.8m timber fence will surround the site and define the boundaries between each dwelling, which is an acceptable approach. No fencing is nominated forward of the dwellings given its open countryside location and as the dwellings will present to the street. However, to

ensure that this occurs and to obtain additional detail regarding the boundary treatments, further information is required in Condition 3.

### **Waste Storage**

69. Policy CC04 of the MDD Local Plan requires adequate internal and external storage for the segregation of waste as well as composting facilities. Whilst there is ample space on each site for bin storage, there are no details on the submitted plans and this is required by Condition 10. A bin collection point is located near to the entrance to the site and alongside the turning area. This is suitably located and adequately proportioned to serve five dwellings with good access for collection vehicles.

### **Housing Affordability**

70. Policy CP5 of the Core Strategy, Policy TB05 of the MDD Local Plan and the Affordable Housing SPD specify an affordable housing rate of 35% for any development on 0.16 hectares or larger. With a total of five dwellings on 0.31 hectares, 1.75 dwellings would be required to accord with the policy.
71. The applicant opposes the provision of on site affordable housing, stating that it would be difficult for any registered provider to manage and instead proposes a financial contribution. Council's Strategy and Commissioning Specialist raises no objection to this approach, with a commuted sum, in lieu of 1.75 dwellings, of £201,156.47 index-linked. This forms part of a legal agreement.

### **Community Infrastructure Levy (CIL)**

72. As the proposal is for new residential floor space, it would be a CIL liable development, charged at a rate of £365 per square metre.

## **CONCLUSION**

The site is allocated for residential development in the Local Plan and the proposal would bring forward the site for development. An acceptable layout has been demonstrated that would integrate into the surrounding area without detriment to residential amenity. It would also provide appropriate housing, with sufficient parking and suitable internal room and external garden sizes.

Whilst the site is near potential flooding areas, it has been demonstrated the development could be accommodated without detrimental impact to other properties and is not opposed by the Environment Authority. The proposal accords with the Development Plan and is recommended for approval.

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**From:** Twyford Parish Council  
**To:** [Planning Enquiries](#)  
**Cc:** [BrIDGET DITCHAM; "Twyford PC Assistant Clerk"](#)  
**Subject:** Council comments  
**Date:** 04 October 2017 11:26:29

---

Good morning,

Please find listed the Council's comments on the following applications:

- 172493 & 172549 – Waggon and Horses Public House (Advertising consent) – no comment
- 172562 – 50 Broadwater Road - no comment
- 172629 – 42 Poundfield Way – no comment
- 172646 – 12 Station Road – the committee request a condition that the slate tiles match the existing
- 172683 – 55 High Street – concern was raised as to the signs protruding onto the highway. The protruding signs appear to be too close to the back edge of the kerb.
- 172695 – Workshop 20 Station Road – no comment.
- 172704 – Land to the rear of 38 - 42 Hurst Road – the committee object to the plans on the basis of the development being on the flood plain. Any additional building will exacerbate flooding on the site.

Kind regards,

Lucy

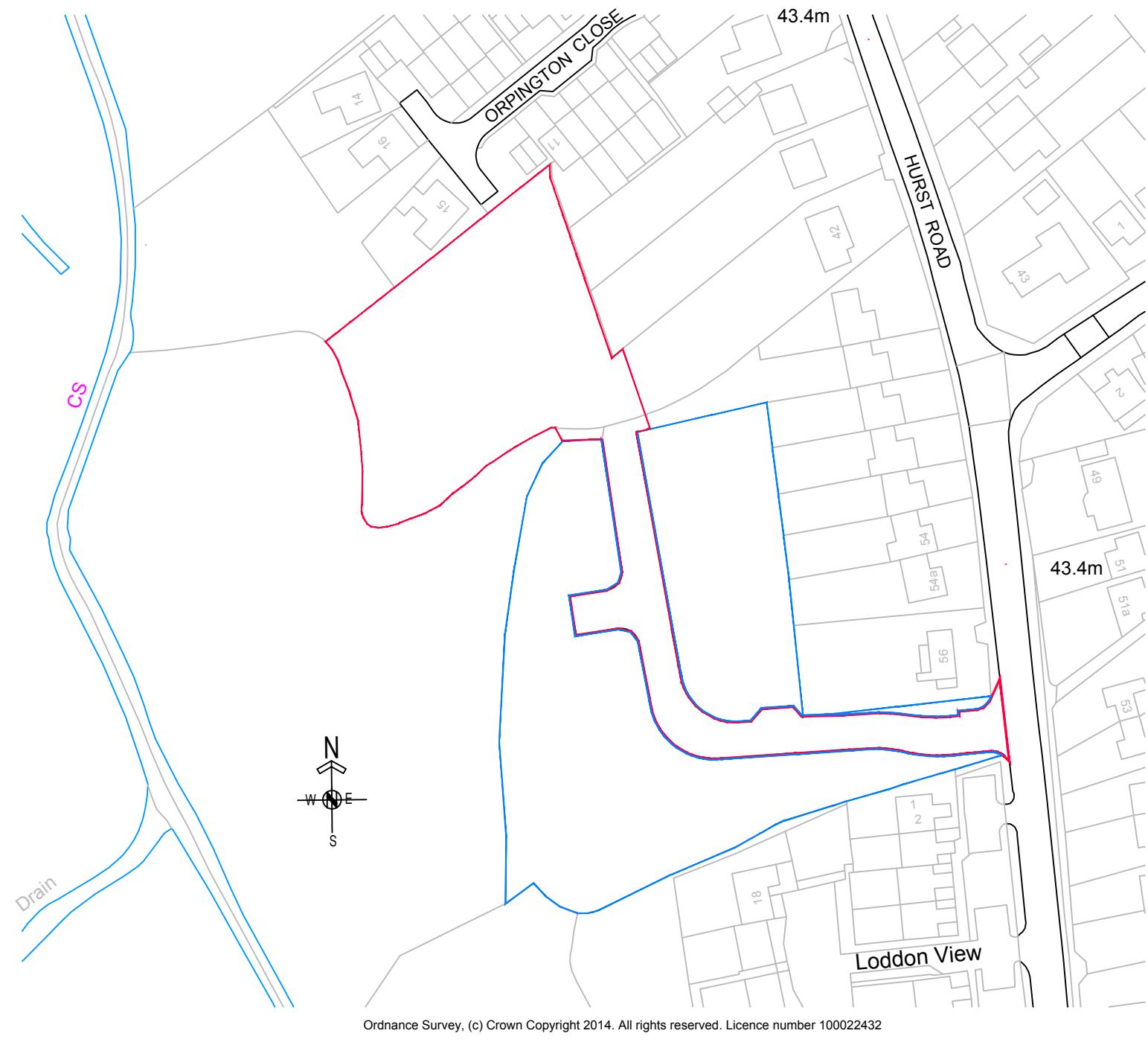
Lucy Moffatt  
Clerk to Twyford Parish Council  
16 Gooch Close  
Twyford  
Reading  
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RG10 0XS  
Tel: 0118 9345444  
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2016 Silver gilt winners of Thames and Chilterns in Bloom

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PLANNING ISSUE 08.09.17

Project	PROPOSED NEW HOUSES LAND TO REAR OF 38 - 42 HURST ROAD TWYFORD
Client	HICKS DEVELOPMENTS LTD

Drawing LOCATION PLAN

Scale 1: 1250 Date 7.09.17



The Edwards Irish Partnership LLP  
Architects & Surveyors  
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Tel: 0118-989-4403 Fax: 0118-989-4383  
E-mail: email@edwardsirish.com

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Job 2393	Dwg. 04
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CAD REPROJECTS CAD-REF

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Notes.  
All dimensions and levels on site are to be checked prior to commencement of work.  
This drawing is the copyright of the Edwards Irish Partnership LLP.



REV F Existing contours and  
FFL's added 10.04.18

REV E Graphics Revisions  
16.03.18

REV D Revisions, plot revisions.  
14.03.18

REV C VISIBILITY AND CAR PARKS  
BIN COLLECTION POINT  
24.10.17

REV B FOOTPATH ADJ PLOT 1  
09.10.17

PLANNING ISSUE 08.09.17  
REV A CONTOUR REMOVED  
08.08.17

Project  
PROPOSED NEW HOUSES  
LAND TO REAR OF  
38 TO 42 HURST ROAD  
TWYFORD

Client  
HICKS DEVELOPMENTS LTD

Drawing  
SITE PLAN

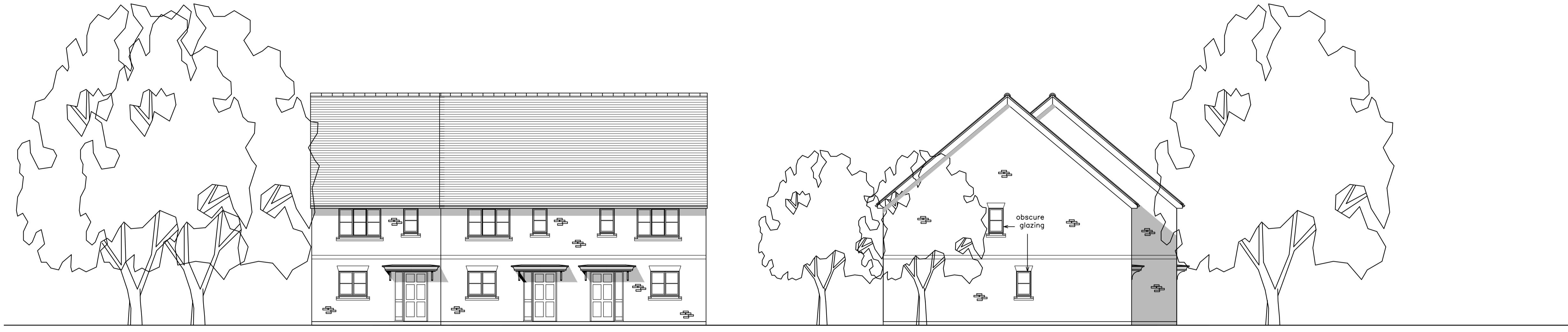
Scale 1: 500 Date 25.07.17

The Edwards Irish Partnership LLP  
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Job 2393 Dwg. 01F

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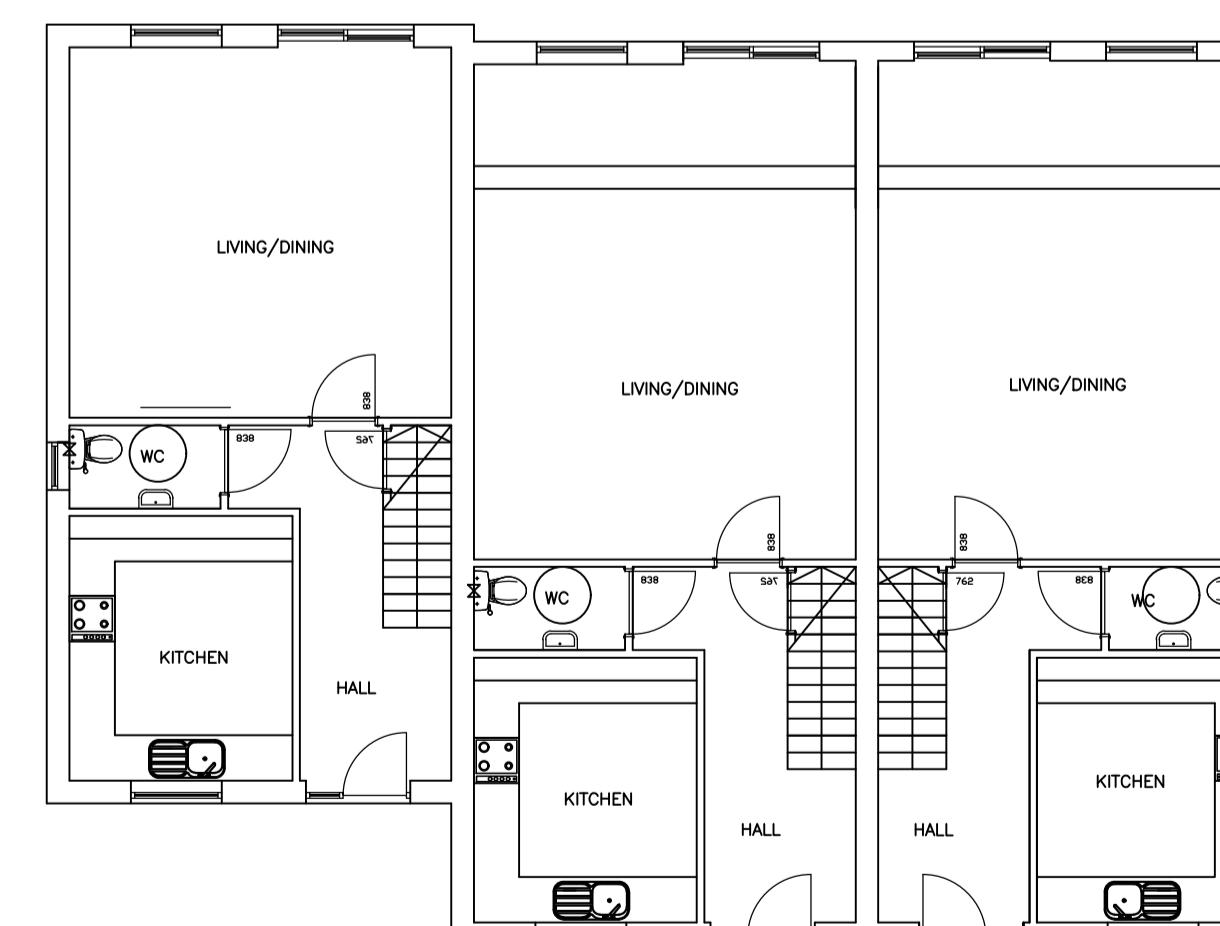
FRONT ELEVATION

SIDE ELEVATION



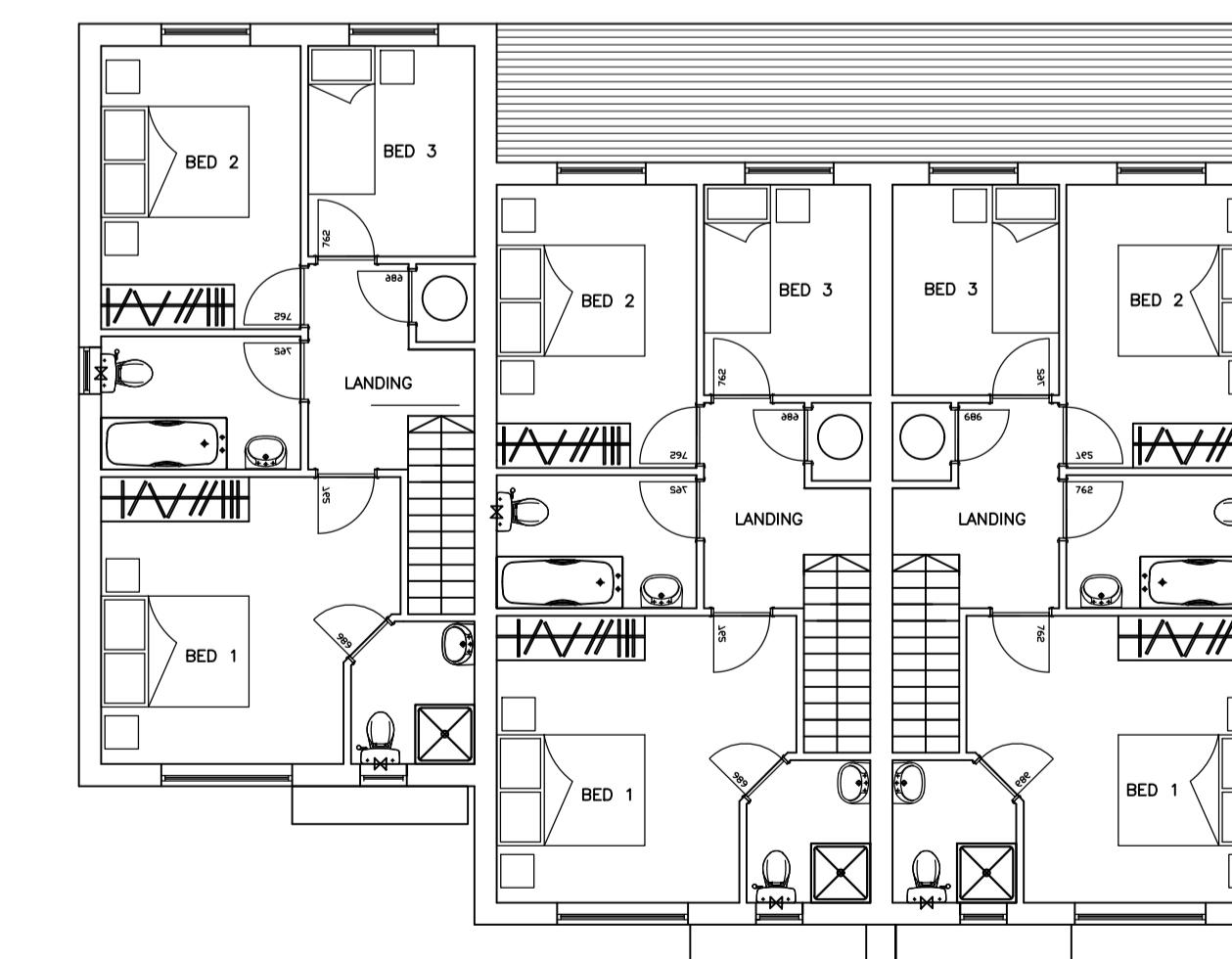
REAR ELEVATION

SIDE ELEVATION



PLOTS 1 TO 3  
GROUND FLOOR PLANS  
PLOT 1 1050 SQ.FT  
PLOT 2 1138 SQ.FT  
PLOT 3 1138 SQ.FT

I : 100



PLOTS 1 TO 3  
FIRST FLOOR PLANS

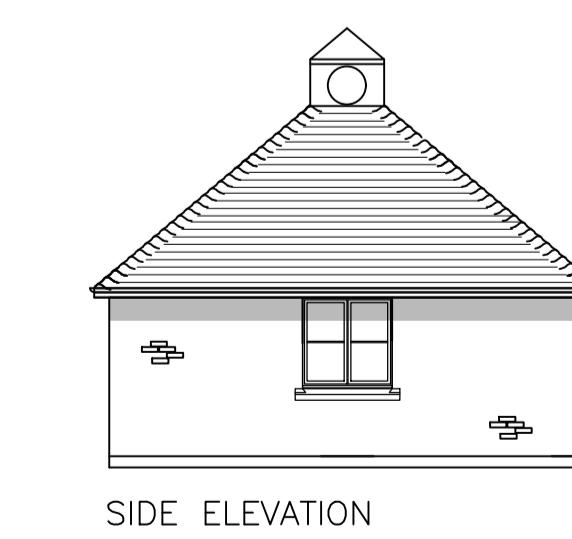
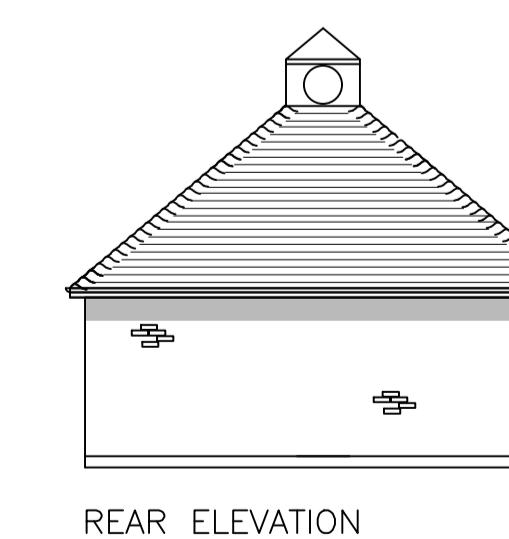
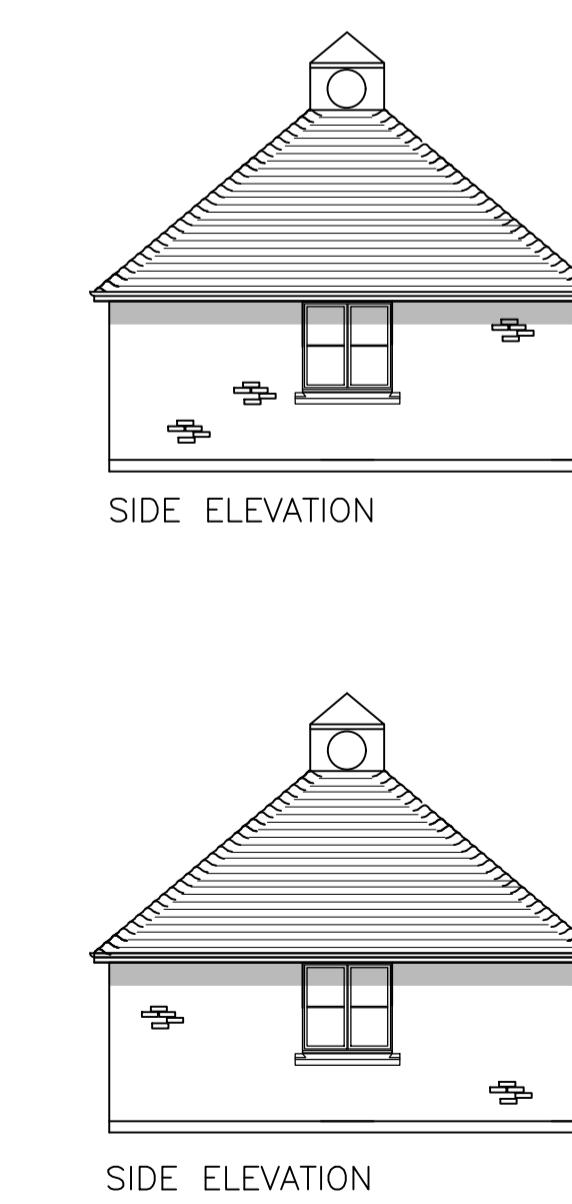
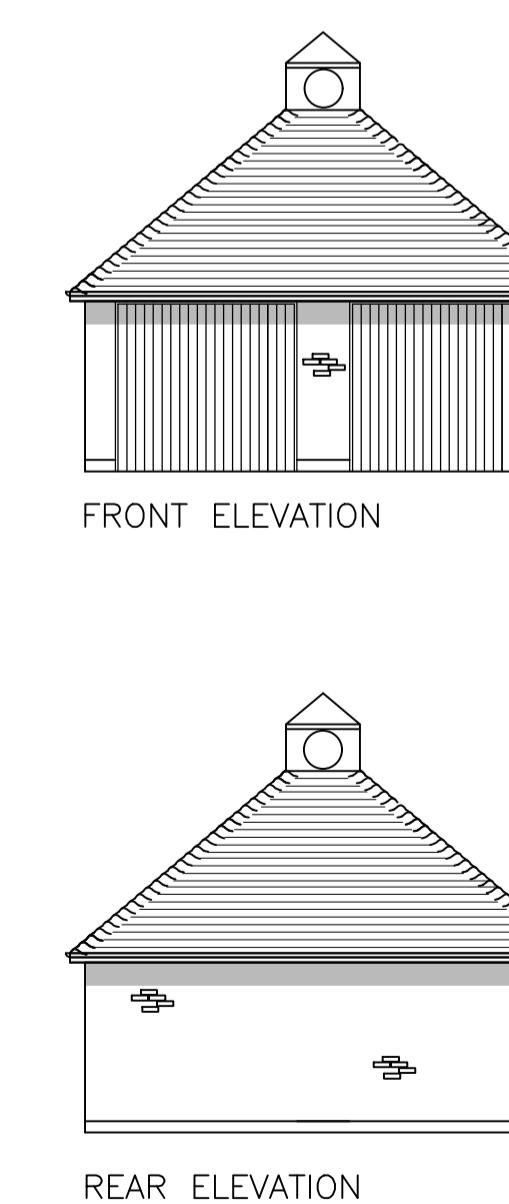
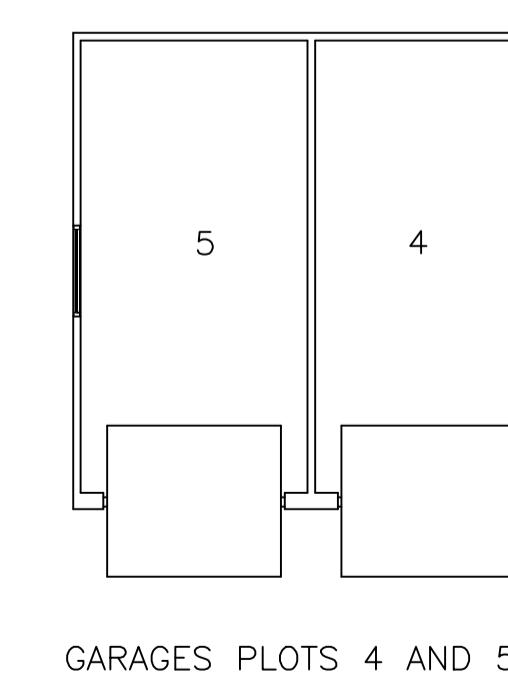
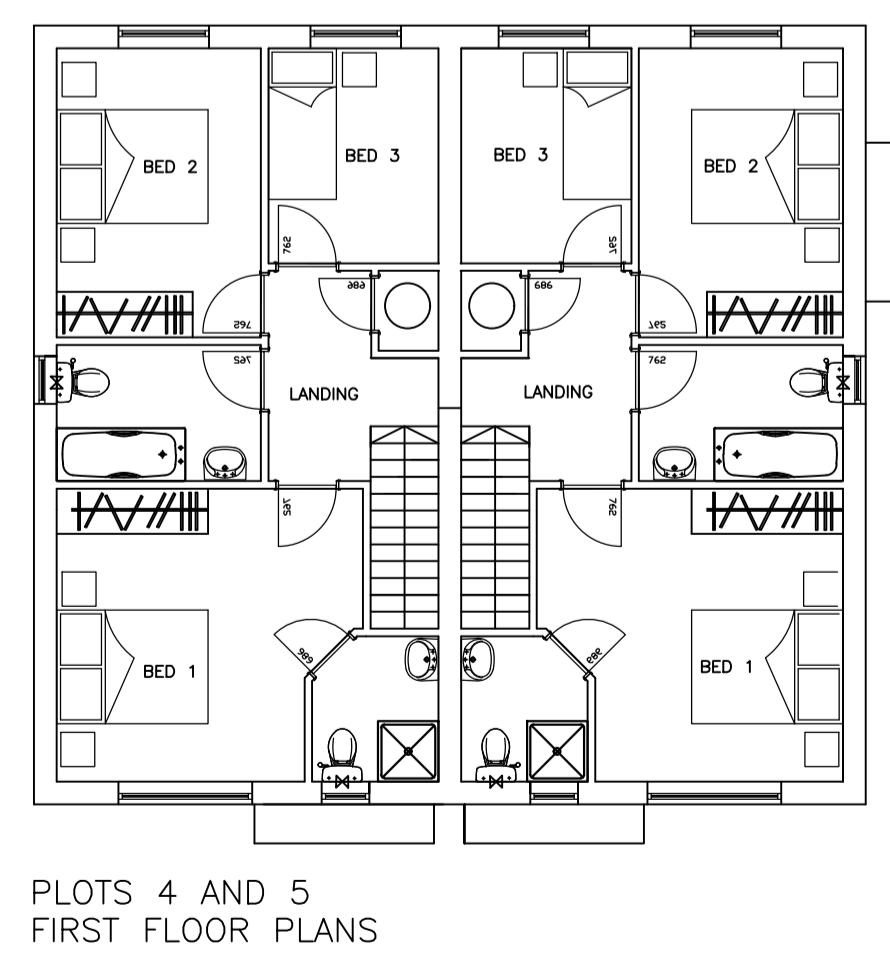
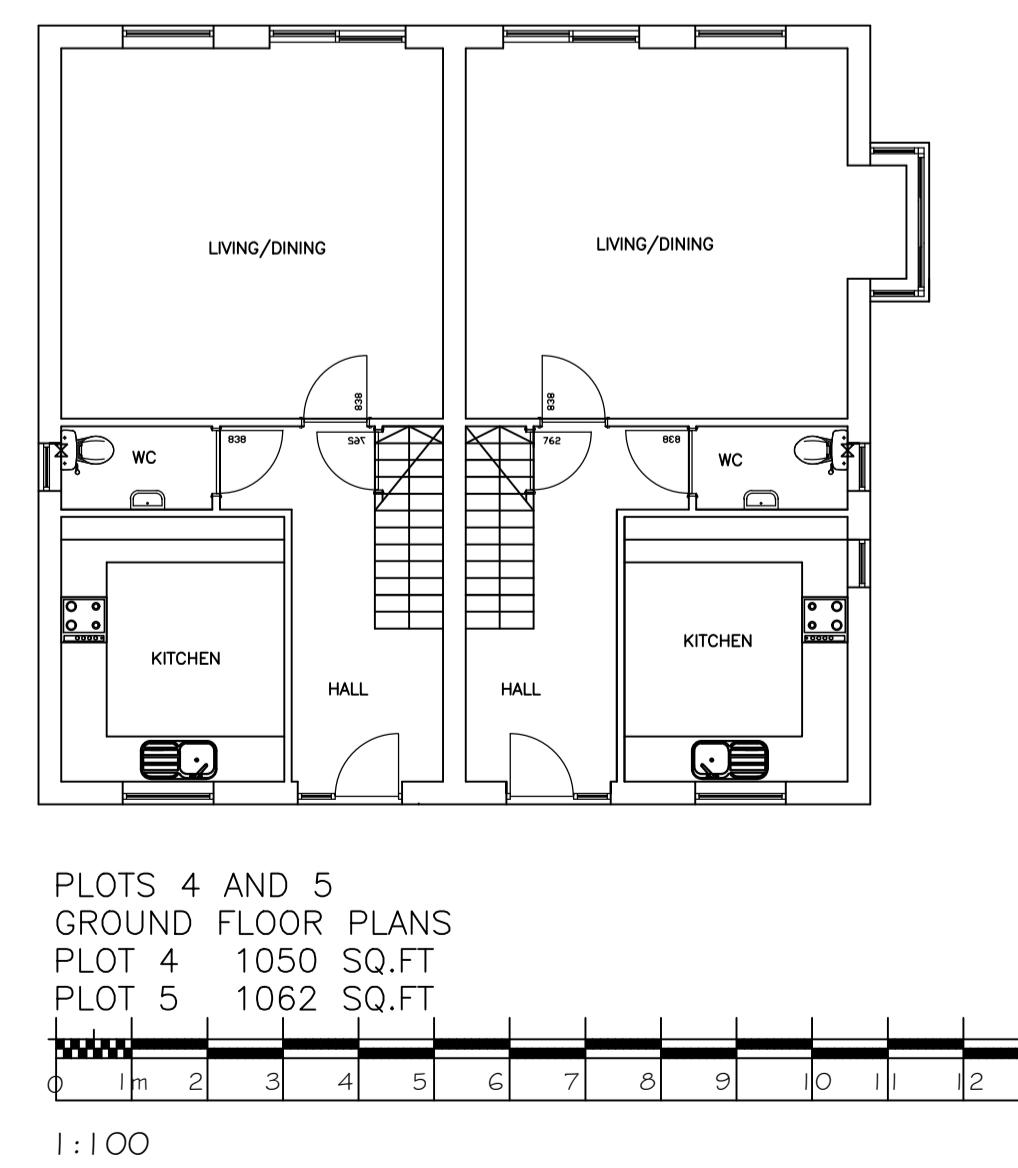
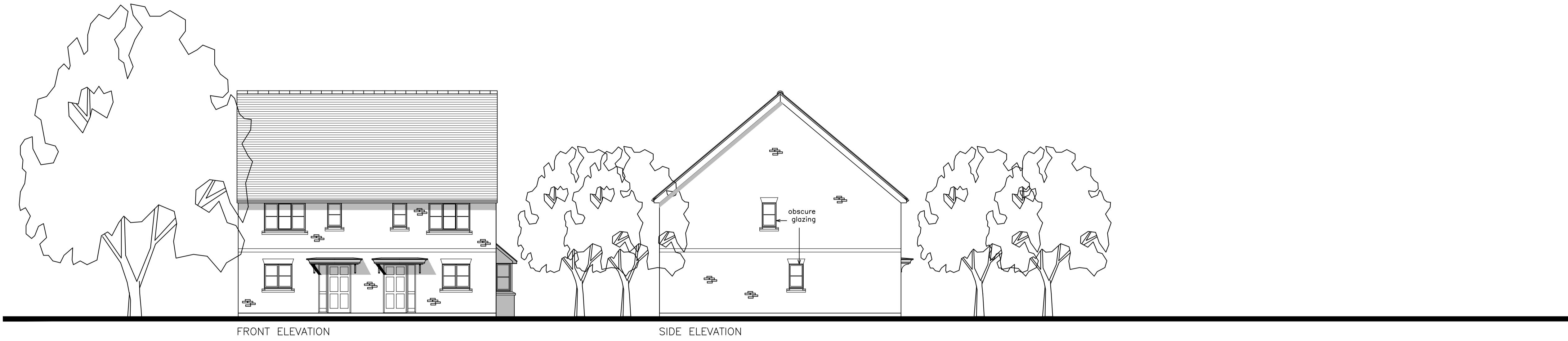
PLANNING ISSUE 08.09.17  
REV A OBSCURE GLAZING ADDED 31.07.17  
Project  
**PROPOSED NEW HOUSES  
LAND TO REAR OF  
38 TO 42 HURST ROAD  
TWYFORD**  
Client  
**HICKS DEVELOPMENTS Ltd**  
Drawing  
**PLOTS 1, 2 AND 3**

Scale 1: 100 Date 24.07.17

The Edwards Irish Partnership LLP  
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Job 2393 Dwg. 02A  
CAD REF:PROJECTS CAD-REF

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PLANNING ISSUE 08.09.17  
REV A OBSCURE GLAZING ADDED 31.07.17

Project  
**PROPOSED NEW HOUSES  
LAND TO REAR OF  
38 TO 42 HURST ROAD  
TWYFORD**

Client  
**HICKS DEVELOPMENTS Ltd**

Drawing  
**PLOTS 4 AND 5  
AND GARAGES**

Scale 1: 100 Date 24.07.17

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# Agenda Item 23.

Application Number	Expiry Date	Parish	Ward
180716	18/07/2018	Charvil Parish	Charvil;

<b>Applicant</b>	Mr Levi Alleyne
<b>Site Address</b>	111 Old Bath Road, Charvil, RG10 9QN
<b>Proposal</b>	Full Application for the proposed erection of a 3 bed detached dwelling following demolition of existing garage.
<b>Type</b>	Full
<b>PS Category</b>	13
<b>Officer</b>	Stefan Fludger
<b>Reason determination committee</b>	Listed by Councillor Emma Hobbs

<b>FOR CONSIDERATION BY</b>	Planning Committee on Tuesday 17 July
<b>REPORT PREPARED BY</b>	Assistant Director – Place

<b>SUMMARY</b>	
The application relates to a new dwelling adjacent to number 111 Old Bath Road, with parking spaces to the front and a garden to the rear.	
This application was listed for committee by Cllr Emma Hobbs, who has reservations regarding flooding and the potential commencement of works.	
A previous scheme was refused in 2016. While some weight must be given to the previous reasons for refusal on this site, issues which the Inspector considered regarding the character of the area and protected trees have been overcome. The flood risk and drainage officer has confirmed that the proposal is acceptable in terms of impact on flooding and drainage, subject to conditions. The application is acceptable in terms of its impact on neighbours, access and movement, environmental health impacts, internal space standards and ecological impacts.	
It is considered that the application is acceptable and in accordance with the relevant policies and is accordingly recommended for approval.	

<b>PLANNING STATUS</b>	
• Limited development location	
• Wind turbine safeguarding zone	
• Sand and gravel extraction	
• Flood Zone 2/3	
• Contaminated land consultation zone	

<b>RECOMMENDATION</b>	
<b>That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:</b>	

### 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 Details

2. This permission is in respect of and shall be carried out in accordance with the submitted application plan and drawing numbered PL-05, received by the local planning authority on 13/03/2018 and revised plans numbered PL-01 REV B, PL-03 REV B, PL-04 and PL-07 REV B, received by the local planning authority on 18/06/2018, and the recommendations in Flood Risk Assessment REF 3123-OBRD-ICS-XX-RP-C-07.001, received by the Local Planning Authority on 22/05/2018, except for the parking spaces which are not approved and further details of which are required by condition 4 below. 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.*

### External 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 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*

### Parking and Turning

4. Prior to the commencement of the development hereby permitted, details of vehicle parking and turning spaces have been provided in accordance with details to be submitted to and approved in writing by the local planning authority. The vehicle parking and turning spaces so-approved shall be retained in accordance with the approved details and the parking spaces 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.*

## Cycle Storage

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.

*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.*

## Visibility Spays

6. Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority, details of the proposed vehicular access to include visibility splays of 2m x 43m. The access shall be formed as so-approved and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The access shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

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

## Drainage Details

7. No construction 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:

BRE 365 test results demonstrating whether infiltration is achievable or not.

Full calculations demonstrating the performance of soakaways.

Groundwater monitoring to confirm seasonal high groundwater levels

A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.

Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

The development shall be carried out and maintained in accordance with the so approved details.

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

### Landscaping

8. Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

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

### Protection of Trees

9. (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*

Kitchen Window to be Obscure Glazed

10. The kitchen window in the north east elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

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

Permitted Development Restriction – Windows

11. 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 additional windows or similar openings shall be constructed in the first floor level or above in the **north east** elevation of the **building** hereby permitted except for any which may be shown on the approved drawing(s).

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

*Informatives:*

1. The development hereby permitted is liable to pay the Community Infrastructure Levy. This is a matter for the developer. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see - <http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>.
2. The amended access may have an impact on the existing street lighting column and telegraph pole. This impact will need to be assessed and sent to the Council's street lighting engineer for agreement and if the column needs to be moved, the applicant shall be responsible for all associated costs.
3. The Head of Technical Services at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.
4. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway.

<p>Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.</p> <p>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:</p> <ul style="list-style-type: none"> <li>- Requesting an up to date Flood Risk assessment.</li> </ul>
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#### PLANNING HISTORY

Application Number	Proposal	Decision
160849	Full application for the proposed erection of one new dwelling following demolition of existing garage on land adjacent to 111 Old Bath Road.	Refused – 02/06/2016 – <b>Appeal Dismissed</b> – 17/01/2017
180787	Full application for the proposed temporary use of mobile home on site for 12 month period.	Refused – 11/06/2018

#### SUMMARY INFORMATION

##### For Residential

Site Area: 0.028 ha

Proposed units: 1 additional.

Proposed parking spaces: 2

#### CONSULTATION RESPONSES

Thames Water	No comments received
WBC Biodiversity	No objection, subject to conditions.
WBC Drainage	No objection, subject to conditions.
WBC Environmental Health	No objection.
WBC Highways	No objection, subject to conditions.
WBC Tree & Landscape	Request further information.
WBC Cleaner & Greener (Waste Services)	No comments received
Environment Agency	Refer to standing advice for such development.

#### REPRESENTATIONS

**Town/Parish Council:** Object to this application based on impact on character of the area, overdevelopment of the site which would result in an urban feel and errors on the application form.

**Local Members:** Cllr Emma Hobbs has raised concerns regarding flooding, as this site is in a flood zone.

**Neighbours:** Two objections received regarding the following:

- This is a modification of refused application 160849 which was also rejected at appeal. The current application makes some improvements (more appropriate look and materials). Still overdevelopment of site, previous Officer Report related to narrow width of the site compared to neighbouring plots and erosion of front gardens. These issues have not been addressed by the current application and cannot be addressed on this site and the application is not in accordance with TB06. The previous application on this site has been taken into consideration, including the inspectors appeal decision. Character issues are discussed in paragraphs 7, 8, 9 and 10.
- Concerns are raised regarding loss of light to a neighbouring dwelling. This is addressed in paragraph 14.
- The garage has been demolished and the application form states that work has not yet begun. It is acknowledged that the garage has already been demolished, however this is not detrimental to the determination of this application.
- The application form states that 4 parking spaces would be provided. The plans clearly demonstrate two parking spaces, not 4. Parking issues are addressed in paragraphs 16, 17 and 18.
- Drainage details are not clarified as part of the application. These details will be required by condition and this is addressed in paragraph 25.
- The application form states that there would be no increase in residential units. The application itself clearly shows that there would be an increase of 1 residential unit.

**APPLICANTS POINTS**

- The reasons for refusal for the previous proposal on site related to the contemporary design of the proposal, there were no ecological, highways or aboricultural issues with the site. The width of the site is narrower than adjacent plots, but as there is variation, the proposal would not be out of keeping with the character of the area.
- The proposal does not affect neighbouring dwellings privacy or right to light, the height, length and width are not exceeding that which is established by the neighbouring dwellings.
- Previous reasons for refusal on site have been overcome.
- The proposal site is sustainable.

**PLANNING POLICY**

National Policy	<b>NPPF</b>	National Planning Policy Framework
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP2</b>	Inclusive Communities
	<b>CP3</b>	General Principles for Development
	<b>CP4</b>	Infrastructure Requirements
	<b>CP6</b>	Managing Travel Demand
	<b>CP7</b>	Biodiversity
	<b>CP9</b>	Scale and Location of Development Proposals
Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>	Presumption in Favour of Sustainable Development
	<b>CC02</b>	Development Limits

	<b>CC03</b>	Green Infrastructure, Trees and Landscaping
	<b>CC04</b>	Sustainable Design and Construction
	<b>CC07</b>	Parking
	<b>CC09</b>	Development and Flood Risk (from all sources)
	<b>CC10</b>	Sustainable Drainage
	<b>TB06</b>	Development of private residential gardens
	<b>TB07</b>	Internal Space standards
	<b>TB21</b>	Landscape Character
	<b>TB23</b>	Biodiversity and Development
Supplementary Planning Documents (SPD)	<b>BDG</b>	Borough Design Guide – Section 4
		DCLG – National Internal Space Standards

## PLANNING ISSUES

### Description of Development:

1. The proposed development consists of a two storey, detached dwelling to the north east of the existing dwelling at 111 Old Bath Road. The site formed part of the curtilage of that dwelling and contained a garage, but has since been separated. The garage has been demolished. The site sits between a row of cottages and 111 Old Bath Road proper, which is a mid-late 20<sup>th</sup> Century building.

### 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. 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 in principle, having regard to the service provisions associated with the major, modest and limited categories. As the site is within a limited development location, the proposal is acceptable in principle.

### Character of the Area:

4. The proposal will be situated in what was previously part of the side/rear garden of 111 Old Bath Road. Policy TB06 of the MDD Local Plan states:

*'Proposals for new residential development that includes land within the curtilage or the former curtilage of private residential gardens will only be granted planning*

*permission where: The proposal makes a positive contribution to the character of the area in terms of:*

- i. The relationship of the existing built form and spaces around buildings within the surrounding area;*
  - ii. A layout which integrates with the surrounding area with regard to the built up coverage of each plot, building line(s), rhythm of plot frontages, parking areas, and*
  - iii. Existing pattern of openings and boundary treatments on the site frontage*
  - iv. Providing appropriate hard and soft landscaping, particularly at site boundaries.*
  - v. Compatibility with the general building height within the surrounding area*
  - vi. The materials and elevational detail are of high quality, and where appropriate distinctive and/ or complementary.'*
5. Policy CP1 of the Core Strategy states that planning permission will be granted for development proposals that '*maintain or enhance the high quality of the environment*'. Policy CP3 of the Core Strategy states planning permission will be granted if development is '*of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area, together with a high quality of design, without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life*'.
6. The site is situated between historic rows of cottages which have traditional design features that include partial dormer windows; pitch roofs with double camber clay roof tiles; small open porches; timber casement windows with glazing bars; traditional brick bonds; diapering patterns with burnt headers; and soldier arch detailing above the windows. To the south west of the site is 111 Old Bath Road which appears to date from the mid to late 20<sup>th</sup> century and comprises of a shallow roof pitch and bay windows. Whilst the adjoining properties differ in appearance, they both have pitch roofs with gable ends, wide frontages with slender depths and are orientated so that the ridgelines are parallel to Old Bath Road. These features are also characteristics of all the dwellings along this part of the street scene. The northern side of Old Bath Road, from Gingells Farm Road to the settlement edge, has a consistent character and appearance defined by the features set out above.
7. It should be noted that this proposal follows the refusal of application number 160849, which was for a new dwelling on this site. This included a reason for refusal regarding the impact of the development on the character of the area and as has been noted by neighbouring objections, the narrowness of the plot compared with those in the area. However, it should be noted that the design of the proposed dwelling is quite different from that which was previously proposed. The previous proposal was for a modern and striking dwelling, with a hipped/ crown roof and would have been constructed of significantly different materials to those of surrounding dwellings. The previous refusal was appealed and dismissed by an Inspector. However, it should be noted that this was based on the combination of the uncharacteristic width of the plot and the design of the extension, specifically regarding its roof form. The inspector stated:

*'The development plot would be a comparatively narrow one for the area, being around 7.5 metres in width and this in turn would mean that the house would also be relatively narrow. Within the vicinity of No 111, on the northern side of Old Bath Road, there are a mixture of semi-detached houses and detached chalet bungalows and*

*those properties, either individually or in pairs, have quite wide footprints, a characteristic that the proposed house would not share, given its width....*

*As a consequence of the house's limited width it has been designed to have a dummy (false) pitched roof. The pitch of the roof would be relatively steep, at around 60 degrees according to the Council, and this roof would in effect be a mansard. The resulting roof would be uncharacteristic of the general mix of shallower pitched hipped or gable ended roofs present in Old Bath Road, with the existing properties having ridge lines running parallel with the road....*

*When taken together the uncharacteristic width and roof design for the house would result in this development having an incongruous appearance. I therefore conclude that the development would be harmful to the character and appearance of the area.'*

The current proposal must therefore be considered on the basis of these comments.

8. The current application proposes a dwelling which would appear from the front to incorporate the features of surrounding dwellings, by closely following the design of the adjacent cottages. While the site is still narrower than neighbouring plots (which the inspector agreed with), weight must be given to the fact that the design of the current proposal is entirely different from that which was previously proposed. The Borough Design Guide States '*New housing should be designed to create street scenes with a coherent character, that relates well to, or enhances existing street scenes (in terms of scale, rhythm, proportion, height, materials and colour)...*' It is considered that the proposal, in terms of design and by incorporating a host of features from neighbouring dwellings would have an acceptable impact on the character of the area. The site would remain narrow in relation to neighbouring sites, however note has been taken of the inspectors decision, which did not single out the narrowness as a reason for refusal in its own right, but highlighted the poor design of the proposal as a result of the narrowness, and that there are variety of property widths along the street, including narrower plots opposite. The proposal would achieve side gaps between building well in excess of the 2 metres as generally required by the Borough Design Guide, and it is considered that the design of the proposal is acceptable and the narrowness of the site would not substantiate a reason to refuse this application as a standalone point.
9. The previous officer's report for a new dwelling on this site made reference to the implementation of hard standing in the front garden for parking. This was particularly in relation to the fact that a new dwelling has been approved on the opposite side of number 111. Were the hard landscaping to be approved on this site, the former garden of number 111 would have hard landscaping across its full width. The inspector has remained largely silent on this issue, relating his comments largely to the design of the proposal and the width of the plot. It is clear that some soft landscaping would be achievable to the front of the site, along the front boundary and neighbouring properties demonstrate parking areas with hedges to the front. The Trees and Landscapes Officer has raised no objection to the proposal with regards landscaping issues. Taking the inspectors reasons for refusal into account, it is considered that the imposition of hard standing to the front of the property would not substantiate a reason for refusal in its own right and therefore, subject to a landscaping condition, the current proposal is acceptable in this regard.
10. Taking into account all material considerations, is considered that the proposal would make a positive contribution to the character of the area by virtue of its similar design

to neighbouring cottages. It is therefore in accordance with CP1 and CP3 of the Core Strategy and TB06 of the MDD Local Plan and is acceptable.

## **Residential Amenities:**

### **11. Overlooking:**

The rear elevation of the dwelling will be set a significant distance from the dwellings in Thornbers Way and will not result in any detrimental overlooking implications to these properties. The Borough Design Guide requires a back to back distance (it is considered that this is the most appropriate measurement as there is no recommendation for a front to rear distance) of 22 metres. The distance would be approximately 35 metres. Any new views from front and rear facing windows into the garden of neighbouring properties would not be unusual for a residential situation and would therefore not be harmful to neighbour amenity. There would be views available into the garden of neighbouring number 117 from the window by the kitchen sink, however this is a secondary window and therefore can reasonably be required to be obscure glazed.

### ***Loss of Light and Overbearing:***

12. The second storey of the proposed building would only protrude modestly beyond the rear wall of 111 Old Bath Road and would not result in a detrimental loss of light or overbearing impact to the occupiers. This neighbouring dwelling has no principal side windows to habitable rooms that will be affected by the development.
13. The proposal will extend beyond the rear elevation of number 117 Old Bath Road but given the separation distances between the properties (which accord with the advice contained within the Borough Design Guide) there would not be a detrimental loss of light or overbearing impact to the occupiers of this dwelling.
14. 117 Old Bath Road has one first floor side window facing the application site. A site visit has confirmed that this window serves a bedroom and is the main source of light for the room, due to the fact that the second window is small and contained within the front facing dormer and the window in question is south facing. The previously refused application on this site considered this window an important source of light for this room, but no reason for refusal was substantiated due to assessment against Loss of Light Guidelines. The Borough Design Guide SPD states BRE guidance that '*where new development faces the elevation of another dwelling with a window to a habitable room, draw a 25 degree vertical angle from the centre line of the window and ensure this remains unobstructed by development*'. A 25° line from the apex of the roof of the currently proposed building would fall at approximately the centre point of the neighbouring window. Taking the very borderline nature of any loss of light into consideration and the fact the bedroom is served by another window, on balance no objection is raised with regard to a loss of light to this room as a result of the development. It is also considered that the proposal would not result in a detrimental loss of outlook to the occupiers of this room as it is served by another window in the front elevation.
15. Overall, the proposal would not have a harmful impact on neighbouring properties which would substantiate a reason to refuse this application and therefore the proposal is in accordance with the relevant policies.

### **Access and Movement:**

16. **Highway Safety:** The Highways Officer has indicated that this development is acceptable in terms of Highways impacts. The Officer has indicated that visibility splays of 2m x 43m should be provided. No visibility splays have been provided, however the Officer has indicated that these can be achieved and therefore they can be required by condition. The Officer has recommended an informative regarding amendments to the access and its effect on a street lighting column and BT box to the front of the site. There does not appear to be a BT box to the front of the site but there is a lamppost and a telegraph pole. While no changes are proposed to the access, these utilities may be affected by visibility splay provision and therefore a variation of this informative is necessary. The proposal is for one additional dwelling, which falls within settlement limits, is approximately 0.7 miles from the centre of Twyford and 1 mile from Twyford station. It is therefore considered that the dwelling is in a sustainable location
17. **Traffic Impact:** The proposal would not result in an unacceptable impact on the local highway network.
18. **Parking:** Two parking spaces are required for this dwelling and are included on the received plans. The Highways Officer has considered the level of parking acceptable, however a turning area has not been indicated. They have stated that it would appear that this could be accommodated within the remaining driveway space, however this has not been indicated, along with secure covered cycle parking. This information can be required by condition.

### **Flooding and Drainage:**

19. This application has been listed for committee by Cllr Hobbs. She has stated that the ground levels on the site have already been raised and has expressed the view that the proposal would lead to increased risk of flooding to neighbouring cottages.
20. Policy CC09 of the MDD Local Plan indicates that all sources of flood risk should be taken into consideration and that inappropriate development in areas at risk of flooding should be avoided. Development proposals in flood zones 2 or 3 should take into account the vulnerability of the proposed development. In exceptional circumstances, new development in areas of flood risk will be supported where it can be demonstrated that:
  - i. *The development provides wider sustainability benefits for the community that outweigh the flood risk*
  - ii. *The development would not increase flood risk in any form elsewhere...*
  - iii. *The development would incorporate flood resilient and resistant measures...*
21. Policy CC10 discusses sustainable drainage and surface water. It states that:  
*All development proposals must ensure surface water arising from the proposed development including taking into account climate change is managed in a sustainable manner. This must be demonstrated through*

- a) A Flood Risk Assessment, or  
b) Through a Surface Water Drainage Strategy.

*All development proposals must*

- a) Reproduce greenfield runoff characteristics and return run-off rates and volumes back to the original greenfield levels, for greenfield sites and for brownfield sites both run-off rates and volumes be reduced to as near greenfield as practicably possible.*
- b) Incorporate Sustainable Drainage Systems (SuDS), where practicable, which must be of an appropriate design to meet the long term needs of the development and which achieve wider social and environmental benefits*
- c) Provide clear details of proposed SuDS including the adoption arrangements and how they will be maintained to the satisfaction of the Council [as the Lead Local Flood Authority (LLFA)]*
- d) Not cause adverse impacts to the public sewerage network serving the development where discharging surface water to a public sewer*

22. It should be noted that the current proposal does not propose any raising of ground levels and it is not clear whether this has been carried out on site. However, if this has been carried out, it does not relate to the present application.
23. Reference to the Environment Agency's records and to those of the Local Planning Authority suggests that the site is fully located within flood zone 2. However, the FRA submitted with the application has taken an approach to flooding based on a worst case scenario and has therefore considered much of the site is as if it was in flood zone 3, including a very small amount of the house itself in that flood zone, and a large portion of the house being in flood zone 2. Reference to Table 3 on the National Planning Practice Guidance: Flood Risk and Coastal Change, suggests that more vulnerable development (such as a residential dwellinghouse) is permissible in Flood Zone 2 and therefore there is no objection to the siting of the proposal in this regard. However, as there is a discrepancy between the ways in which the site has been assessed between the Environment Agency's own records and the applicants own Flood Risk Assessment, the whole site has been assessed on the basis it falls into flood zone 3. This requires a sequential approach to development and a subsequent exception test. Sequentially, development should be within flood zone 2 before sites in flood zone 3 are considered.
24. The applicant has taken a sequential approach to the development by steering the more vulnerable aspects towards flood zone 1 and less vulnerable aspects towards flood zone 3 (the front door and entire access are located in flood zone 1), however they have not discussed any potential other sites upon which this development could be placed. However, the amount of the actual building which falls into flood zone 3 is very minimal and appears to only be the steps descending from the back door. The exception test requires that it is demonstrated that the development provides wider sustainability benefits to the community that outweigh any flood risk and also that the development will be safe for its lifetime and will not increase flood risk elsewhere. The exception test has been carried out by the applicant and this states that the proposal passes the test for the following reasons:

- The proposal would present a wider benefit to the community by supporting local housing demand and by improving the appearance of the area.
- The proposal is on previously developed land.

- The proposal would be safe, due to the fact that the property its self would be raised above the modelled level for a 1 in 100 year flood event. Any runoff from impermeable surfaces would be attenuated using a soakaway in order to reduce flood risk to the surrounding area. In terms of flood water storage, the amount of development within flood zone 3 is negligible and therefore no compensation was considered necessary.

25. While it is considered that the provision of 1 new dwelling is of modest benefit to the community, it should be noted that in this instance the applicant has provided a worst case scenario in terms of flood zones and the amount of development within flood zone 3 would be very negligible and would pose little risk to the dwelling. Therefore it is considered that this modest benefit does outweigh the flood risk in this instance. Further to this, the proposal is on previously developed land, where there was an existing garage. In addition, the Councils Flood Risk and Drainage Officer has stated that they agree that the amount of the building within flood zone 3 is so small that it would not lead to increased flood risk elsewhere. They have also stated that the attenuation measures (i.e the proposed soakaway) are acceptable, however further details will be required by condition. For these reasons it is considered that the exception test has been passed.
26. Therefore, while Cllr Hobbs comments should be taken into consideration, only a very small proportion of the proposed building would fall into flood zone 3, where an exception test is required and is considered to have been passed. Further to this, the Environment Agency its self considers the site to be in flood zone 2 and has opted not to comment on this application, therefore the application is being considered under a worst case scenario, rather than the situation as exists. The Flood Risk and Drainage Officer has indicated that conditions would be sufficient to ensure that this development has an acceptable impact in terms of flood risk and therefore the application is acceptable in terms of flood risk and drainage and is in accordance with the relevant policies. Further to this, it should be noted that flooding issues were not a concern of the previous inspector on this site and the previous application was not refused for reasons related to flooding or drainage.

#### **Landscape and Trees:**

27. A reason for refusal for the previous application on this site related to the fact that insufficient information had been submitted in order for the Local Authority to assess the potential impacts of a house on this site on a protected Lime Tree in the front garden of neighbouring number 117. However, further information was submitted during the appeals process and therefore this reason for refusal was not upheld by the inspector. He stated:

*There are two, 17 metre tall, Lime trees, identified as T1 and T2 by the appellant's arboricultural consultant, which are sited towards the front of No 117 and would therefore be in close proximity to the house. Trees T1 and T2 are subject to a TPO and the appellant's arboricultural consultant has assessed both of these trees as being of the highest quality, using the classification system set out in British Standard 5837:2012 'Trees in relation to design, demolition and construction – recommendations' (the British Appeal Decision APP/X0360/W/16/3159465 3 Standard). The front of the house and its drive/forecourt parking area would be within the root protection zones (RPZ) for trees T1 and T2.*

*Based upon trial pits that have been dug the appellant has submitted that none of tree T1's or T2's 'significant roots' are present at depths within the grounds of No 111 that would be impacted upon by the construction of the house. The appellant, however, recognises that it would be prudent to adopt a non-dig construction methodology in the RPZ's of trees T1 and T2. In order to safeguard the trees during the construction phase of the development it has been submitted for the appellant that it would be necessary for an arboricultural method statement to be prepared and submitted for the Council's approval prior to the commencement of the development. The arboricultural evidence submitted with the appeal has demonstrated to me that, with implementation of the no dig construction methodology and the submission of an arboricultural method statement, the house could be built without harm being caused to the protected trees.*

*On this issue I therefore conclude that the development could be implemented in a manner without harm being caused to the trees that are subject to the TPO. I therefore find that there would be no conflict with Policy CP3 of the Core Strategy, Policies CC03 and TB21 of the Local Plan and paragraph 118 of the Framework because the house could be constructed so as to allow for the retention of the protected trees.*

28. While in this instance the applicant has not indicated that a non-dig construction method would necessarily be utilised, the house and driveway lie in approximately the same location as the previous application on the site and therefore the inspector's comments are still valid. The Trees and Landscapes Officer is satisfied that a condition requiring an arboricultural method statement prior to commencement of the development would make this proposal acceptable.

#### **Environmental Health:**

29. The Environmental Health Officer has confirmed that they have no objection to this application and they have recommended approval with no conditions.

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

30. The proposed rear amenity space would be approximately 12 metres. This is in excess of the minimum length of 11 metres as outlined in the Borough Design Guide. The space would also be roughly square and suited to many typical garden activities and is therefore acceptable.

#### **Internal Space Standards:**

31. Since 01<sup>st</sup> October 2015 the Nationally Described Space Standard has been in place. Although these are optional, due to Policy TB07 of the MDD, developments in Wokingham should adhere to the National Standard.
32. The application has been described as a 3 bedroom house, however bedroom 2 is too small to be considered a bedroom when assessed against the standard. Bedroom 1 is marginally less wide than is required for a double bedroom, at 2.41 metres for the main part (the requirement is 2.75 for the first double bedroom). However, the dormer windows significantly increase the width of the room at 2 points and therefore is not considered that this shortfall for parts of the room would be harmful in a way which

would warrant the refusal of this application. Bedroom 3 can be considered a single bedroom.

33. The overall size of the house meets the requirements whether the house is considered 2 bedroom or 3 bedroom, minus approximately 1.4 metres of storage space. However, a utility room has been provided which could accommodate additional storage.
34. It is therefore considered that the proposal is acceptable in terms of the National internal space standards.

#### **Ecology:**

35. The Council's Ecologist has indicated that the site appears largely unsuitable for use by any protected species, comprising of hardstanding and a flat-roofed garage (the garage has already been demolished). They have recommended a condition which requires removal of vegetation outside of bird-nesting season. However, the site has already been cleared. Therefore such a condition is not necessary and cannot be reasonably attached.

#### **Community Infrastructure Levy (CIL), Special Protection Area (SPA) & Affordable Housing:**

36. *Community Infrastructure Levy:* As the proposal is for the construction of a new dwelling, it would be CIL liable development. The CIL charge for new residential development is set at £365 per square metre for any net increase in residential floor space.
37. *Affordable Housing:* The site does not propose a development that would trigger the requirement for affordable housing.

#### **Refuse Collection:**

38. As there are existing dwellings to either side of the site, procedures are already in place for refuse collection and this would not change as a result of the proposal.

### **CONCLUSION**

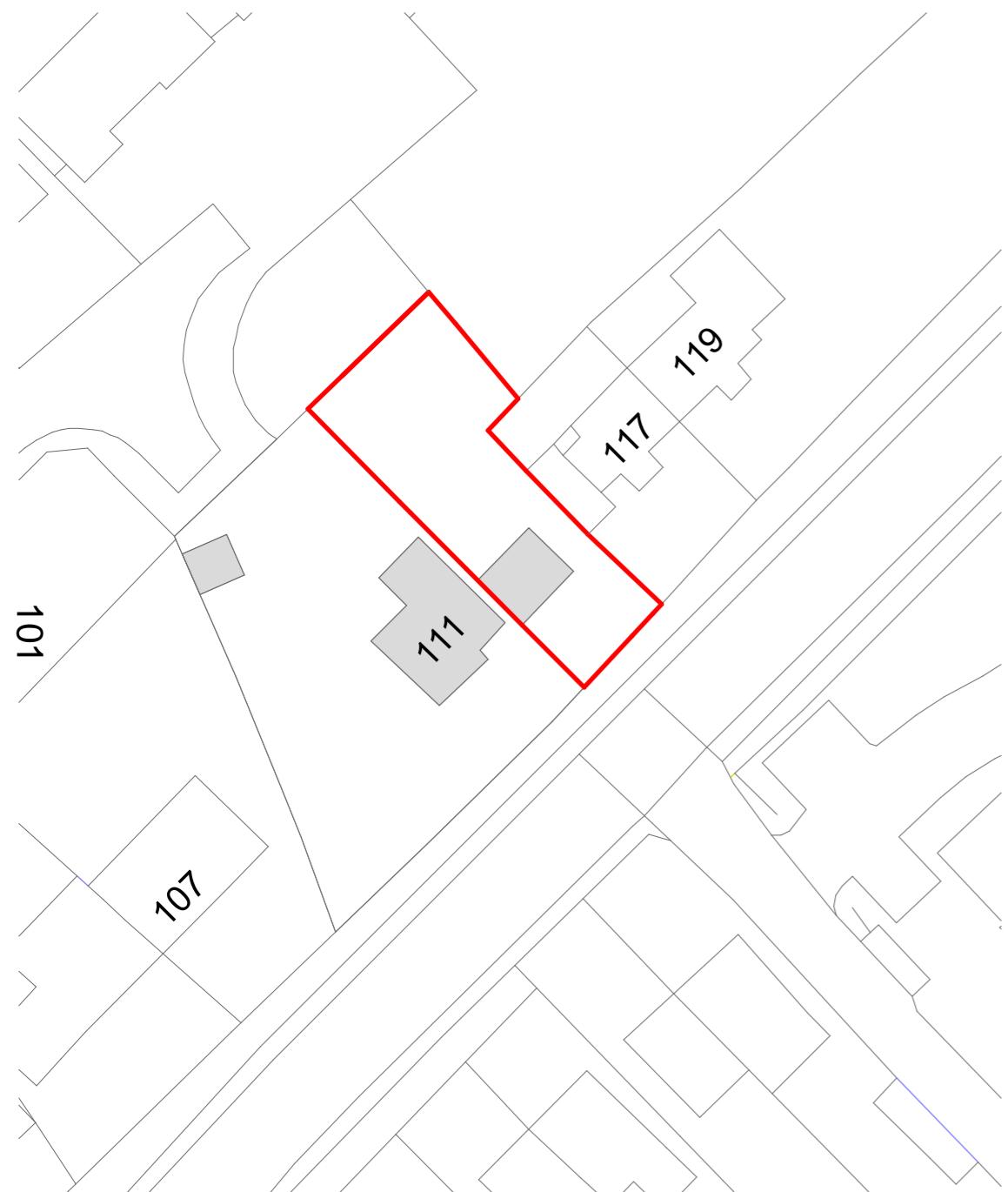
This application was listed for committee by Cllr Emma Hobbs, who has reservations regarding the location of the site close to the River Loddon. A previous application on this site was refused due to its impact on the character of the area by virtue of the plots narrow width, the incongruous design of the proposal and a lack of information regarding nearby protected trees. While some weight must be given to the previous reasons for refusal, this has been significantly reduced by the comments of the inspector, who has acknowledged that similar development on this site could have an acceptable impact on the protected trees by virtue of pre-commencement condition. This is further reduced by their comments relating to the design of the previous proposal, the incongruous nature of which contributed towards its refusal. The application is acceptable in terms of its impact on neighbours, flooding and drainage, access and movement, environmental health impacts, internal space standards and ecological impacts, which weighs in its favour.

Taking into account all material considerations, it is considered that the application would make a positive contribution to the character of the area and is in accordance with the relevant policies and is accordingly recommended for approval.

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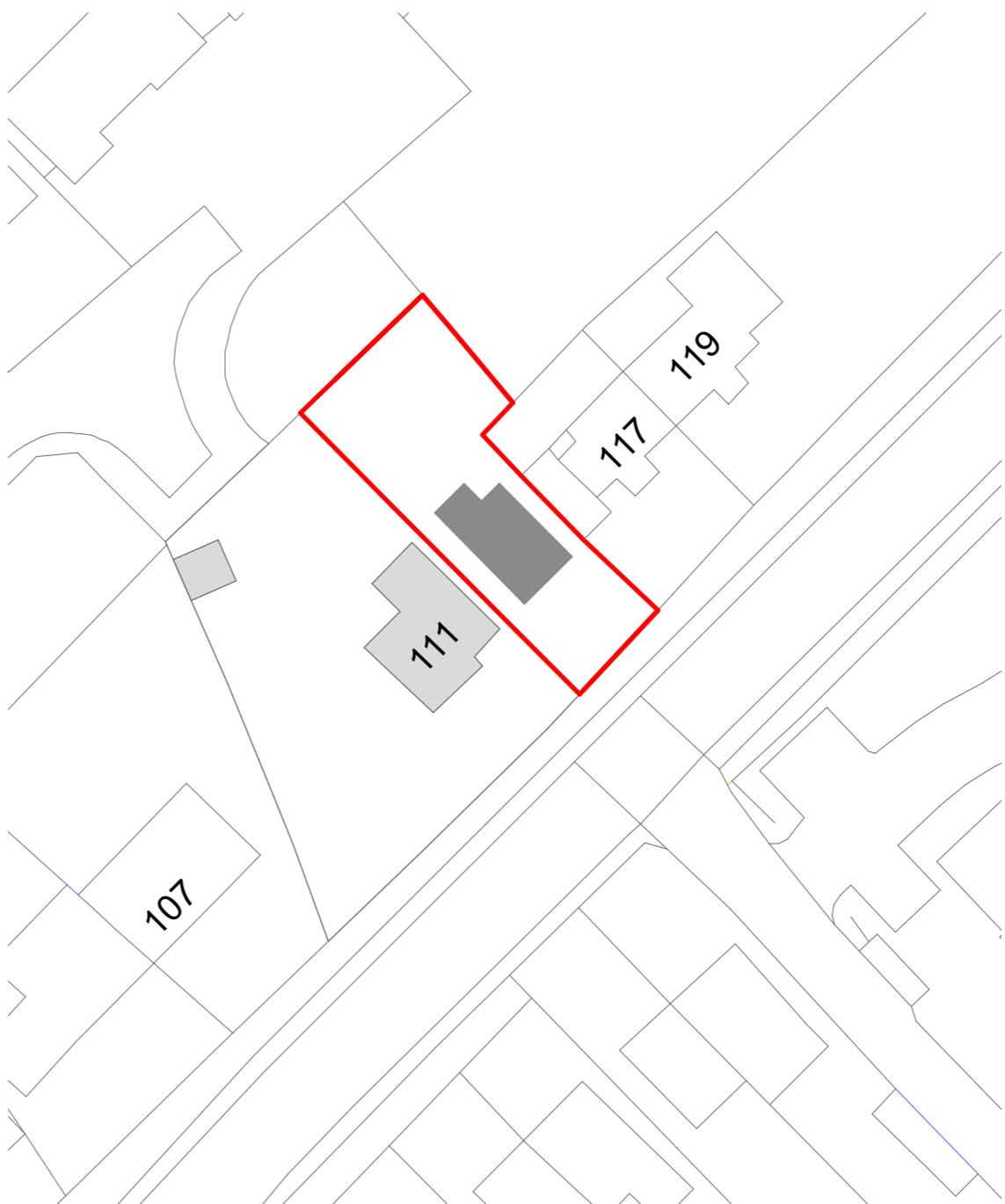
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B	Red Line Amendments	C.P.	17-04-18
A	Red Line Amendments	C.P.	21-03-18
REV	Comments	By	Date



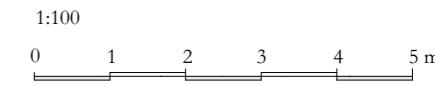
Client:  
**Mr Levi Alleyne**

Job Title: Three bedroom Two-Storey House  
Land adjacent to 111 Old Bath Road Charlton  
RG10 9QN

Drawing Title:  
**Block Plan**

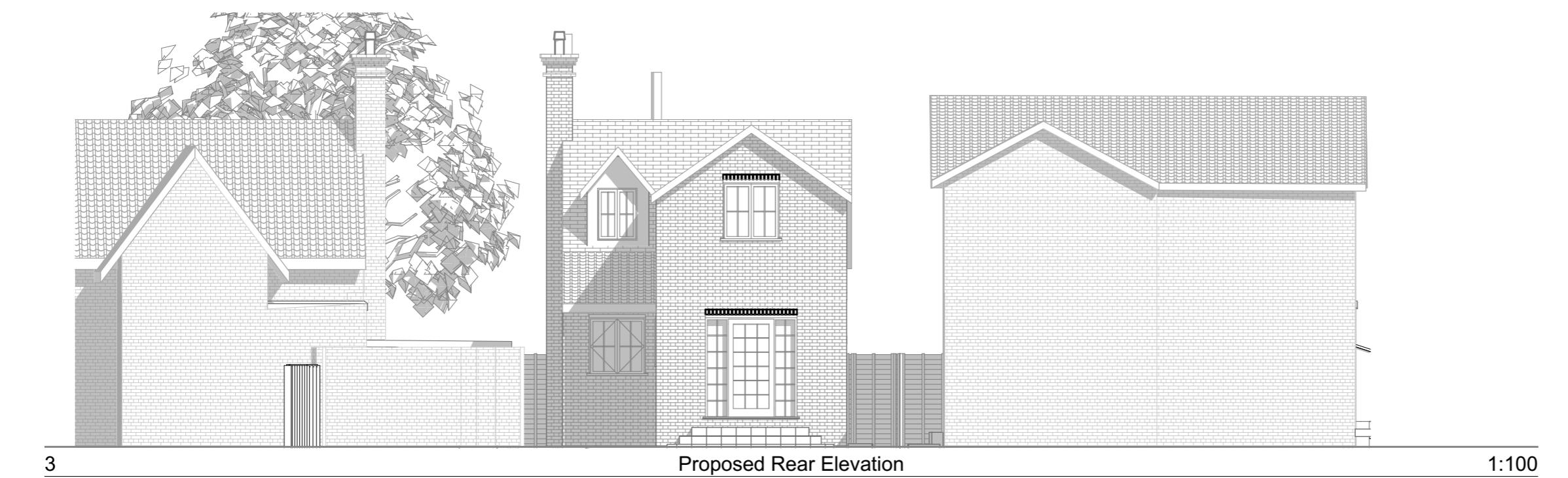
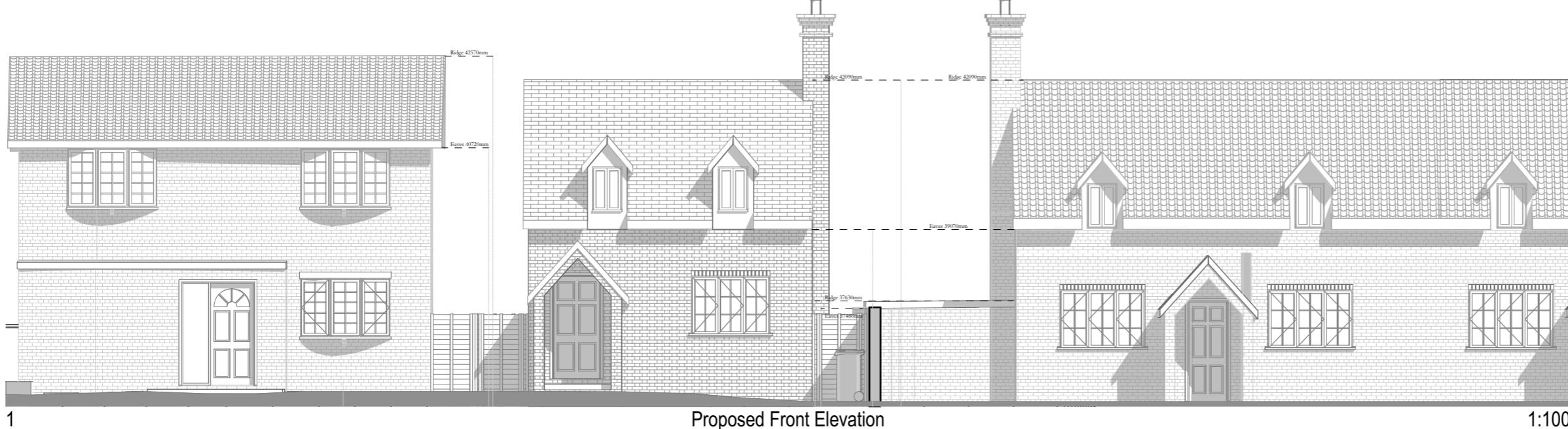
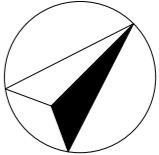
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Issue Date:	Drawn By: Scale:
<b>17/04/2018</b>	<b>CP</b> <b>1:500@A3</b>
Job No:	Drawing No: Rev:
<b>8771</b>	<b>PL-03</b> <b>B</b>

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N



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of building engineers

RICS



Colegio de Arquitectos  
de Venezuela

Client:

**Mr Levi Alleyne**

Job Title: Three bedroom Two-Storey House  
Land adjacent to 111 Old Bath Road Charlton  
RG10 9QN

Drawing Title:

**Proposed Elevations**

Drawing Date:

**20-02-18**

Status:

**Planning**

Issue Date:

**13/03/2018**

Drawn By:

**CP**

Scale:

**1:100@A3**

Job No:

**8771**

Drawing No:

**PL-05**

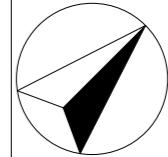
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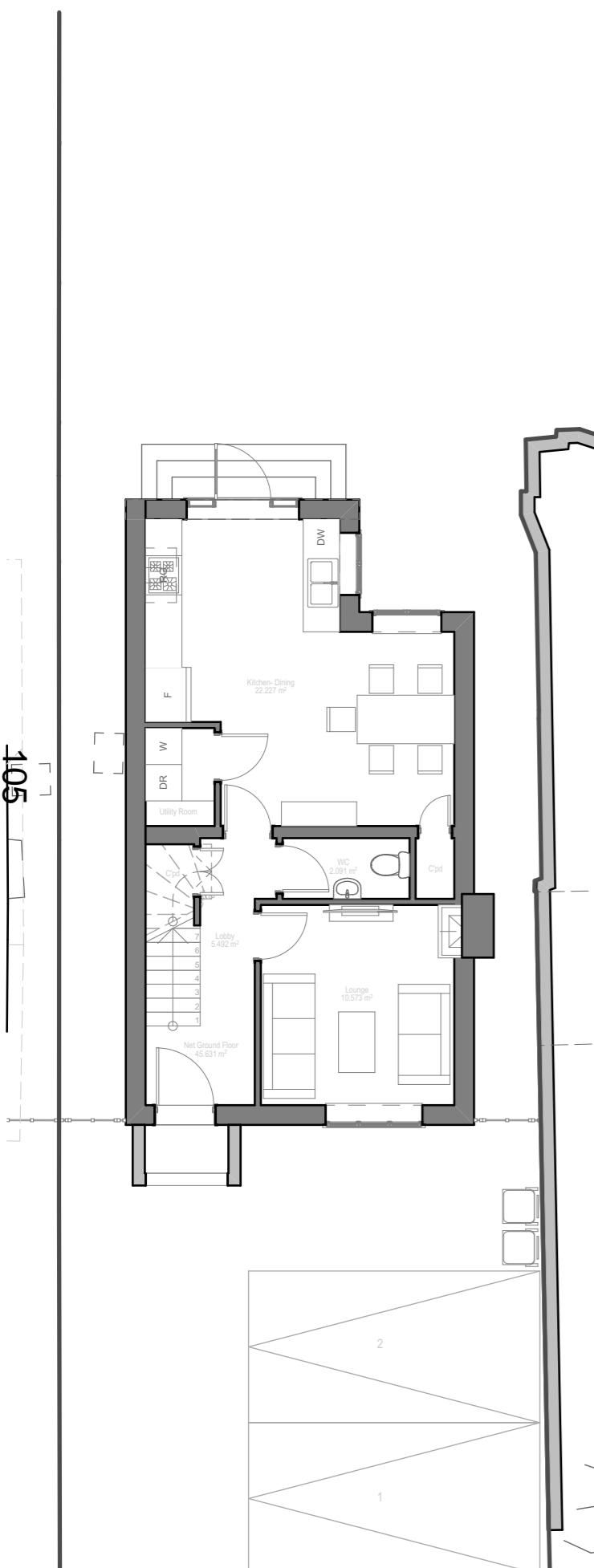
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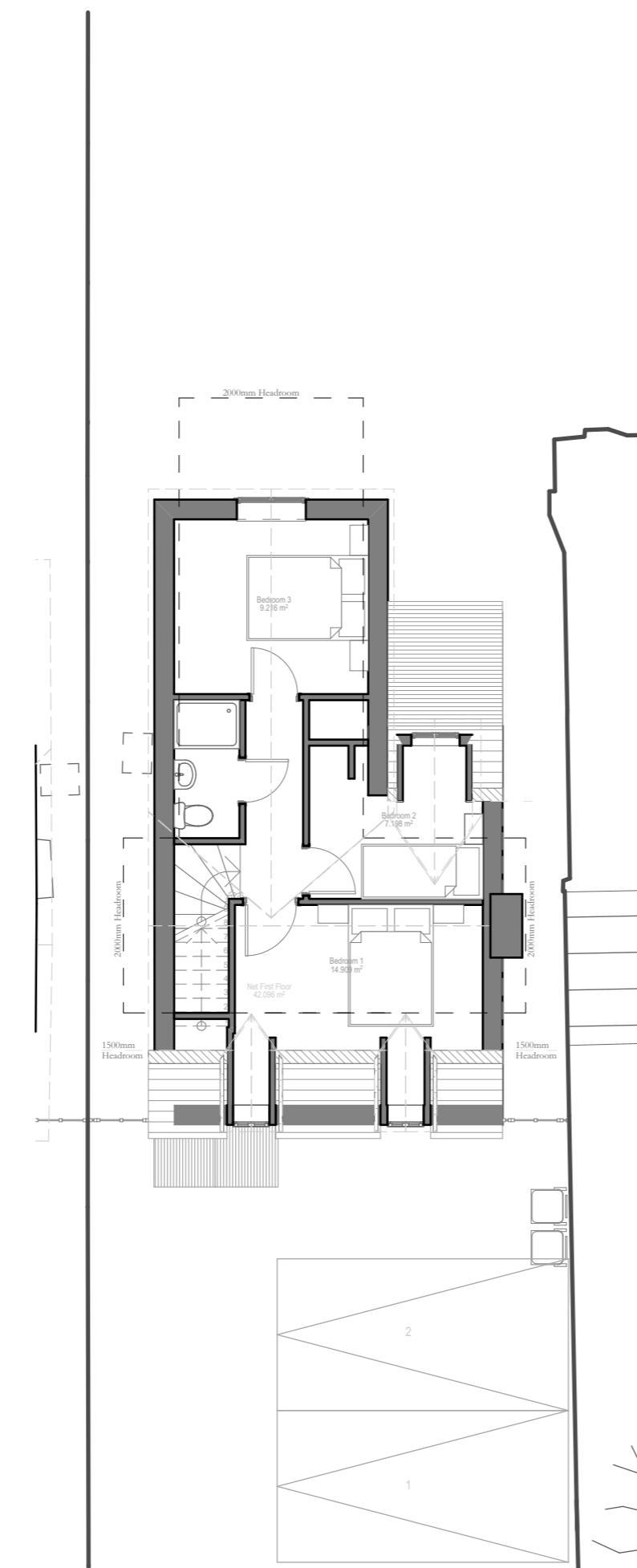
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1

Proposed Ground Floor

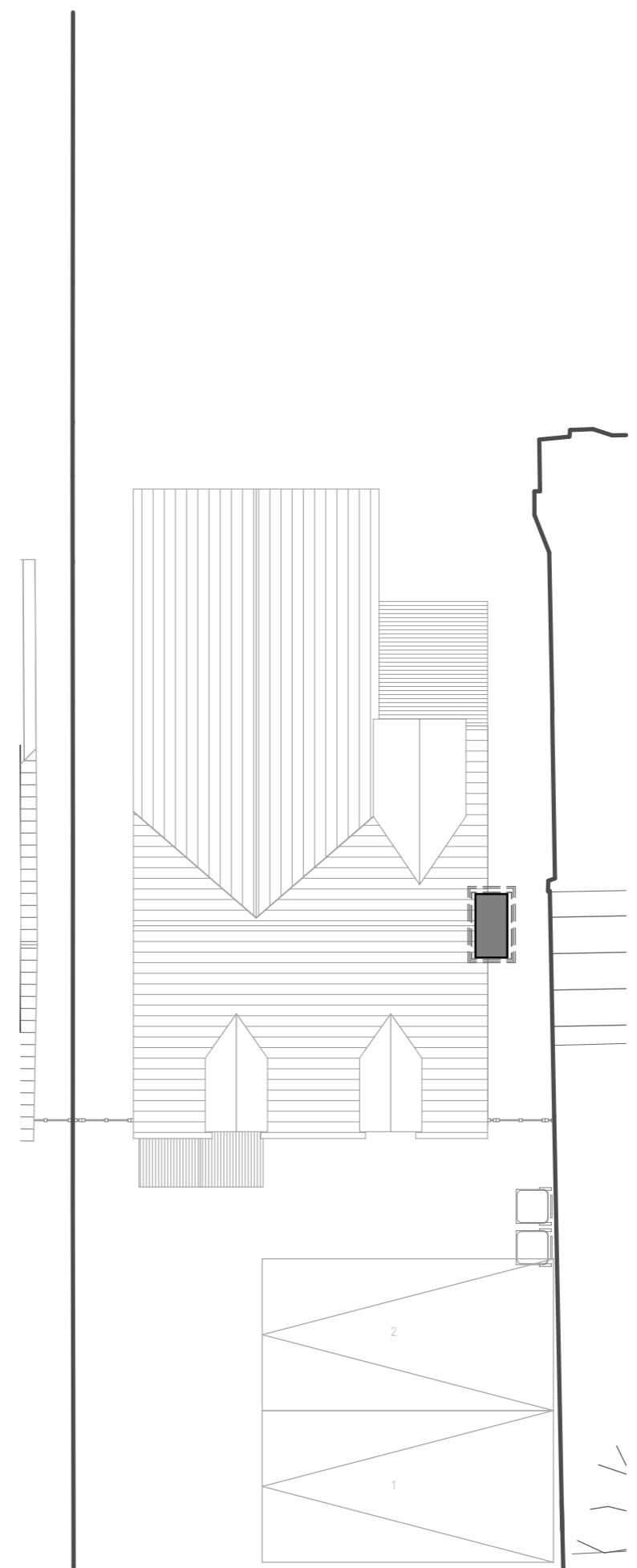
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2

Proposed First Floor

1:100



3

Proposed Roof

1:100

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Colegio de Arquitectos  
de Venezuela

Client:

Mr Levi Alleyne

Job Title: Three bedroom Two-Storey House  
Land adjacent to 111 Old Bath Road Charl  
RG10 9QN

Drawing Title:

Proposed Floor Plans

Drawing Date:

20-02-18

Status:

Planning

Issue Date:

17/04/2018

Drawn By:

CP

Scale:

1:100@A3

Job No:

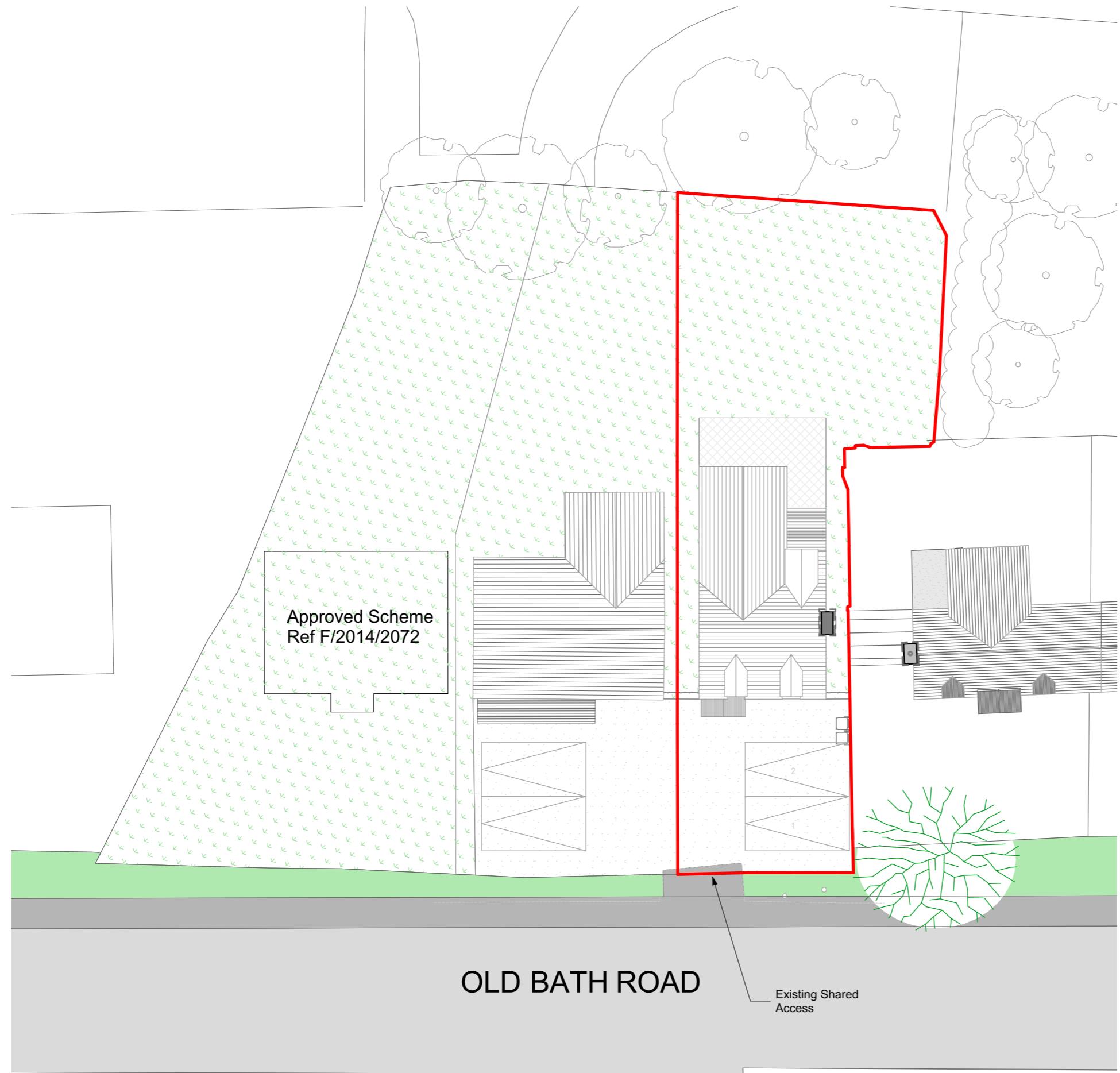
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Drawing No:

PL-04

Rev:

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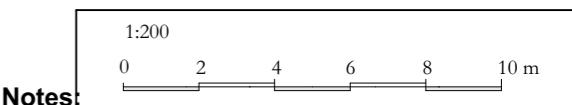
Proposed Site Plan

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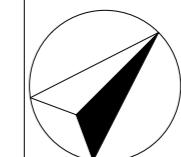
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© This drawing remains the property of The Keen Partnership and shall not be copied without prior written consent.

All dimensions to be checked on site and any discrepancies to be reported before work commences.



Notes:



A	Red Line amendments	C.P.	17-04-18
REV	Comments	By	Date



Client:  
**Mr Levi Alleyne**

Job Title: Three bedroom Two-Storey House  
Land adjacent to 111 Old Bath Road Charlton RG10 9QN

Drawing Title:  
**Proposed Site Plan Rev A**

Drawing Date:	Status:
<b>20-02-18</b>	<b>Planning</b>
Issue Date:	Scale:
<b>17/04/2018</b>	<b>1:200@A3</b>
Drawn By:	Rev:
<b>CP</b>	<b>A</b>
Job No:	Drawing No:
<b>8771</b>	<b>PL-07</b>
Rev:	
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# MEMORANDUM

<b>From:</b>	<b>(Name) (Job title)</b>	<b>To (Case Officer):</b>	Stefan Fludger
<b>Service</b>	WBC Charvil Parish	<b>App No:</b>	180716
<b>Address:</b>	Land Adjoining 111 Old Bath Road		
<b>Proposal:</b>	Full application for the proposed erection of a 3 bed detached dwelling following demolition of existing garage..		
<b>Site Visit Made?:</b>	Yes		

## Summary Of Recommendations

Recommend approval but with condition(s) & reason(s) <b>stated below</b> ;
Recommend approval with no conditions
<input checked="" type="checkbox"/> Recommend refusal for the reason(s) <b>stated below</b> ; Negotiate the amendments <b>stated below</b> ; or
<input type="checkbox"/> Request further information before determination as <b>stated below</b> .
<input type="checkbox"/> No comment.

Charvil Parish Council would like to object to this application as follows:

1. According to the MDD DPD and Borough Design Guide, any new development on gardens needs to make a positive contribution to the built area as stated in the MDD TB06. Council feels that this proposal fails to add anything positive because it will appear cramped between one house built to add a spacious feel to the street scene, and two historic cottages set in a verdant environment. While it is an improvement on the previous design put forward in 2016, Council feels this development would still have a negative impact on the area.
2. Given that permission has been given to build on the garden the other side of 111, Old Bath Road, to allow more another dwelling on the site of the garage would clearly be over-development. This is made worse by the loss of all front garden space to parking, which will not be compensated for by new hedge planting contrary to CC03.
3. Council feel that the plan is completely out of character with the development heading east on the Old Bath Road, where the majority of homes have attractive front gardens, or at least some green areas as one would expect in a village. This development will create an urban feel to this area which is clearly of character when seen in the context of the rest of this part of the village contrary to CC02.
4. Council is concerned by the amount of misinformation included in the application form. The garage was demolished soon after the recent sale of the site, and all natural features have been removed from the site. There is also a question mark over the parking spaces. There are two spaces allocated to this dwelling in the plan, not four as stated in the application. Lastly, this will be increasing the numbers of dwellings by one, which is also not stated in the application.

Thank you  
 Miranda Parker, Clerk, Charvil Parish Council  
 24th April 2018

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# Agenda Item 24.

Application Number	Expiry Date	Parish	Ward
180029	27 <sup>th</sup> April 2018	Wokingham Town	Evendons;

<b>Applicant</b>	Mr Daniel Rose
<b>Site Address</b>	Nigra Building, Mulberry Business Park, Wokingham, RG41 2GY
<b>Proposal</b>	Full application for the proposed raising of roof height to create a new second floor to create 14no self-contained residential apartments including a communal garden and upgraded cycle storage and refuse facilities
<b>Type</b>	Full
<b>PS Category</b>	001
<b>Officer</b>	Katie Herrington
<b>Reason for determination committee</b>	Major application

<b>FOR CONSIDERATION BY</b>	Planning Committee on Tuesday 17 July 2018
<b>REPORT PREPARED BY</b>	Assistant Director – Place

SUMMARY
This planning application is before the committee because it is a major planning application.
The proposal seeks to erect a new floor upon the Nigra Building to create an additional 14 self-contained flats (12 x 2 bed and 2 x 1 bed).
The proposed additional floor would replace the existing roof. It would be around 0.3metres higher than the main part of the existing roof, excluding the taller lift shaft/stairwell roof projections. The extension would also be set back from the sides of the roof by between 0.8m – 5.3 metres.
Each unit would have their own private balcony, and the proposal will provide sufficient parking for this application and the parking spaces required for the proposed conversion of the office into flats, as approved under prior approval 180526.
This application is linked via a S106 to require the completion of the prior approval permission 180526, which permitted the conversion of the existing building to residential use, prior to the implementation of this proposal. This is because the existing building is currently an office and the erection of flats above an office would result in unacceptable conflict between the units.
Subject to the completion of a satisfactory completion of a S106/S111 agreement, the proposal would comply with development plan policy and is recommended for approval.

PLANNING STATUS
<ul style="list-style-type: none"> <li>• Major development location</li> <li>• Wind turbine safeguarding zone</li> <li>• Farnborough Aerodrome consultation zone</li> <li>• Special Protection Area 7 km</li> </ul>

- Landfill consultation zone
- Contaminated land consultation zone
- Core Employment Area

## **RECOMMENDATION**

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

**A. Completion of a legal agreement to secure affordable housing, THBSPA contribution, and to secure the completion of the prior approval before the implementation of this planning application.**

**B. Conditions and informatics:**

*Conditions:*

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

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

2. Approved details

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

Jw8 18 - 100 rev C

Jw8 18 - 128 rev G

Jw818 - 129 rev B

Jw818 – 130 rev A

received by the local planning authority on 19<sup>th</sup> January 2018. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

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

3. External materials

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

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

*Relevant policy: Core Strategy policies CP1 and CP3*

4. Noise attenuation

No development shall take place until a noise assessment and a scheme for protecting the proposed residential units from noise has been submitted to and approved by the local planning authority: all works which form part of the scheme shall be completed before the proposed residential units are occupied.

*Reason: To ensure satisfactory noise attenuation measures are installed. Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.*

5. Parking and turning space details required

No part of any building(s) hereby permitted shall be occupied or used until vehicle parking (cars and motorbikes), including details of allocated, unallocated and visitor bays, have been provided in accordance with details to be submitted to and approved in writing by the local planning authority. The vehicle parking 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.*

6. Cycle parking - details required

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

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

7. 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.*

## 8. Landscaping

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

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

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

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

## 9. Employment skills plan

No development (excluding demolition) shall commence until an Employment and Skills Plan has been submitted to and approved in writing by the local planning authority. The Employment and Skills Plan shall show how the development hereby permitted provides opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills and shall be implemented in accordance with the approved details.

*Reason: To ensure training opportunities are available for local workers. Relevant policy: Managing Development Delivery Local Plan policy TB12*

## 10. Decentralised energy

Prior to the commencement of development a scheme for generating 10% of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources (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 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.*

### *Informatics:*

1. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated [INSERT], the obligations in which relate to this development.
2. The development hereby permitted is liable to pay the Community Infrastructure Levy. As partly an affordable housing development a claim for relief can be made. This is a matter for the developer. The Liability Notice issued by Wokingham

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

<b>PLANNING HISTORY</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
181168	Application for the submission of details to comply with the following conditions of planning consent (180526) 12/04/2018. 1 and 2 contamination assessment report.	12/06/2018
180526	Prior approval submission for the conversion of existing office (use class B1 a) 43no residential apartments (Use Class C3)	12/04/2018
162051.	Full application for the proposed raising of roof height to create a new second-floor extension to create 9no self-contained residential apartments including a communal garden and upgraded cycle storage and refuse facilities.	Approved 27/02/2017
161809	Prior approval submission for the conversion of existing office (Use Class B1(a)) to 42no residential apartments (Use Class C3).	Prior approval required and given on 20th July 2016
160273	Prior approval submission for the conversion of existing office (Use Class B1(a)) to 42no residential apartments (Use Class C3).	Prior approval required and given on 8th March 2016
O/2001/5282	Outline application for the proposed erection of 3 buildings for b1a office use with associated car parking and external work	allowed at appeal on 13t August 2003
F/2004/3399	Erection of 6 part two and part three storey buildings to provide class B1(a) offices with associated parking and external works	conditionally approved in 2 <sup>nd</sup> February 2005
F/2005/4624	Erection of 6 detached buildings and 2 storey semi-detached units for office accommodation (B1a) conditionally	approved on 9 <sup>th</sup> August 2006

<b>SUMMARY INFORMATION</b>	
Site Area	0.6ha
Existing units	Office Building
Units approved under prior approval	43 (40 x 1 bed and 3 x 2 bed)
180526	
Proposed units	14 (12 x 2 bed and 2 x 1 bed)

% of affordable housing contribution achieved	96.5%
Existing parking spaces	88 bays
Required number of parking spaces (prior approval + current proposal)	57 bays [43 for the 180526 prior approval + 14 bays 180029 – the current application]
Cycle parking required	61
Cycle parking proposed	61

#### CONSULTATION RESPONSES

Royal Berkshire Fire and Rescue	No objection
Thames Water	No objection.
WBC Biodiversity	No objection.
WBC Drainage	No objection.
WBC Environmental Health	No objection subject to conditions (4)
WBC Highways	No objection subject to conditions <b>(Error! Reference source not found. and 6)</b>
WBC Tree & Landscape	No objection subject to conditions (8)

#### REPRESENTATIONS

**Town/Parish Council:** Objection: lack of private amenity space represents an overdevelopment of the site and is contrary to policy TB07 of the Managing Development Delivery Document. (**See paragraph 34**)

**Local Members:** No comments received

**Neighbours:** No comments received

#### APPLICANTS POINTS

- Planning permission has previously been granted (under ref: 162051) for a 2nd floor extension to the property to provide nine dwellings. This permission remains live.
- The proposals would deliver an appropriate mix of unit types and all flats either meet or exceed Government's technical housing standards and the space requirements set out in MDD Policy TB07
- The development makes the maximum viable contribution towards the delivery of affordable housing. This would be secured by a S106 agreement.
- The proposed new storey of accommodation has been respectfully designed to ensure that it is subservient to the existing building and is broadly of similar appearance to the extant planning permission (162051)
- The development is considered entirely appropriate in transport terms and would provide suitable levels of car and cycle parking.

- The application is supported by an Energy and Sustainability Statement, which ensures that the development is resource efficient.

<b>PLANNING POLICY</b>		
National Policy	<b>NPPF</b>	National Planning Policy Framework
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP2</b>	Inclusive Communities
	<b>CP3</b>	General Principles for Development
	<b>CP5</b>	Housing mix, density and affordability
	<b>CP6</b>	Managing Travel Demand
	<b>CP7</b>	Biodiversity
	<b>CP8</b>	Thames Basin Heaths Special Protection Area
	<b>CP9</b>	Scale and Location of Development Proposals
	<b>CP15</b>	Employment Development
Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>	Presumption in Favour of Sustainable Development
	<b>CC03</b>	Green Infrastructure, Trees and Landscaping
	<b>CC04</b>	Sustainable Design and Construction
	<b>CC06</b>	Noise
	<b>CC07</b>	Parking
	<b>CC09</b>	Development and Flood Risk (from all sources)
	<b>CC10</b>	Sustainable Drainage
	<b>TB05</b>	Housing Mix
	<b>TB06</b>	Development of private residential gardens
	<b>TB07</b>	Internal Space standards
	<b>TB11</b>	Core Employment Areas
	<b>TB12</b>	Employment Skills Plan
	<b>TB20</b>	Service Arrangements and Deliveries for Employment and Retail Use
	<b>TB23</b>	Biodiversity and Development
Supplementary Documents (SPD)	<b>BDG</b>	Borough Design Guide – Section 4
		DCLG – Technical housing standards – nationally described space standard

#### **PLANNING ISSUES**

##### **Description of Development:**

1. This proposal seeks to erect a new floor upon the Nigra Building to create an additional 14 self-contained flats (12 x 2 bed and 2 x 1 bed).
2. The proposed additional floor would replace the existing roof. It would be around 0.3metres higher than the main part of the existing roof, excluding the taller projections. The extension would also be set back from the sides of the roof by between 0.8m – 5.3 metres.
3. Each unit would have their own private balcony, and the proposal will provide sufficient parking for this application and the parking spaces required for the proposed conversion of the office into flats, as approved under prior approval 180526.

***Relationship of this application with prior approval 180526***

4. The existing building is currently an office. Prior approval has been granted to convert the office into 43 flats. It is the agent's intention to implement both proposals. To avoid conflict between the existing office use and the residential use above, and to ensure compliance with the requirements of the prior approval 180526, the agent has agreed to complete a S106 requiring the completion of the prior approval prior to the implementation of the current application. The proposal is not acceptable without such agreement.

**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 (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.
6. 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 in principle, 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.

***Relationship with office use***

7. Notwithstanding the above, the site is within an allocated Core Employment Area as set out by policy CP15 of the CS and updated by policy TB11 of the MDD. This policy sets out that employment growth will occur in the areas defined by policy CP15 and specifically requires that any changes from B1, B2 and B8 uses do not lead to an overall net loss of floor space in B use across the Borough. It also requires a range of types and sizes of sites to accommodate the different sectors of the business community. However, the proposal would not result in the loss of B1 office use floor space and therefore would not conflict with policy CP15 and TB11. As such, the creation of a second floor for residential use is not considered to cause conflict in policy terms as it would only be implementable upon completion of the prior approval.

8. In terms of land uses in the area, the site is surrounded by B use floor space buildings, most of which are in office use including the building itself. It is noted that the proposal would result in a residential use above the building which is currently an office. The permission under class O of the GPDO (prior approval) 180526 has not yet commenced.
9. If this proposal was to be implemented above the existing office this would result in a conflict with the areas commercial character and rise to potential harm to residential amenity by way of noise pollution and associated conflict between such incompatible land uses.
10. It is noted in a previous application 172091 for 9 units above the same offices was approved in part due to the signing of section 106 requiring the prior approval and the extension above application to be implemented simultaneously. The offices below the proposed extension benefits from permission under Class O of the GPDO for 43 residential apartments (180526). However, the Council has since received legal advice on this approach, which is now considered to be unacceptable.
11. Such advice highlighted that such an approach would result in unauthorised development. It is the Council's view is that it is not possible to complete the prior approval permission (180526) and a permission for an extension concurrently as this would conflict with the requirements of Class O of the GPDO (the prior approval). This is because that in order to utilise the prior approval permission the development has to be completed in accordance with the approved details and within the limits of class O of the GPDO. If implemented at the same it is not possible to have carried out the prior approval in strict accordance with the approved plans and within the requirements of Class O GPDO.
12. The result is that the use of the ground and first floor as residential flats would be unauthorised development, and this is not an acceptable situation for the Council. As a result it is not appropriate for the Council to enter into a section 106 agreement requiring both the prior approval and the extension above application to be implemented at the same time.
13. To avoid this, the agent has agreed to enter into a S106 agreement that ensures that the prior approval be completed prior to the implementation of the current proposal, resolving such concerns.

#### **Character of the Area:**

14. The proposal would remove the roof of the existing building and in its place erect a new floor. There will also be fenestration changes, including the installation of cladding and amendment of some of the glazed gable style element of the proposal. The external staircases will also be upgraded and moved.
15. The existing roof is punctuated by a series of light wells. The proposed second-floor would be around 0.3 m higher than the main ridge of the building but lower than these stair well projections.
16. The building is located adjacent to other offices which were constructed as a part of set design and therefore the proposal would differ from this. However, the wider area includes buildings of greater height and in this context; the additional floor would be set in from the roof edge which would give it a degree of subservience and the

resulting height would not be out of keeping. In terms of the visual impact of the proposal, the additional floor would have a different form to the existing roof, however it would not appear out of character of the host building or the surrounding buildings. As such, the proposed extension and alterations would not be considered to have a harmful impact on the character of the area.

17. As such, the proposal would not result in harm to the character of the area, in accordance with Policy CP3 of the Core Strategy and the Borough Design Guide.

#### **Residential Amenities:**

18. *Privacy*: The Borough Design Guide sets out minimum distances to maintain privacy and limit sense of enclosure. For buildings over 2 stories the guide advises that flats facing flats and flats facing residential properties have a distance separation of 30 m.
19. Between the balcony of the units to the south and the next residential units would be around 29.5m. The habitable windows would be at least 30m away. These balconies would face onto the flank elevation, front and rear gardens of number 2 Reeves Way. Given this relationship and that the habitable rooms meet the required separation distance, the proposal would not result in undue loss of privacy.
20. The proposed balconies would be at least 30m away from the other surrounding offices or residential occupiers. As such, the proposal would not result in overlooking to the adjoining residential occupiers, and would not be overlooked by them.
21. *Loss of Light*: Given the setback nature of the proposed extension, and its relationship with the adjoining buildings, it would not result in a harmful loss of daylight and sunlight
22. *Overbearing*: The Borough Design Guide sets out minimum distances to maintain privacy and limit the sense of enclosure. For buildings over 2 stories the guide advises that flats facing flats and flats facing residential properties have a distance separation of 30m.
23. The distance between the proposed extension and the residential occupiers to the south would be around 30m. Given this relationship, the proposal would not be overbearing to this adjacent residential occupier.
24. The proposed extension would be at least 30m away from all other surrounding offices and residential occupiers. As such the proposal would not be overbearing.

#### **Access and Movement:**

25. *Highway Safety*: The proposal would not require any changes to the existing access and therefore no harmful impact would occur in this respect. Due to the location of the proposal, a construction method statement is recommended to be secured through a condition, should the application be approved.

26. *Traffic Impact:* The proposal would add to the cumulative impact of development in the area however this is not considered to be of a scale that would cause a detrimental impact.

27. *Parking:* As set out in this report, the prior approval application and the current application are required to be linked to avoid the unacceptable conflict that may result if the proposal were to be implemented above an office. Therefore, the parking requirements for both the prior approval and the current proposals are required to be accommodated within the proposed parking area.

28. The proposed parking area currently accommodates 88 parking spaces. The proposal, including allocated, visitor and unallocated bays, would require 81 parking spaces. These can be accommodated within the proposal

	<b>Total bays required</b>	<b>Accommodated within total required</b>	<b>Proposed bays</b>
<b>Prior approval (180526)</b>	61	9 visitor bays 9 unallocated bays	88
<b>Current application (180029)</b>	20	3 visitor bays 3 unallocated bays	
<b>Total</b>	<b>81</b>		<b>88 (+7)</b>

29. The proposal would also require 61 cycle bays and 4 motorcycle bays. This can be provided by way of **conditions 5 and 6**.

30. *Sustainability:* The proposal is located within the development limits and close to sources of public transport. As such, the proposal is sustainably located and is acceptable in this respect.

#### **Flooding and Drainage:**

31. The site is within Flood Zone 1 and the proposal would not result in an increase in the amount of built form on the site. As such, no harmful impact would occur.

#### **Environmental Health:**

32. **Contamination.** Due to former and current uses (the building is on the site of brickworks, a former landfill site, and a current industrial), the proposal site has potential for contamination. The council's environmental health officer has advised the same for the prior approval application (180526) which is linked to this proposal via S106, whose detailed have been approved via the discharge of condition 1 and 2 (181168). As such, as the proposal is linked and the prior approval is required to be completed in accordance with the approved details, that an additional condition for a contamination assessment is not required.

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

33. **Amenity space:** The Borough Design Guide advises that all dwellings should have access to some form of amenity space preferably in the form of private or communal garden space. It is also noted that upper floor dwellers rarely have access to gardens and therefore balconies should be incorporated to provide privacy and receive sunlight.

34. In this instance balconies have been proposed for each of the flats. These balconies vary in size but would all provide an area for recreation that would be consistent with that expected to be achieved on a balcony, and each of the balconies would also achieve adequate levels of daylight and sunlight. The proposal would also be within walking distance from a recreation ground, where recreation requiring a larger area could be achieved. It should be noted that it is not unusual for flats to not have a communal garden or roof garden.

35. As such, the proposal would be acceptable in this respect.

36. **Internal Space Standards:** Internal space standards are set nationally and based on bed spaces and the amount of storeys proposed. All the units subject of the current scheme would meet the required minimum standards for residential accommodation as set by local and national standards.

<b>Unit no.</b>	<b>Beds</b>	<b>SQM</b>	<b>BDG minimum</b>	<b>Nat. standards</b>
Unit 1 (43)	2 bed/4p	79.8	50	70
Unit 2 (44)	2 bed/3p	70.7	61	61
Unit 3 (45)	2 bed/4p	71.6	61	70
Unit 4 (46)	2 bed/4p	73.3	61	70
Unit 5 (47)	2 bed/4p	71.7	61	70
Unit 6 (48)	2 bed/4p	71.3	61	70
Unit 7 (49)	2 bed/3p	70.6	61	61
Unit 8 (50)	2 bed/4p	78.8	61	61
Unit 9 (51)	2 bed/3p	71	61	61
Unit 10 (52)	1 bed	53.1	50	50
Unit 11 (53)	1 bed	50.5	50	50
Unit 12 (54)	2 bed/ 4p	70.9	61	70
Unit 13 (55)	2 bed/ 4p	72.6	61	70
Unit 14 (56)	2 bed/ 3p	71.8	61	61

**37. Noise Impacts:** The proposal would be located within an existing business park, close to commercial businesses and the busy road. The council's environmental health officer had advised that a noise assessment be carried out. The production of such noise assessment and the resulting mitigation required can be controlled by **condition 4**.

**Housing mix:**

38. Policy CP5 requires proposals to provide a mix and balance of dwelling types, tenures and sizes. The proposal would provide a mix of 12 x 2 bed units and 2 x 1 bedroom units. The prior approval scheme would provide 40 x 1 bed units and 2 x 2 bed units. As such, together, the site would provide a mix of 1 and 2 bedroom units. The provision of 1 and 2 bedrooms units assisting in the provision of a range of unit types within the borough.

**Ecology:**

39. The application site comprises an office building to be converted into a residential block, located within habitat that matches that where bat roosts have already been found in the borough. It is proposed to raise the roof height to create a second-floor extension. These works may result in the loss of features on the building that are potentially suitable for use by roosting bats. A bat survey has been submitted during the processing of this application which concludes that the building is unlikely to host roosting bats. The council's ecologist has assessed the report and has no objection.

As a result, the proposal would accord with policy TB23 of the MDD.

**Sustainable Design/Construction:**

40. The proposal would result in the production of more than 10 dwellings and as such the proposal would be required to deliver a minimum of 10% reduction in carbon emissions through renewable energy or low carbon technology, in order to accord with policy CC05 of the MDD. This can be secured by way of **condition 10**.

**Community Infrastructure Levy (CIL), Special Protection Area (SPA) & Affordable Housing:**

41. **Community Infrastructure Levy:** As the proposal is for new residential floor space, it would be a CIL liable development. CIL is charged at a rate of £365 per square metre and a liability notice would be served in the event of an approval of an application.

42. **Special Protection Area:** The proposal site is located within 7km of the THBSPA and Policy CP8 sets out that for proposals within 7km of the THBSPA mitigation is required where there would be a net gain of 50 dwellings.

43. As set out earlier in this report, the prior approval scheme (180526) and this proposal will need to be implemented after the prior approval scheme in order to avoid a conflict with land uses, resulting in an addition of 57 residential units. Policy CP8 sets out clearly that development in combination or alone which is likely to have a significant effect on the Thames Basin Heaths Special Protection Area will be

required to demonstrate measures to avoid and mitigate any potential adverse effects.

44. The two schemes in combination would introduce 57 new residential units on to the site, triggering the need for such mitigation.
45. The agent has agreed to enter into a S106/S111 agreement to provide such contribution. And as such, subject to such S106/S111 agreement the proposal would comply with Policy CP8 of the Core Strategy and NRM6 of the South East Plan Adopted (May 2009).
46. **Affordable Housing:** The NPPF recognises that a community's need for affordable housing is a material consideration in the determination of planning applications. In accordance with the NPPF the council needs to ensure that their Local Plan meets the assessed needs for affordable housing (Para. 47). There is also a need to deliver inclusive and mixed communities and set policies for meeting this need (para 50).
47. As highlighted by the Berkshire Housing Market Assessment (2016), there is an exceptional need for affordable housing within the borough. The provision of affordable housing, where the scheme is viable to provide it, is required in order for the council to meet such needs. Policy CP5 of the Core Strategy requires that all residential proposals of at least 5 dwellings (net) or covering a net site area of at least 0.16 ha will need to provide an affordable housing provision.
48. The proposal, would provide an additional 14 dwellings, exceeding this threshold and therefore there is a requirement for the provision of affordable housing. The Affordable Housing Officer has advised that to meet the requirements of Policy CP5 of the Core Strategy, a minimum of 30% of the total number of units (net) should be provided as affordable housing, this equates to 2.8 units in the proposed 14 unit scheme. Due to the small number of affordable units being generated on this site the council would be willing to accept a commuted sum of £161,640 in lieu of onsite affordable housing.
49. The applicant has submitted a viability report justifying the proposed amount of affordable housing. This report has been subject to independent assessment, including a review of the figures and assumptions used to assess the viability of the proposal. The assessor advised that the proposal can viably provide a contribution which would include the provision of affordable housing totalling £156,852, which is 96.5% of the original sum sought. This amount has been agreed by the agent.
50. Whilst this is marginally below the amount of affordable housing sought, it has been externally assessed as being the amount that would be provided whilst still making the scheme viable and is very close to the original amount sought. As such, subject to the satisfactory completion of a legal agreement to secure the affordable housing provision the proposal would comply with policy CP5 of the Core Strategy.

#### **Employment Skills:**

51. Policy TB12 of the MDD requires major applications to demonstrate how they will use local skills/ employment in the construction of a scheme. This can be secured by way of **condition 9**.

## **CONCLUSION**

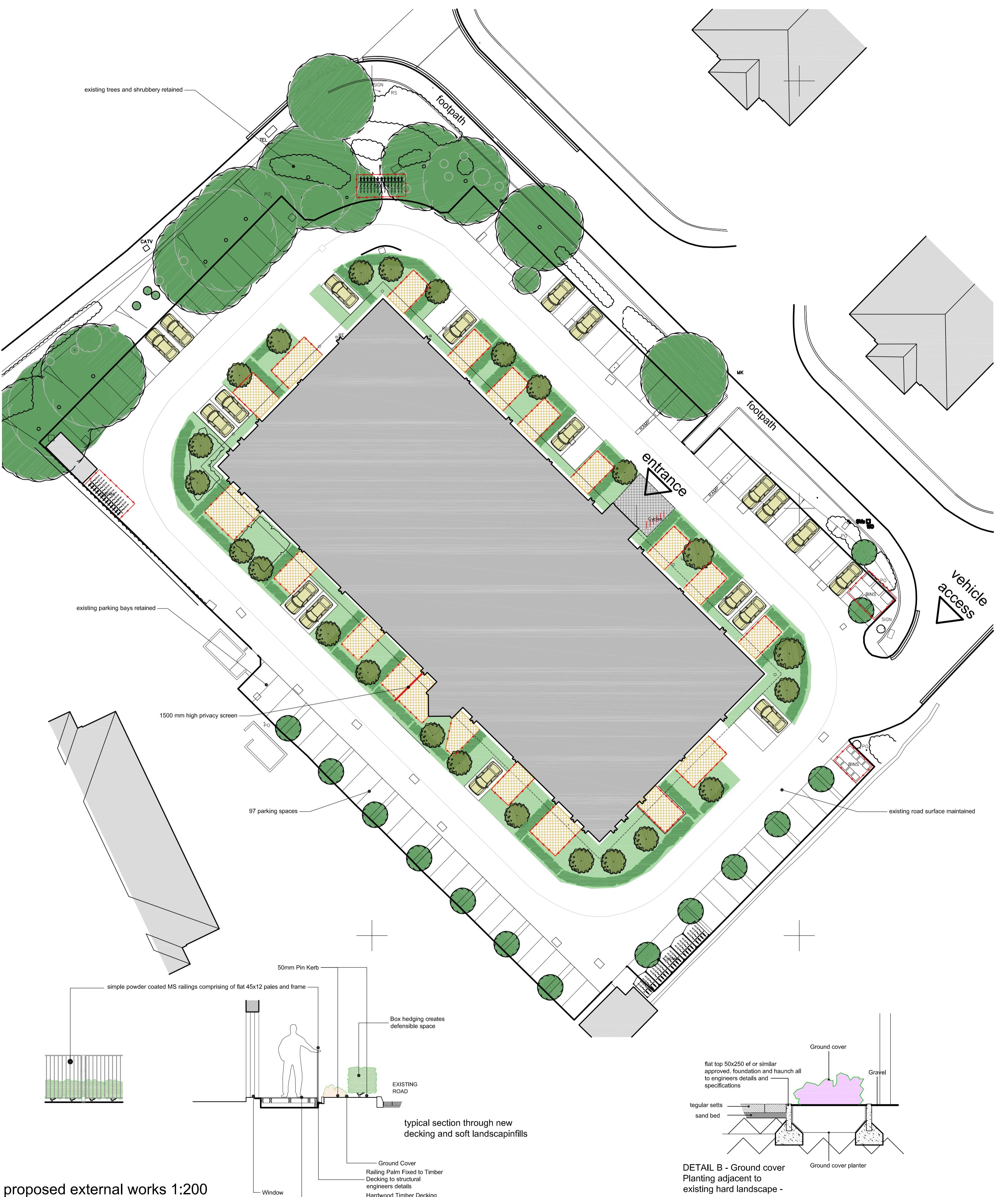
This planning application is before the committee because it is a major planning application.

The proposal seeks to erect a new floor upon the Nigra Building to create an additional 14 self-contained flats (12 x 2 bed and 2 x 1 bed). This application is linked via a S106 to require the completion of the prior approval permission 180526 prior to the implementation of this proposal. This is because the existing building is currently an office and the erection of flats above an office would result in unacceptable conflict between the units.

The proposal would not result in harm to residential amenity for the prospective and surrounding residential occupiers, not result in unacceptable highway impacts, or ecological impacts and would not result in harm to character. The proposal would also provide an affordable housing provision.

Subject to the completion of a satisfactory completion of a S106/S111 agreement, the proposal would comply with development plan policy and is recommended for approval.

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## **Existing trees to be retained**



## **PLANTING SCHEDULE**

## **PROPOSED TREE PLANTING**

Tree stock planted within prepared pits

REF	NO	SPECIES
C	26	<i>crataegus monogyna</i> Stricta

**STOCK**  
Heavy Standard. 12-14cm girth.  
350/425cm height. Root Balled

## **PROPOSED SHRUB PLANTING**

### Shrub stock planted within prepared shrub beds

NO	SPECIES	STOCK
150	Hebe red edge	30/40cm height. 10L
280	Hypericum Hidcote	30/40cm height. 2L
250	Hontentilla frutocosa marian Red Robin (marrob)	30/40cm height. 5L
450	Hrunus laurocerasus Htto Luyken	30/40cm height. 2L
200	Hkimmia japonica Rubella	20/30cm height. 2L
260	Vinca minor	20/30cm height. 2L

## **PROPOSED HEDGE PLANTING**

## Hedge stock to be planted within prepared trenches

NO	SPECIES	STOCK
100 lin m	Buxus sempervirens Suffruticosa	30cm wide x 30cm deep box cubes.7L.

**COMMENTARY**  
Box cubes to be planted @  
300mm centres.  
Alternatively instant hedge shall  
be planted 25-30cm  
height x 15-20cm wide. 7 no  
plants per 1 linear metre

Stock to be planted within a single row @ 300mm centres

## revisions

PLANNING

**client:**

project:  
Nigra Building  
Mulberry Business Park  
Fishponds Road

description:  
site layout  
hard and soft landscaping



**head office:**  
the old stone masons, 10 st johns st,  
abergavenny, monmouthshire. np7 5rt  
tel: 01873 851125 fax: 01873 851127

*newport:  
ground floor, 126 caerleon road,  
newport, south wales. np19 7gs  
tel: 01633 245020 fax: 01633 246812*

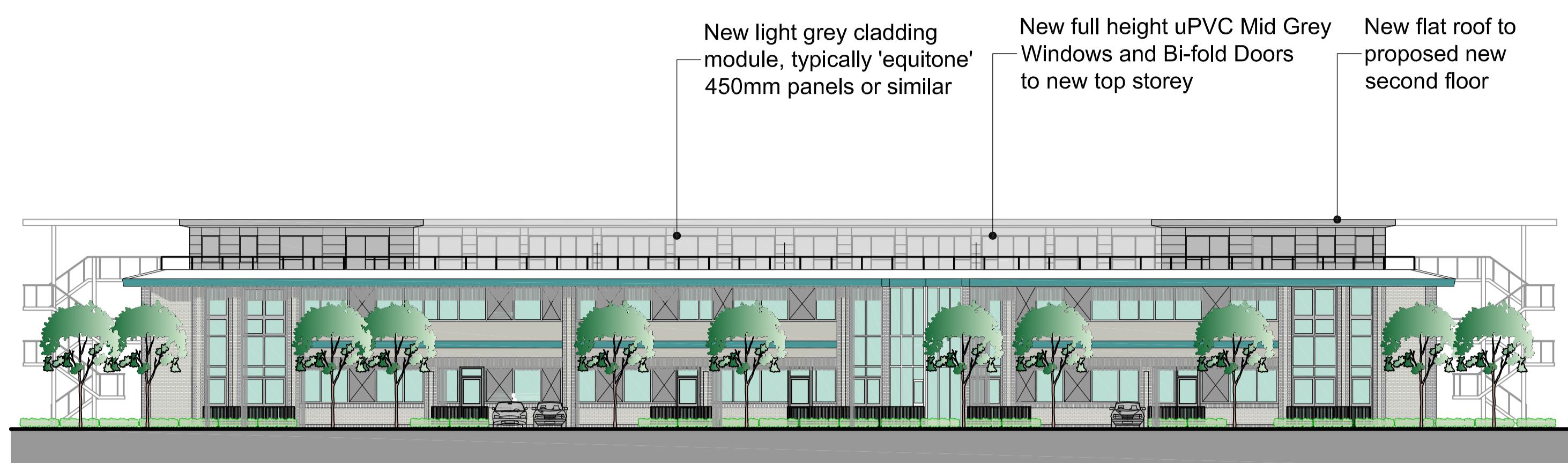
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job drwg. no:  
jw818-128

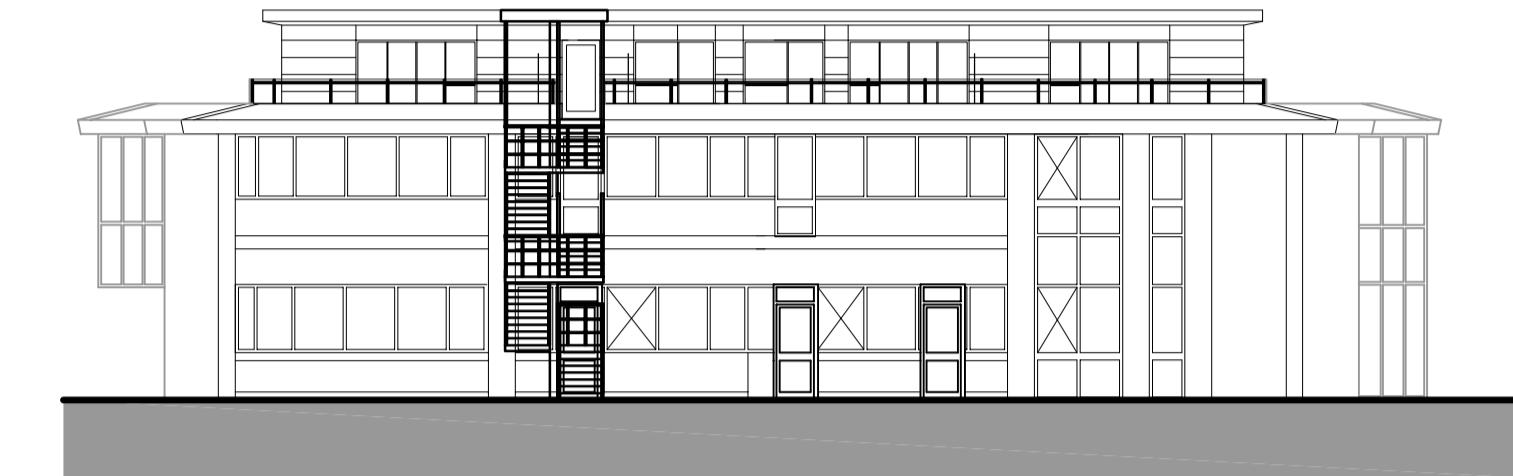
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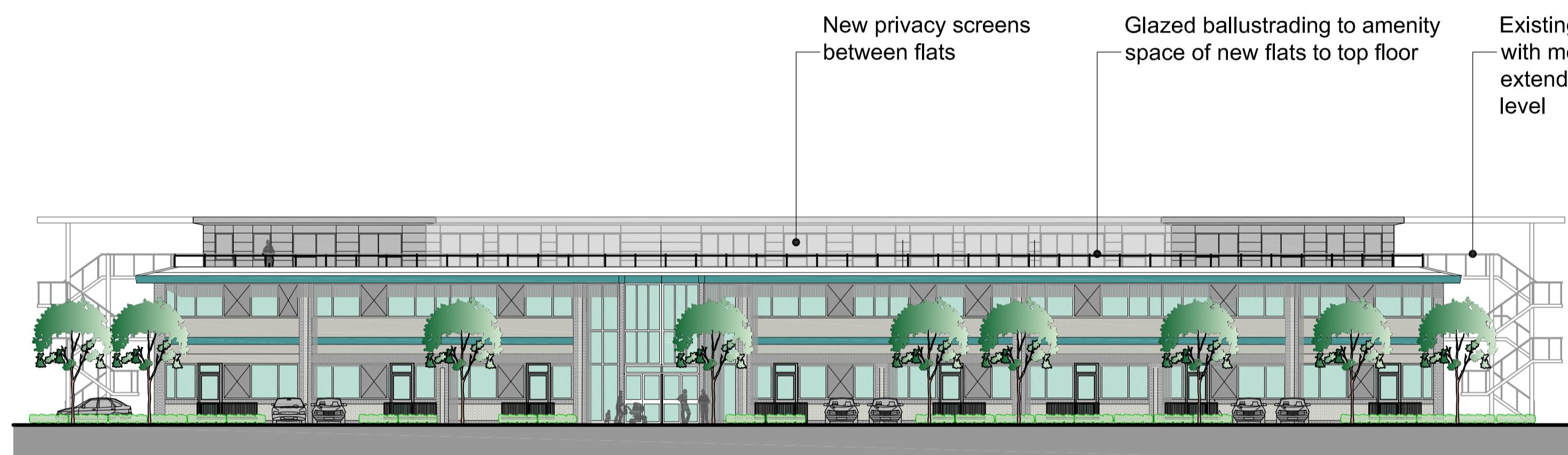
## proposed elevations



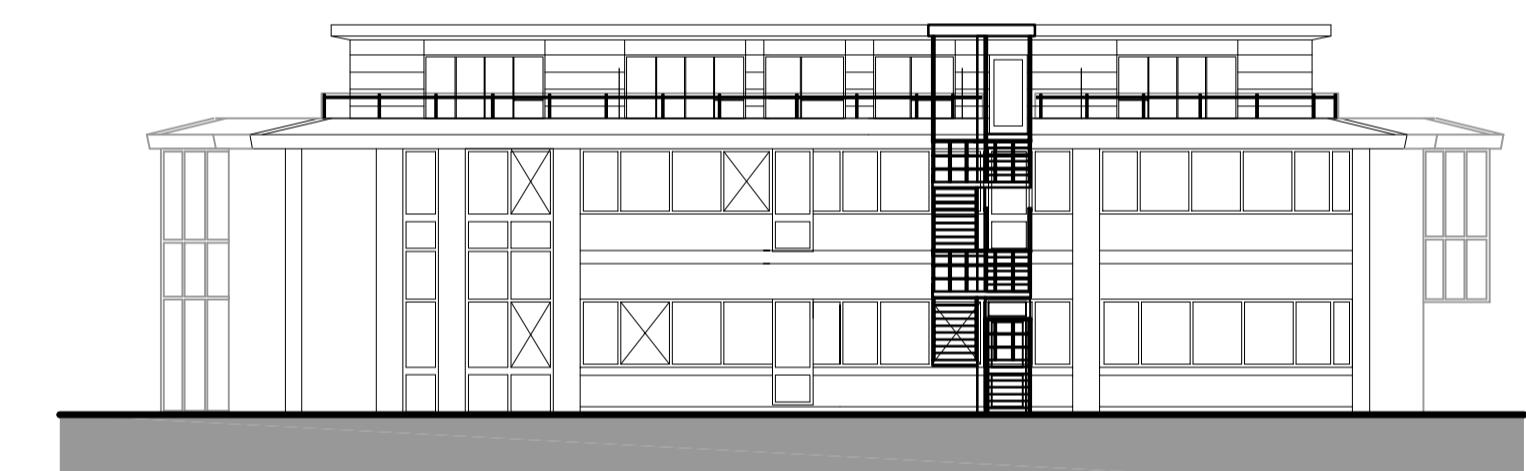
proposed west elevation A - 1:200



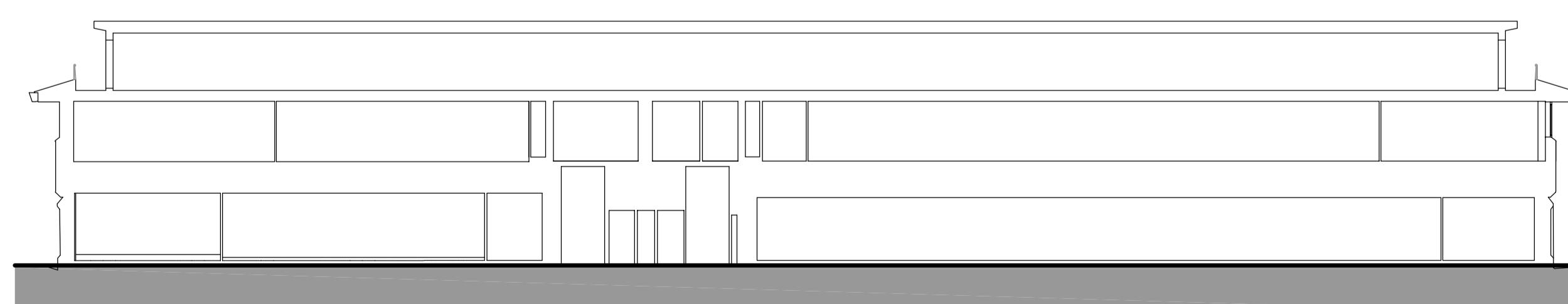
proposed north elevation B - 1:200



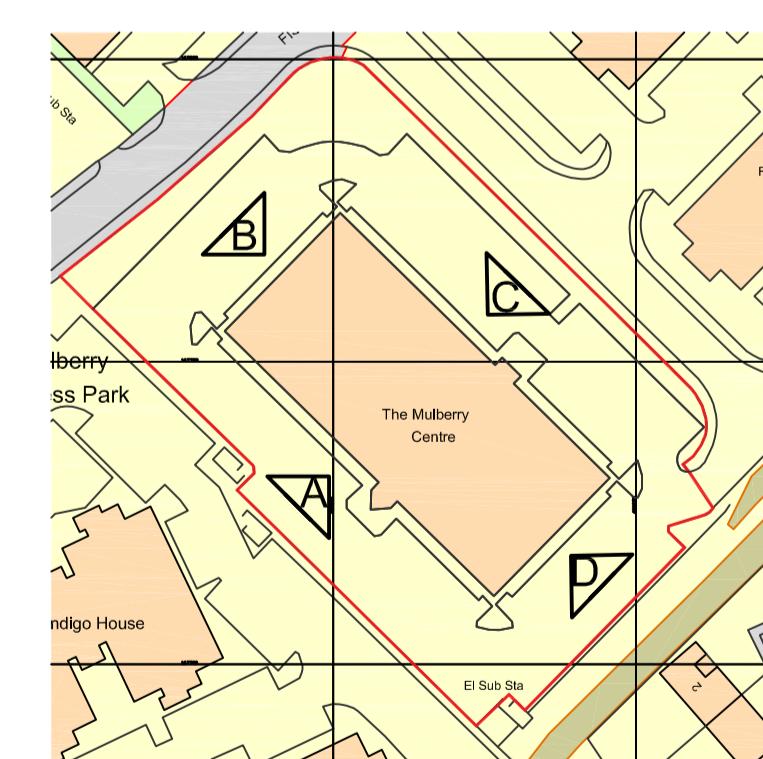
proposed east elevation C - 1:200



proposed south elevation D - 1:200



typical proposed section - 1:200



key for elevations - 1:1250

**Notes:**  
do not scale:  
detailed drawings and larger scale drawings take precedence. Figured dimensions only are to be taken from this drawing.  
**dimensions:**  
All building and site dimensions, levels and sewer invert levels at construction points are to be checked and verified on site by the contractor prior to the commencement of works. All dimensions are to be checked prior to the placement of orders for materials or the fabrication of work and any discrepancy, omission or error is to be reported to the Architect immediately for verification.  
**specification:**  
The Contractor is to comply with current Building Legislation, British Standard Specifications, Building Regulations etc. Whether or not specifically stated on this drawing. This drawing must be checked against and read in conjunction with any structural or other relevant specialist and design documentation provided.

**revisions:**

## PLANNING

**client:**  
Pine View Property

**project:**  
Nigra Building  
Mulberry Business Park  
Fishponds Road  
Wokingham

**description:**  
Proposed elevations and typical section



**head office:**  
the old stone masons, 10 st johns st,  
aberavon, monmouthshire, np20 4pg  
tel: 01633 245020

**newport:**  
first floor, 5 gold tops,  
newport, gwent, wales, np20 4pg  
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w: www.jdwaechts.co.uk

**scale:** 1:200 @A1  
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TK sheet of:  
date: Sept '17 job drwg. no: JW818-129  
1:1250 10m 20m 50m 100m 125m rev: C

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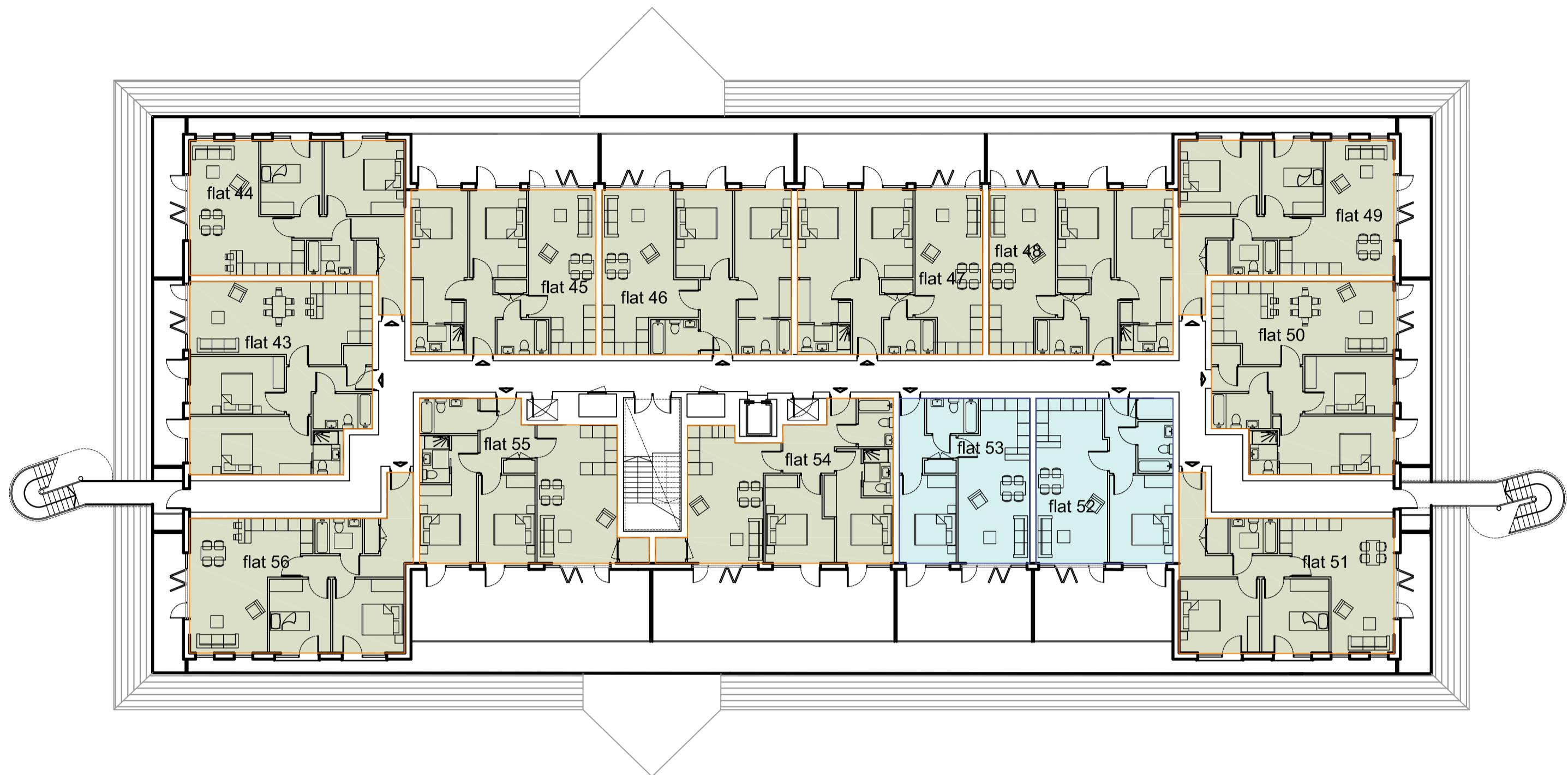
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**Notes:**  
**do not scale:**  
detailed drawings and larger scale drawings take precedence. Figured dimensions only are to be taken from this drawing.  
**dimensions:**  
All building and site dimensions, levels and sewer invert levels at corner points are to be checked and verified on site by the contractor prior to commencement of works. All dimensions are to be checked prior to the placement of orders for materials or the fabrication of work and any discrepancy, omission or error is to be reported to the Architect immediately for verification.  
**specification:**  
The Contractor is to comply with current Building Legislation, British Standard Specifications, Building Regulations etc. Whether or not specifically stated on this drawing. This drawing must be checked against and read in conjunction with any structural or other relevant specialist and design documentation provided.

### schedule of areas

flat		area/m2
43	2 bed/4p	- 79.8
44	2 bed/3p	- 70.7
45	2 bed/4p	- 71.6
46	2 bed/4p	- 73.3
47	2 bed/4p	- 71.7
48	2 bed/4p	- 71.3
49	2 bed/3p	- 70.6
50	2 bed/4p	- 78.8
51	2 bed/3p	- 71
52	1 bed	- 53.1
53	1 bed	- 50.5
54	2 bed/4p	- 70.9
55	2 bed/4p	- 72.6
56	2 bed/3p	- 71.8

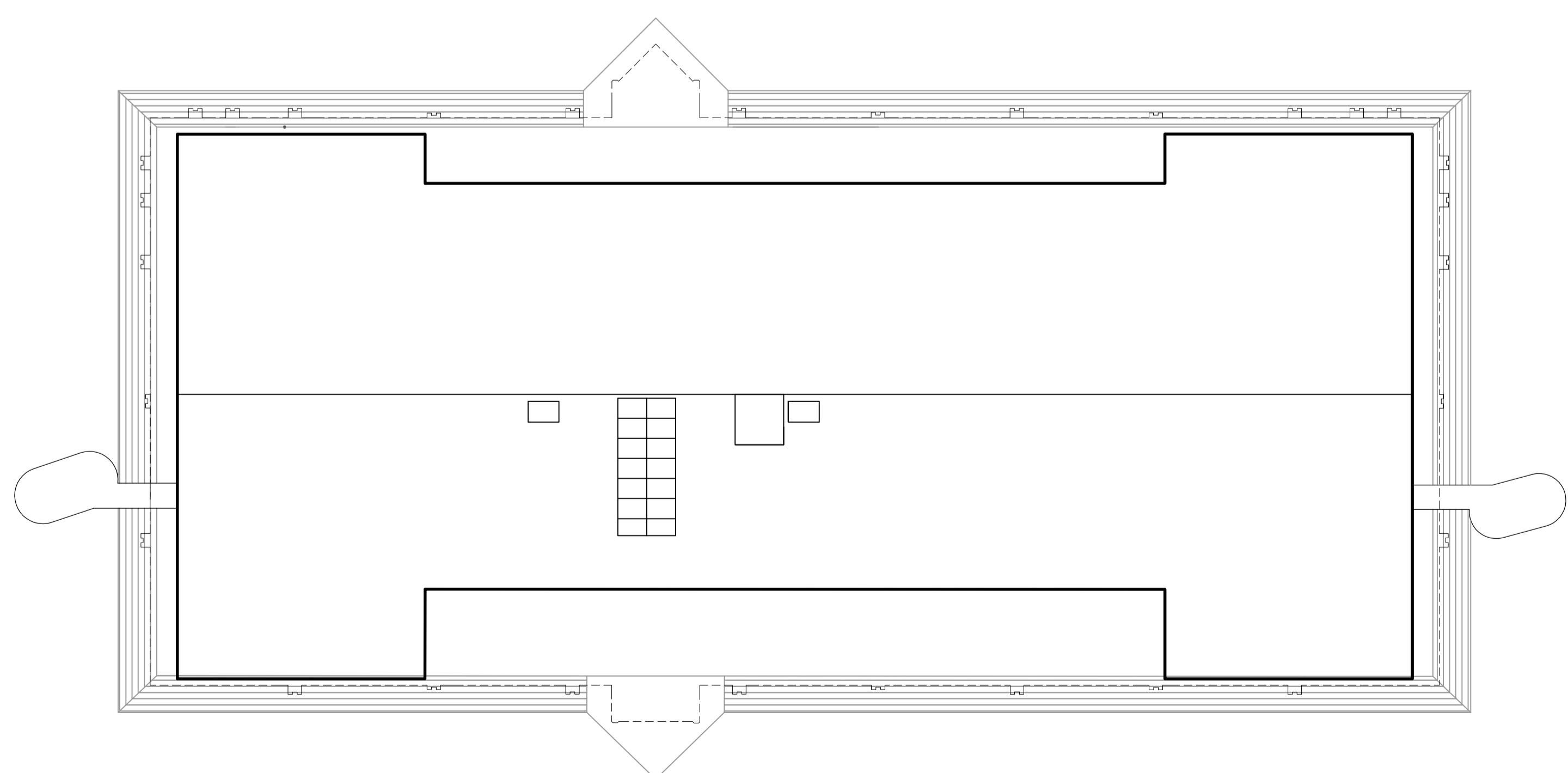
**revisions:**



proposed second floor 1:200

131

0m 2m 4m 10m 20m  
1:200



proposed roof plan 1:200

### PLANNING

**client:**  
pine view properties

**project:**  
Nigra Building  
Mulberry Business Park  
Fishponds Road  
Wokingham

**description:**  
Proposed New Top Floor  
and Roof Plan



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the old station masters, 10 st johns st  
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tel: 01633 245020 fax: 01633 246812

e: mail: info@jdwaechtcts.co.uk  
w: www.jdwaechtcts.co.uk

**drawn:** TK **scale:** 1:200 **@A1**  
**date:** OCT 17 **sheet:** 01 **of:**

**job draw. no:** JW818-130 **rev:** A

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**From:** Mike Dunstan  
**To:** [Planning Enquiries](#)  
**Subject:** Comments on 180029 Nigra Building  
**Date:** 12 February 2018 16:33:53

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**Planning Application Number: 180029**

**Site Address: Nigra Building Mulberry Business Park Wokingham RG41 2GY**

**Description: Full application for the proposed raising of roof height to create a new second floor extension to create 14no self contained residential apartments including a communal garden and upgraded cycle storage and refuse facilities.**

**Case Officer and Phone No: Katie Herrington 0118 974 6282**

Wokingham Town Council has considered this application and objects on the grounds that the lack of private amenity space represents an overdevelopment of the site and is contrary to policy TB07 of the Managing Development Delivery Document.

Regards

Mike Dunstan  
Planning & Transportation Officer

Wokingham Town Council  
Town Hall  
Market Place  
Wokingham  
RG40 1AS

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

⌚ My working days are Monday to Thursday ☔



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# Agenda Item 25.

Application Number	Expiry Date	Parish	Ward
180190	29/05/2018	St Nicholas Hurst	Hurst;

<b>Applicant</b>	Dinton Pastures Country Park
<b>Site Address</b>	Dinton Pastures Country Park, Davis Street, Hurst, RG10 0TH
<b>Proposal</b>	Full planning application for the change of use of part of the Emmbrook building from D2 (Country Park) to D1 (Nursery).
<b>Type</b>	Full
<b>PS Category</b>	632
<b>Officer</b>	Katie Herrington
<b>Reason determination committee</b> for by	Applicant is WBC (Dinton Pastures)

<b>FOR CONSIDERATION BY</b>	Planning Committee on Tuesday 17 July 2018
<b>REPORT PREPARED BY</b>	Assistant Director – Place

<b>SUMMARY</b>	
This application is before the planning committee as it is the Council's own development and involves an increase in staff and pupil numbers.	
The proposal seeks to change the use of part of the Emmbrook building and its garden at Dinton Pastures from D1 (Country Park) to D2 (Nursery). No external changes are proposed.	
The nursery would cater for 24 children at one time over three sessions (all day, morning or afternoon) and will require 6 FTE members of staff. Staff and parents would use the existing Dinton Pastures car park, including picking up and dropping off their children.	
The proposal would comply with development plan policy and is recommended for approval.	

<b>PLANNING STATUS</b>	
• Countryside	
• Flood Zone 2	
• Great Crested Newt Consultation	
• Aerodrome Safeguarding for Wind	
• All other sand and gravel deposits	

<b>RECOMMENDATION</b>	
That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:	
<b>A. Conditions and informatics:</b>	
<i>Conditions:</i>	
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 details

This permission is in respect of the submitted application plans and drawings numbered 2723/FP/G/01 received by the local planning authority on 3<sup>rd</sup> April 2018. 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. Travel Plan

No part of the development shall be occupied until the approved travel plan has been implemented. The travel plan shall be implemented, maintained and reviewed as approved.

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

4. *Restriction of number of children and staff*

The nursery shall accommodate no more than 24 nursery children and 6 FTE members of staff at one time, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: in the interests of highway safety and avoid issues of parking stress.*

*Informatics:*

1. This permission does not convey or imply any approval or consent that may be required for the display of advertisements on the site for which a separate Advertisement Consent application may be required. You should be aware that the display of advertisements without the necessary consent is a criminal offence liable to criminal prosecution proceedings through the courts.
  
2. 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:
  - The submission of a FRA

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		
Application Number	Proposal	Decision
Various, but the most relevant are:		
21113	Conversion of existing barn to community use building, refurbishment of existing barn and change of use from agricultural to workshop and garage.	Approved. 5 <sup>th</sup> April 1984. With restrictive condition 2;  <i>'Activities undertaken in the community use building shall be directly</i>

		<i>related to country park activities'.</i>
02314	Sports and leisure activities centre	Approved 15 <sup>th</sup> May 1975. Condition 7 sets out the 'country park activities'.

<b>SUMMARY INFORMATION</b>	
Site Area	800 sqm
Previous land use(s) and floorspace(s)	D1 (Leisure)
Proposed floorspace of each use	86sqm
Change in floorspace (+/-)	None
Number of jobs created	6 FTE
Existing parking spaces	No change
Proposed parking spaces	No change

<b>CONSULTATION RESPONSES</b>	
WBC Drainage	No objection
WBC Environmental Health	No comments received
WBC Highways	No objection
WBC Ecology	No objection
WBC Tree & Landscape	No objection

<b>REPRESENTATIONS</b>	
<b>Town/Parish Council:</b>	'The council has no adverse comments'
<b>Local Members:</b>	No comments received
<b>Neighbours:</b>	No comments received

<b>APPLICANTS POINTS</b>		
<ul style="list-style-type: none"> <li>Muddy Ducks Nursery aims to reintroduce Children to the great outdoors, enabling them to readily identify wildlife, blackberries and conkers.</li> <li>They want to offer children the opportunity to explore the great outdoors both within the nursery garden and the wider country park. We will follow the Early Years Foundation Stage (EYFS) curriculum, focussing on active free play, which is essential to healthy growth and progress. Whilst outdoors our children will receive direct experience of weather, the seasons and wildlife; they will assess risks, solve problems and develop their creativity.</li> </ul>		

<b>PLANNING POLICY</b>		
National Policy	<b>NPPF</b>	National Planning Policy Framework
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP2</b>	Inclusive Communities
	<b>CP3</b>	General Principles for Development
	<b>CP6</b>	Managing Travel Demand

	<b>CP7</b>	Biodiversity
	<b>CP9</b>	Scale and Location of Development Proposals
	<b>CP11</b>	Proposals outside development limits (including countryside)
	<b>CP15</b>	Employment Development
Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>	Presumption in Favour of Sustainable Development
	<b>CC02</b>	Development Limits
	<b>CC03</b>	Green Infrastructure, Trees and Landscaping
	<b>CC04</b>	Sustainable Design and Construction
	<b>CC05</b>	Renewable energy and decentralised energy networks
	<b>CC06</b>	Noise
	<b>CC07</b>	Parking
	<b>CC08</b>	Safeguarding alignments of the Strategic Transport Network & Road Infrastructure
	<b>CC09</b>	Development and Flood Risk (from all sources)
	<b>CC10</b>	Sustainable Drainage
Supplementary Planning Documents (SPD)	<b>TB05</b>	Housing Mix
	<b>TB21</b>	Landscape Character
	<b>TB23</b>	Biodiversity and Development
	<b>TB24</b>	Designated Heritage Assets
	<b>BDG</b>	Borough Design Guide – Section 4

## PLANNING ISSUES

### Description of Development:

1. The proposal site is a former barn within Dinton Pastures Country Park. The barn consists of two rooms, the Emmbrook room and the Loddon Room. The proposal concerns the 'Emmbrook Room' and its adjoining garden.
2. The proposal would change the use of the Emmbrook Room (D2) and the garden to D1 (Nursery).
3. The nursery would cater for a maximum of 24 Children in the building at one time and would employ 6 (FTE) members of staff. Sessions would operate between 8.00 – 18.00 for whole days and 8.00 – 13.00 or 13.00 – 18.00 for half-day sessions. The main drop off/ pick up times will be between 8.00 – 9.00, 12.45 – 13.15 and 17.00 – 18.00.
4. No external changes are proposed to the building under this application.

## **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 (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.
6. 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 in principle, having regard to the service provisions associated with the major, modest and limited categories.
7. The proposal site is located within the countryside and as such Policy CP11, proposals outside Development Limits (including countryside), is relevant. Policy CP11 will not normally permit proposals outside of development unless they meet certain exemptions. These are that;
  1. It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; **and**
  2. It does not lead to excessive encroachment or expansion of development away from the original buildings; **and**
  3. 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**
  4. In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;
  5. In the case of replacement dwellings the proposal must:
    - a. Bring about environmental improvements; or
    - b. Not result in inappropriate increases in the scale, form or footprint of the original building.
  6. Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building;
  7. Affordable housing on rural exception sites in line with CP9.
8. Compliance with criteria 1, 2 and 3 is required for the proposal to be acceptable. Dinton Pastures is a diverse and sustainable rural enterprise and the proposal would contribute towards it through the renting out of part of one of its buildings and as a nursery, and would encourage recreation and enjoyment of the countryside for children attending the nursery, and as such, the proposal would meet criterion 1. The proposal converts part of an existing building and no internal changes are proposed. As a result, the proposal would not result in the excessive encroachment or expansion of development away from the original buildings, and would involve the conversion of an existing building, and therefore the proposal would comply with requirements 2 and 3. As such, the proposal would comply with the requirements of Policy CP11.

**Character of the Area:**

9. The proposal would not make any external changes to the building. As such, the proposal would not have a harmful impact upon the character of the area, complying with the requirements of Policy CP3 of the Core Strategy.

**Residential Amenities:**

10. **Noise:** The proposal is for a nursery and includes a garden. Noise may result from vehicles because of the pick-up and drop off times including noise from vehicles (engine and car doors) and chatter.
11. The proposal site would be around 300m from the nearest residential occupiers to the south (separated by the A329M) and some 180 metres from those to the east, separated by a road, trees and other buildings. The proposed pick up and drop off times are 8.00am – 9am, 12.45 – 13.15, and 17.00 – 18.00. A drop off area has not been proposed, and instead parents would need to use the existing car parks within Dinton Pastures. However, these car parks would be in operation regardless of the proposal and give rise to similar noise (engine noise, car door closing and chatter) and the scale of the proposal is not considered to result in a material change to such existing noise levels. In addition, given the small scale of the proposal, the distance between the residents and the proposal site, and the buildings and roads between them, that the proposal would not result in harm by way of noise disturbance.
12. **Overlooking:** Given the distance between the proposal and closest residential occupiers, the proposal would not result in a loss of privacy.
13. **Loss of Light:** The proposal does not involve external changes and as such there would not be a material impact in terms of daylight and sunlight.
14. **Overbearing:** The proposal does not involve external changes and as such there would not be a material impact in this respect.

**Access and Movement:**

15. **Sustainability:** The proposal is located within the countryside where there is not a good level of public transport. However, the proposal would utilise an existing building and car parks, and would be used for activities with a similar transport demand (D1 usage) within the country park. The result is that the proposal would not be any less sustainable than the existing use, and as such it would not be reasonable to refuse the application on this ground.
16. **Highway Safety:** Given the scale of the proposal, its location within the existing country park, and its utilisation of the existing car park, the proposal would not result in any detriment to highway safety.
17. **Traffic Impact:** Given the scale of the proposal and that it is located within the existing country park that it would not have a material impact upon traffic movements.
18. **Parking:** The proposed nursery would require 6 FTE members of staff. The council's parking standards require 6 car parking spaces for the proposed members of staff. There is sufficient capacity within the existing car parks to accommodate these 6 bays. These bays will not be sectioned off and staff will need to park and pay for such

parking in the same way as other visitors to the Country Park. Similarly, parents who are dropping off and picking up their children will be instructed by the nursery to park in the Dinton Pastures car park in the same way as any other visitor to the country park. This is set out within the travel plan which has been conditioned (**Condition 3**). As such, the proposal would comply in this respect.

19. Sessions would operate between 8.00 – 18.00 for whole days and 8.00 – 13.00 or 13.00 – 18.00 for half-day sessions. The main drop off/ pick up times will be between 8.00 – 9.00, 12.45 – 13.15 and 17.00 – 18.00. Parents would be required to park within the existing car parks within the country park. Given the parking capacity of the Country Park (with overflow car parks) and the size of the nursery the proposal would not result in issues of parking stress or congestion in the surrounding areas. The council's highways officer has raised no objection to the proposal. As such, the proposal would be acceptable in this respect.

#### Flooding and Drainage:

20. The site is located within flood zone 2. Nurseries are a form of 'more vulnerable' development. Affording to the EA's Flood Risk Vulnerability Classification demonstrates that more vulnerable development would be appropriate in flood zone 2 and as such, the sequential test is not required in this instance.

21. A Flood Risk Assessment has been submitted with this proposal and has been reviewed by the council's drainage and flooding officer. The council's Flooding and Drainage officer has no objections to the proposal.

22. Policy CC09 of the Core Strategy sets out that in exceptional circumstances, new development in areas of flood risk will be supported where it can be demonstrated that:

- a) The development provides wider sustainability benefits to the community that outweigh flood risk
- b) The development will:
  - a. Be safe for its lifetime, taking account of the vulnerability of its users
  - b. Not increase flood risk in any form elsewhere and, where possible, will reduce flood risk overall
  - c. Incorporate flood resilient and resistant measures into the design
  - d. Appropriate evacuation and flood response procedures are in place to manage the residual risk associated with an extreme flood event.

23. The flood risk as a result of the proposal would be outweighed by the benefits of the conversion of the existing building to a nursery. The applicant has submitted details of flood evacuation and other procedures and as such has taking into account of the vulnerability of its users and would be safe for its lifetime. As the proposal converts an existing building, and given the nature of the site, it would not be reasonable to require additional flood resilient and resistant measures into its design. The applicant has also provided appropriate evacuation and flood response procedures in place to manage the residual risk associated with an extreme flood event.

24. As such, the proposal would accord with policy CC09 of the MDD.

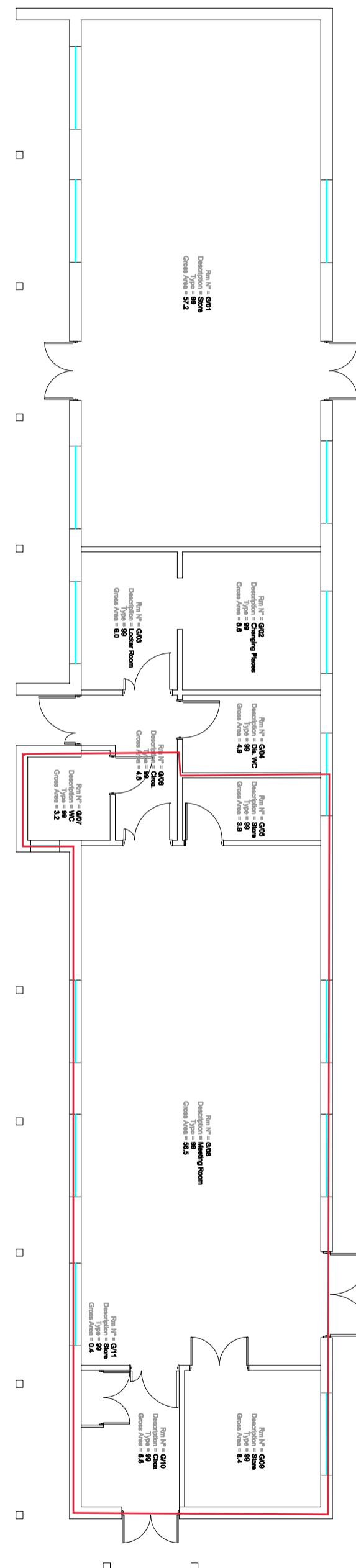
## **CONCLUSION**

The proposal seeks to change the use of part of the Emmbrook building and its garden at Dinton Pastures from D1 (Country Park) to D2 Nursery. No external changes are proposed.

The nursery would cater for 24 children at one time over three sessions (all day, morning and afternoon). The Nursery will require 6 FTE members of staff. Staff and parents would use the existing Dinton Pastures car park to pick up and drop off their children. Staff will also use the existing car park.

The proposal would comply with development plan policy and is recommended for approval.

Existing floor plan of building  
Red line area change of use D2 to D1.



Block N° = 01  
Block Name = Main Building  
Net Int. Area =  
Total Int. Area =  
Gross Int. Area = 159.5  
Gross Ext. Area =

01

Client:	Property Services		
Project:	2723 Dinton Pastures Education Building		
Drawing:	Floor Plan		
Date:	29/4/2015	Scale:	1:100
		Size:	A3
		Drawn By:	JC
Drg No:	2723/FP/G/01		
Rev:			

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N Embrook Room and Garden

Close up view of Embrook Room and Garden

Countryside Services

1:500

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**WOKINGHAM  
BOROUGH COUNCIL**

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# ST. NICHOLAS HURST PARISH COUNCIL

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Development Control Manager,  
Wokingham Borough Council,  
Planning Services,  
P.O. Box 157,  
Shute End,  
Wokingham,  
RG40 1WR

1<sup>st</sup> May 2018

Dear Ms Herrington,

## Planning Application 180190

The Council has considered this application by Mr Andy Clubley Moore, Dinton Pastures, Davis Street, Hurst, RG10 0TH – full planning application for the change of use of half a building from D2 usage to D1 usage.

This Council has no adverse comments.

Yours sincerely,

Maria Bradshaw,  
Clerk.

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